DRAFT AGENDA
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY

Date: Wednesday, May 3, 2023
Time: 6:30 PM
Place: CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

Hybrid Meeting Due to COVID-19:
**Due to concerns regarding the potential spread of COVID-19, this meeting will be a hybrid meeting held electronically by Zoom and also in person at the anchor site the Town Building with limited seating. If you have comments or concerns for the PLUC, please attend, email them prior to the meeting to jessicam@castlevalleyutah.com, or call 435-259-9828 M-W 9AM-1PM. Thank you!

PLEASE NOTE HOW TO JOIN BY ZOOM:
Meeting ID: 660 541 0108 Passcode: 84532
Option 1 Dial-in phone number (US): (253) 215-8782 follow prompts.
Option 2 Join the online meeting (must have computer speakers and microphone):
https://zoom.us/j/6605410108?pwd=Q05sYm5qQ0lpNlY5TVp2bTU5VnZjQT09

Call to order Regular Meeting, Determination, and Roll Call
1. Adoption of Agenda
2. Open Public Comment
3. Approval of Minutes Regular Meeting 2.1.2023 & 3.8.2023
4. Reports -
    - Correspondence: TBA
    - Town Council Meeting(s) - Thompson
    - Building Permit Agent Report - Thompson
    - Administrative & Procedural Matters:
        - Potential Update to Future Town Survey

New Business
5. Discussion & Possible Action re: Update to Fee Schedule
6. Discussion & Possible Action re: Update to Language in Chapter 1.2 of Ordinance 85-3

Unfinished Business
7. Potential Informational Updates on FEMA Flood Insurance
8. Potential Update on Dark Sky Application

Closed Meeting
9. If Needed

ADJOURNMENT
For Meeting Packets go to: https://www.utah.gov/pmn/index.html
Government: select "Cities," Entity: select "Castle Valley," Body: select "Town of Castle Valley."
Select this meeting and click on Meeting Packet to download.

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DRAFT MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY

Date: Wednesday, February 1, 2023
Time: 6:30 PM
Place: CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE
Electronic Meeting Due to COVID-19

Electronic Meeting Determination

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), Ryan Anderson, Chair of the Town of Castle Valley Planning and Land Use Commission, issues this Determination supporting the decision to convene an electronic meeting of the Planning and Land Use Commission via Zoom 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 Zoom conference call Meetings or submit comments through emails.

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https://zoom.us/j/6605410108?pwd=Q05sYm5qQ0lpNlY5TVp2bTU5VnZjQT09

Commission Members Present: Ryan Anderson, Julie Baird, Marie Hawkins, Jeff Whitney (Colleen Thompson excused absent)
Clerk: Jessica Maw
Others Present: Jazmine Duncan, Jocelyn Buck, Tracie Harrison, McKenzie Goodenough

CALL TO ORDER REGULAR MEETING

Chairman Ryan Anderson called to order the Regular Meeting at 6:30 PM and issues the Electronic Meeting Determination.

1. Adoption of Agenda – Whitney moves to adopt agenda. Baird seconds. Motion passes unanimously.

2. Jocelyn Buck swears in Marie Hawkins.

3. Open Public Comment: None

4. Approval of Minutes Regular Meeting 12.7.2022 – Anderson recuses himself. Remove mention of Ryan's name and replace with Julie's as she chaired the last meeting. Hawkins moves to approve minutes as revised. Baird seconds. Motion passes.

4. Reports –
- Correspondence: None
  o Town Council Meeting(s) – Given by Jazmine Duncan. December meeting had public hearing for input on CDBG. Brian Torgeson with SITLA visited, Under Canvas won the

bid on the parcel at the south end of the valley. No further information right now, but he is willing to come back if we'd like. Conditional Use Permits previously referred to Town Council were approved. Colleen Thompson and Marie Hawkins have decided to renew their terms on the PLUC. In January there were amendments to the town policy for COLA increase, and increase in flexibility for merit salary increases. Ryan asks if Brian Torgeson gave a date for when he'd be coming back with more information. Jazmine states it could be two years out before anything is put on the ground by Under Canvas, so there is some time for further input.
o Building Permit Agent Report – Postponed
o Procedural Matters - None

NEW BUSINESS
5. Discussion re: FEMA flood insurance informational updates –

Tracie Harrison: Alluvial fan is ancient deposits coming off of mountains like bluffs that appear to have fanned out over a geological timeframe when looking at a map. Alluvial fans don't have designated flood channels by their nature, so water can decide its own path through the fans. The town has had some flooding, so there might be areas of concern that the town would want to look at when putting together regulations for building.

Right now, the town is in a special area where nothing indicates there is a flood risk, but we know we do, and we will see this when the area eventually gets mapped with LIDAR (Light Detection and Ranging — a remote sensing method used to examine the surface of the Earth). National Flood Insurance Program came into being in 70's congressionally with limits on coverage for insurance policies. A community joining the NFIP program does so voluntarily between our community and federal government. State acts as intermediate and regulates the program by teaching communities what's involved with participating in the program and providing technical assistance. When a community first joins the program, they will do their mapping risks, then look at mitigation of risk through compliance and flood plain ordinances, and what flood insurance is provided. When a community joins the NFIP, community makes the decision to allow administration of special flood hazard areas through ordinance. In exchange for that is federally backed insurance. Also help with grant. Benefits: to help in development to protect people and properties through building regulations, reduce flood damage, and provide access to flood insurance to help pay for flood losses. It's there for when disaster assistance and disaster dollars are not accessible if when purchasing flood insurance, they're not waiting for an agency to declare a disaster for their losses to be mitigated.

Some of the things the federal government provides under the NFIP: ability to purchase federally backed flood insurance; gives access to hazard mitigation grant (HMA); and increases eligibility for grant money in the event of damage to public and privately owned facilities in the event of a declared disaster.

It would require that new buildings or substantially improved existing buildings in a flood prone area are built in a way that minimizes the possibility for flood damage by adopting NFIP flood plain regulations, and an ordinance and flood plain development permits that follow those regulations. Type of ordinance that the town need to carry depends on flooding map risk. Right now, because the town are a non-special flood hazard, the town don't have known map risks so the town can come into the program without having an ordinance and without having a flood

plain development permit. After the town is mapped, then the community is going to be required to be engaged in the process of developing the ordinance and flood plain development permits regulated by the NFIP. Depending on how the community is mapped will determine what types of regulations the community will need to follow. If the community decides they want to join, the town just needs to fill out an application and write a resolution of intent (letter of intent).

Flood insurance: If a property owner has a federally backed mortgage, they are required to purchase flood insurance if in a special flood hazard area. Right now, flood insurance wouldn't be required. 12 of last 15 presidentially declared disasters were floods. Some communities didn't meet the threshold for a declared disaster. So there was no federal disaster assistance available. In the event that a federal disaster is declared, the average payout per household is $5000. The Small Business Association (SBA) will then offer low-interest loans for property owners to rebuild/repair their property. Average claim payout in Utah for flood insurance is $69,000. The community can rely on disaster assistance, then supplemented by the loan through the SBA if they don't have flood insurance. Publically owned property would apply for Public Assistance funds. FEMA provides funds to repair infrastructure to get it back to where it was, but if there was reason to upsize for future hazard mitigation, there could be additional funds available through grants.

A community that participates in the NFIP has access to the NFIP for flood insurance. They don't have to participate in the NFIP to get access to private insurance. Private insurance is expanding; they're not backed by federal dollars and have different coverage and deductibles. Benefits of having NFIP coverage is the deductibles are a set amount, which is typically less than through private insurance. Limitations of NFIP: ground water not covered by NFIP; has to be overland flows or mud flows; two properties or five acres must be affected to be considered eligible for a claim.

All structures currently built would be covered. If after participating in the NFIP they sustain flood damage to more than 50% of the structure's market value, they would be considered to need Substantial Improvement, requiring the structures to abide by all adopted NFIP regulations and ordinances.

Jeff asks if even with the flooding in Moab last year, they did not get a disaster declaration and Tracie confirms that's correct. Moab sent in predeterminations to determine the amount of damage overall, then individual damages were looked at. Some roads are owned by the federal government, so the damages didn't meet the threshold for the state or FEMA.

Jeff indicates the town have a culvert in the town that if it was damaged, it would affect our ability to get in and out of town. He asks if there are federal grants in case of damage to the culvert. Tracie states the town would have access to grants and she can get the town in contact with the state flood hazard mitigation officer Kathy Holder (sic) for more information. Some grants require the town have an emergency mitigation plan. If the federal government knows the town is trying to build a safe community through developing ordinances, it would make the town's grant applications more competitive.

Ryan asks what the downside of joining the program would be. Tracie states the downside is regulating it. We may have community members that are not allowed to build in the way that they want to build. RVs that are not road ready could not sit in the same area for more than 180

days. RVs and other mobile homes would be required to elevate and be tied down per the regulations.

Julie clarifies as a follow-up, the ordinance that the town would have to create wouldn't happen now, we would submit the application with the intent that an ordinance would happen sometime later, the maps get completed. Chances are it will show we are in a special flood area. At that point, if we want to enable our residents to get federally backed flood insurance, we would need to participate in the NFIP. Tracie confirms this is correct and refers the PLUC to Title 44 Section 60.3 in the Federal Code of Regulations for the regulations the town would need to adopt: https://www.ecfr.gov/current/title-44/chapter-I/subchapter-B/part-60/subpart-A/section-60.3 Tracie states the town would probably not have effective maps for another 4-5 years.

If the town joins the NFIP before the map is available, but then decide to back out once the map is made available, the town would be a "sanctioned community," which means the people who currently have insurance through he NFIP will get a letter stating their policies will not be renewed, and those with federally backed mortgages will get a letter stating they are no longer covered under NFIP funds and would be required to get private insurance. The town would not be eligible for federal disaster grant funds if they are sanctioned. In order to get out from under being sanctioned, there would be a review of the last five years of development in the community to identify any areas out of compliance and the town would need them back under compliance.

Jocelyn asks if FEMA will require the town to have our own Flood Plain Administrator. Tracie says the town could have our own Flood Plain Administrator, or the town could have a Memorandum of Understanding with the county's FPA that they would oversee flood plain permitting in the town since they have an engineer on staff, then it could be sent to the town to be signed off on.

Tracie and McKenzie are excused from the meeting.

Julie suggests keeping this matter on the agenda as an open discussion may be helpful as the PLUC continues to get additional information in order to give members of the community to get all the information.

Jazmine suggests the PLUC includes this as a part of the upcoming general survey.

Jazmine says this could potentially cause some of the lots in the town to become unbuildable. Jeff states that may trigger a future discussion about whether the town would allow leniency with setbacks and other parts of the ordinance.

Jocelyn asks what the town's liability is if we do nothing, if we don't participate once the maps are created. What's the town's liability if someone buys a lot and we don't let them build on it? Jeff doesn't believe we would have a liability if we don't participate, and they build and get flooded without flood insurance. He does believe there would be some liability if we don't let them build on a lot at all. Jazmine agrees, and adds there is still private insurance a property owner has access to.

Ryan says we should put this on next month's agenda, and in the interim if we have questions we could get those to Tracie and McKenzie. He will reach out to them for the PowerPoint in

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tonight's meeting, as well as the links McKenzie provided in the Zoom chat. Jazmine suggests he ask for a sample ordinance as well.

UNFINISHED BUSINESS
6. NONE

CLOSED MEETING – None

7. **ADJOURNMENT –** Baird motions to adjourn. Chair Ryan Anderson adjourns the Regular Meeting at 8:05 PM.

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DRAFT AGENDA
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY

Date: Wednesday, March 8, 2023
Time: 6:30 PM
Place: CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE Electronic Meeting Due to COVID-19

Electronic Meeting Determination

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), Ryan Anderson, Chair of the Town of Castle Valley Planning and Land Use Commission, issues this Determination supporting the decision to convene an electronic meeting of the Planning and Land Use Commission via Zoom 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 Zoom conference call Meetings or submit comments through emails.

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CALL TO ORDER REGULAR MEETING

Determination and Roll Call:
Chairman Ryan Anderson called to order the Regular Meeting at 6:33 PM and issues the Electronic Meeting Determination. It is determined that because the meetings are now hybrid, the determination should be updated for next month's meeting to reflect this change.

Commission Members Present: Ryan Anderson, Julie Baird, Marie Hawkins, Jeff Whitney, and Colleen Thompson
Clerk: Jessica Maw
Others Present: Jazmine Duncan and Jocelyn Buck

1. Adoption of Agenda – Baird moves to adopt the agenda, Whitney seconds. Motion passes unanimously.
2. Open Public Comment – Jocelyn joined to ensure hybrid meeting was set up okay.
3. Approval of Minutes Regular Meeting 2.1.2023 - postponed
4. Reports –
   - Correspondence: None
   - Town Council Meeting: Town Council requested NFIP from last PLUC meeting be forwarded to them so they could get questions to the NFIP team.

- Building Permit Agent Report: Thompson gives reports. In January, Lot 190 for residential septic and for residential building plans, both approved. In February, Lot 420 for remodel and lot 204 for roof mount solar. Lot 55, Temporary Dwelling Permit being reviewed.
- Procedural Matters: There have been intermittent connection issues with the town's email. If anybody notices these issues, please contact Colleen to troubleshoot

NEW BUSINESS

5. Discussion re: bills passed in state legislature session affecting the town: S.B. 174 Local Land Use and Development Revisions; S.B. 199 Local Land Use Amendments; and H.B. 406 Land Use, Development, and Management Act

S.B. 174 Local Land Use and Development Revisions specific to Castle Valley: Defines the circumstances under which a garage may be included in the definition of an internal accessory dwelling unit; and amends a political subdivision's authority with respect to restrictions and requirements for internal accessory dwelling units. Ryan asks if the League of Towns and Cities had input. Jazmine suggests PLUC reviews it to be sure nothing in the language conflicts with the town's ordinance, although she doesn't initially feel that would be required. PLUC also should look at our subdivision ordinance, which is quite old so it should be reviewed for conflicts with the changes in the bill. Jeff states for the most part, it doesn't affect the town. It doesn't appear the town meets the definition for a specified community that would require the town to do all of the reporting other communities do. It does clarify that garages are a part of the overall structure of the house, as long as there is a common wall (not a detached garage).

S.B. 199 Local Land Use Amendments specific to Castle Valley: Disallows referral of a referendum to voters for municipal land use laws passed by a vote of the local legislative body. Jazmine states it's included mainly for PLUC's information, no additional action needed. If a law passed without an unanimous vote, a referendum would still be allowed. Ryan states there were bills that were put forth that looked to increase the number of votes needed to pass a referendum, but did not pass. The current number of votes to pass is still 50% plus 1. Colleen asks if there's ever been a referendum for land use in the town. Ryan and Jeff confirm there has not been.

H.B. 406 Land Use, Development, and Management Act Modifications specific to Castle Valley: Modifies the circumstances under which a municipality may adopt temporary land use restrictions; and modifies the way private properties and municipalities may use development agreements. Jazmine states the town has in the past issued temporary land use restrictions, so we should be clear on what this bill is clarifying. Ryan indicates a development agreement could relate to the Under Canvas development and their process of approval. Although it isn't in the town's boundaries, it could be helpful to understand.

Jazmine indicates PLUC should review the bills, and suggest changes to the town's ordinance where applicable.

UNFINISHED BUSINESS
6. Follow-up discussion re: FEMA flood insurance

Ryan sent a thank you note to the FEMA representatives following the last meeting, also indicating the PLUC and Town Council may be forwarding questions soon. He received a response including the PowerPoint an NFIP application, a sample template of resolutions, and a sample template of an ordinance. They offered their support to the town throughout the application process, should the town choose to go that route.

Jeff said he spent a good deal of time the last month with the county's Floodplain Administrator Bill Hulse determining the benefits of participation with FEMA for the Moab City and Grand County. Flooding last year didn't meet the threshold for disaster benefits. He feels the amount of money available in the case of a disaster is somewhat miniscule compared to damage potentially sustained.

However, participation in the program sets guidelines for construction that could be overall beneficial. It wouldn't hurt Castle Valley to go by those guidelines, and they would have to be adopted. It would also open up the possibility for property owners to obtain flood insurance, whereas they are not able to right now because there has been no determination of flood hazard areas, despite the community knowing there are areas prone to flooding. There are definitely some properties that are not just in a floodplain, but in a floodway that are susceptible to significant flood events.

Bill Hulse advised Jeff that if the town decides to participate in the NFIP, the county would fold the town into his current administration of the county's program. This could be then signed off by a town representative such as the Roads Manager or Building Permit Agent.

Jazmine asks Jeff his opinion of the town adopting the FEMA guidelines without participating at this time. If the town did that, existing construction would be pre-firm and would still be able to get private flood insurance. He would advise new construction not be allowed outside FEMA guidelines. Jeff cautions that Moab's flood last year came out of the floodplain and affected properties not within the floodplain, so there could also be historic flood events. The county Floodplain Administrator could provide those guidelines to the town for use when signing off on future permits. This would also affect Temporary Dwelling Units, storage containers, camper trailers, etc.

Marie asks how many people would probably really need flood insurance. Jeff guesstimates probably 20-30 houses. Marie indicates that's almost 10% of the town. Jazmine asks if someone is living here already and has a mortgage, wouldn't the owner have some kind of insurance that would cover them. Jeff indicates the town is not considered a flood area, so they may not be covered for flood. Once mapping is completed, a person wouldn't be able to get a mortgage inside a floodplain unless private flood insurance could be purchased from a company like Lloyds of London. If the town joins NFIP, flood insurance could be purchased through a company like Farmer's Insurance.

Ryan will reach out to the FEMA representatives requesting further information be mailed to the town for further review by PLUC and Town Council. Procedurally, eventually the Town Council would like a recommendation from the PLUC whether to join or not, but we are still in the research phase. Jazmine says there should be further research done so that when the maps come out, the decision could be made quickly on whether to join. However, it would be in the town's best interest to adopt building guidelines proactively for the safety of the community. Julie indicates there should also be public input through a public hearing.

Marie wonders if there will be surprises when the map comes out. There could be changes to the guidelines made ahead of the mapping, then further changes may be needed after. Jeff indicates he was surprised when Spanish Valley was done when compared to past topographical maps. The county's current topographical map is in 3' contours. The LIDAR can go down to fractions of an inch.

Whitney moves to table this agenda item, Thompson seconds. Motion passes unanimously.

7. Discussion & Possible Action re: creating town survey

Ryan indicates where this was left off, some survey questions may need to be worded differently. There is still some time, but it would be good to look at this now in order to best improve the survey. The last survey was split up into interest sections, which created some challenges when work was divided amongst people causing a lack of cohesion.

Jeff states during the last survey, he saw it had some members of the community dismayed by the way it was directed. There were feelings they were directed by the survey rather than it encouraging an open discussion. He asks if a copy of the last survey could be sent out to help identify sensitive wording that could be changed. Colleen indicates a copy is on the website.

Colleen noticed during the process last time that the previous survey was just tweaked a little. It may be more helpful this time around to take a step back and take a more ground-up approach, which could be helpful with the issue with the language.

8. Dark Sky Application Update

Colleen says it has been a bit dormant because everyone on the committee was so busy, but a meeting is being scheduled for the next few weeks to continue pursuing the town's certification. Jazmine says some public outreach efforts will be starting soon. Ryan asks if Dark Sky should be included in the survey. Jazmine states since the ordinance was just recently created and adopted, she doesn't believe so. There is already a process for issuing a complaint with the town.

CLOSED MEETING - None
ADJOURNMENT – Whitney moves to adjourn. Motion passes unanimously. Meeting adjourns at 7:45 PM.

TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 3/1/23 And 3/31/23

Approval	Lot	Road	Owner	Type	Purpose	Description	Height	Sq Ft <=19	Sq Ft >19
3/3/2023	055	Lazaris Lane East	Inc, HF Holdings	Building	Other	Certifacate of Occupan	0	0	0
3/15/2023	070	Bailey Lane West	Triolo, Philip & Stokm	Building	Other	Replace windows etc	0	0	0
3/22/2023	390	Castle Creek Lane	Belnap, Jane & , MRC	Building	Residence A	Remodel & expand	23.25	0	4878
3/24/2023	014	Chamisa Lane West	Allen, Sharon	Building	Accessory B	2x shipping containers	8	320	0

RESOLUTION 2022-3

(This Resolution 2022-3 dated June 15, 2022 supersedes any earlier dated Resolution 2020-8 and 2013-1)

A RESOLUTION TO ADOPT A PERMIT APPLICATION AND FEE SCHEDULE

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

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

NOW, THEREFORE, BE IT RESOLVED THAT RESOLUTION 2022-3 SHALL BE ENACTED ADOPTING THE 2022 PERMIT AND APPLICATION FEE SCHEDULE FOR THE TOWN OF CASTLE VALLEY AS FOLLOWS:

TOWN OF CASTLE VALLEY PERMIT APPLICATION AND FEE SCHEDULE

Contact: Building Permit Agent, Water Rights Agent, Road Supervisor
By email or 435-259-9828

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

1) BUILDING PERMIT APPLICATION FEE. Castle Valley Building Permits are required for all construction and alterations, including setting up or moving in a mobile, modular, or manufactured home; additions to external perimeter of existing structures; removal of part of a building; moving of walls; remodeling that changes the use of the building; re-roofing; fences higher than seven feet; decks and porches 30" above grade, covered, or attached to a structure; and retaining walls over 4 feet or that support a structure, and other structures that require a Grand County Building Permit.
   a. Construction/Alterations greater than 120 sq. ft. but equal to or less than 200 sq. ft. **$40**
   b. Construction/Alterations greater than 200 sq. ft. but equal to or less than 3500 sq. ft. **$90**
   c. Construction/Alterations greater than 3500 sq. ft. but equal to or less than 7000 sq. ft. **$140**
   Note: Fee includes the cost of plan review (see also #3), drainage review, electrical permit, final site review and signing of Certificate of Occupancy.

2) PLAN REVIEW FEE. When the proper evaluation of architectural plans submitted as part of a Building Permit Application requires the Town to retain outside professional services, additional fees may be incurred for applicant.

3) ADDITIONAL REVIEW. If an application or plan is deficient in required information, or plans undergo changes before or after final approval, additional fees may apply.
   d. First time review of revised plans **No Fee**
   a. Subsequent reviews of revised plans **$25.00/hr. ($25.00 min.)**
   e. Review of plans revised during construction **$25.00/hr. ($25.00 min.)**

6) CERTIFICATE OF LAND USE COMPLIANCE. **No Fee**
Required to show that agricultural buildings, including greenhouses, adhere to Town of Castle Valley Land Use Regulations regarding setbacks, height, and square footage.

7) ELECTRICAL SERVICE AND SOLAR ENERGY SYSTEM PERMIT. **$15**
Submit a plot plan to show that setbacks adhere to Town Land Use Regulations for: existing structures, new structures, well service, solar installations, upgrades or changes of electrical meter, new or replaced furnaces, water heaters and other mechanical installations that require a Grand County Building Department Permit. (Fee of $15 is charged if utilities are needed prior to building, for solar installations, or for upgrades.)

8) SEPTIC PERMIT. **$15**
Castle Valley Septic Permit application grants Land Use approval for an authorized septic system design signed by the Local Health Department. The CV septic application must be completed and approved by the Town before a septic system is installed. The Signature of the Local Health Department on the Grand County Building Permit Application is required before the Town Building Permit Agent signs the Grand County Permit Application.

9) TEMPORARY DWELLING PERMITS. (if site visits are required, additional fees may apply) **$50**
Required for all motor homes, travel trailers, campers, etc., used as occasional housing, temporary housing, or for housing during construction.

10) TEMPORARY DWELLING PERMIT BI-ANNUAL RENEWALS. (if site visits are required, additional fees may apply.) **$30**

9) TEMPORARY DWELLING DECOMMSIONING CONTRACTS **$30**
TEMPORARY DWELLING DECOMMSIONING FULLFILLMENT CONTRACTS **$30**

10) TEMPORARY ACCESSORY DWELLING PERMIT (TAD) (for medical purposes) **$100**
TEMPORARY ACCESSORY DWELLING DECOMMSIONING FULLFILLMENT CONTRACTS **$30**

11) INTERNAL ACESSORY DWELLING UNIT PERMIT (IADU) **$75**

12) INTERNAL ACESSORY DWELLING UNIT PERMIT ANNUAL RENEWALS **$30**

13) CONDITIONAL USE/HOME OCCUPATION/PREMISES OCCUPATION PERMITS.
Required for all home businesses, public buildings, daycare nurseries or centers, foster care homes, botanical nurseries, livestock in excess of permitted use, schools, churches, water reservoirs, ponds, dams, windmills, fences higher than four feet that enclose more than an acre of land. (Note: Fee includes first year optional Business License, if requested.)
   k. Routine **$35**
   l. Nonroutine **$50**

14) CONDITIONAL USE/HOME OCCUPATION/PREMISES OCCUPATION PERMIT ANNUAL RENEWALS **$10**

15) OPTIONAL BUSINESS LICENSE RENEWAL (as part of. a Home/Premises Occupation Permit) **$10**

16) WELLS / WATER RIGHTS. Water user agreement and Accounting Form required **$95**

17) RIGHT OF WAY EASEMENT ENCROACHMENT /EXCAVATION PERMIT **$50**
Required for any work or disruption in the Town Right of way easements as outlined in Ordinance 2020-1. This Permit expires 6 months from date of approval.

18) RIGHT OF WAY EASEMENT ENCROACHMENT /EXCAVATION PERMIT EXTENSION **$15**
Required for a 6 month extension for any work or disruption in the Town Right of way easements as outlined in Ordinance 2020-1.

19) VARIANCE REQUEST. **$700**

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

20) APPEALS.

a. Appeals regarding whether or not a Land Use Application is Routine or Nonroutine **$15**

b. Appeals regarding the assessment of Land Use Application Fees **$150**
The appeal fee will be returned to the Appellant if the Appeal of the assessment of fees is upheld.

c. All other Land Use Decision Appeals **$950**
In addition to the Application Fee, the Applicant shall pay all of the Town's costs and expenses incurred as a result of the appeal, including reasonable attorneys' fees and costs, if the Variance and Appeal Hearing Officer or Court upholds the Land Use Decision as provided for in Section 9.2 of Town Ordinance 85-3, as amended.

21) LAND USE ORDINANCE VIOLATION.

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

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

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

PASSED, ADOPTED AND APPROVED by the Town Council of the Town of Castle Valley in open session on this 15th day of June, 2022.

Those voting AYE: Mayor Duncan, Council Members Gibson, Hill and Holland
Those voting NAY: None
ABSENT: Council Member O'Brien

TOWN OF CASTLE VALLEY:

Jazmine Duncan, Mayor

ATTEST:

Jocelyn Buck, Town Clerk

Official Seal of the Town of Castle Valley:

OFFICIAL COPY
CV Recorder

Proposed Fee Schedule Language

13) CONDITIONAL USE/HOME OCCUPATION/PREMISES OCCUPATION PERMITS.

Required for all home businesses, public buildings, daycare nurseries or centers, foster care homes, botanical nurseries, ~~livestock in excess of permitted use~~, schools, churches, water reservoirs, ponds, dams, windmills, fences higher than four feet that enclose more than an acre of land. (Note: Fee includes first year optional Business License, if requested.)

4/12/2023

Should we discuss cantilevers/pilotis?

I haven't been able to discover the exact architectural term for what I want to talk about, which is a combination of cantilever and piloti (pier or support). Think of a house with an open parking or outdoor living area underneath all or part of it. For now, I'll refer to it as a cantilever, as did an architect I was working with recently, although technically a cantilever does not have supports under it. Maybe Jeff knows. See attached photo for an example.

Castle Valley zoning ordinances make no mention of this type of space, and a careful reading of definitions leaves them in a gray area. I had a conversation with Mary Beth about this, and she said it was an oversight. True, it does not come up often.

Chapter 1.2 of the land-use ordinance 85-3 provides the rationale for imposing zoning regulations:

> In establishing these zones, the boundaries thereof, and other regulations and restrictions applying within the zone, due and careful consideration has been given, among other things, to suitability of the land for particular uses, and to the character of the zone, with a view to conserving the value of buildings and encouraging the most appropriate use of the land. It is also the intent of this land use ordinance to limit the impact of new buildings and unattached structures on the viewsheds, privacy, and open space that are unique to Castle Valley.

To determine zoning compliance of a proposed building, Castle Valley has defined its own specific Combined Square Footage:

> COMBINED SQUARE FOOTAGE: In determining the Combined Square Footage of a building, the floor area of each story of a building shall be included, except that a basement shall not be included in the Combined Square Footage if the ceiling area of 50% or more of the entire basement is less than three feet above finished grade. If the ceiling area of more than 50% of the entire basement is three feet or more above finished grade, the entire basement area shall be included in calculating the Combined Square Footage. The area of any portion of a building which is directly below a roof shall also be included in calculating the maximum Combined Square Footage, except that the exterior area of a building which is directly below a roof shall only be counted once in calculating the Combined Square Footage

> for buildings of more than one story. Decks and balconies that are not covered by a roof shall not be counted in calculating the Combined Square Footage.

Kind of a mouthful. A brief synopsis of this would be: measure the conventional square footage, using exterior walls, of each floor of a building. Add all eaves, overhangs, and porch roofs. (For simplicity, ignore special basement details.)

Historically, cantilever areas have not been counted in Combined Square Footage. This has been confirmed by past conversations with Mary Beth and Faylene, among others.

This has come up a couple times in my BPA work. Does the PLUC think it's worth opening a conversation about this, order to either exclude or include these areas in our Combined Square Footage definition? As quoted above, Chapter 1.2 of 85–3 cites visual impact on viewsheds and open space. Cantilevered areas do add to the perceived size of a building.

If we leave it in a gray area, when presented with plans that include this sort of living space the BPA may have to judge it a Nonroutine Application, in which case the application would go to the PLUC and then the Town Council, causing significant delays.

—Colleen Thompson, BPA

DETAILS
CASTLE VALLEY GENERAL PLAN SURVEY
MARCH 2007

WATER & SEPTIC QUESTIONS

1. Do you currently drink untreated water from your well?
2. Would you favor the Town spending money to hire a qualified expert to update the Utah Geological Survey's Septic Density Study?
3. Would you favor the Town spending money to educate the public on the workings and maintenance of septic systems?
4. Would you favor a requirement for new septic systems to meet best available technology standards to protect the Castle Valley aquifer?
5. If a suitable site could be located, would you favor the Town installing and maintaining a municipal well and pump (not a Valley-wide water distribution system) for self-service fills for property owners without wells?
6. Would you favor spending the Town's money to commission a new aquifer and water quality study?:

ROADS AND DRAINAGE QUESTIONS

1, Do you favor increased town expenditures for road and drainage work if this could be accomplished without increasing taxes?
2. Would you want the Town to help property owners with maintenance/ repair of flood control ponds on their lots that were part of the original ranch, using Town equipment, if easements could be obtained?
3. Would you favor more road money on maintenance to reduce flood damage in t future?
4. Would you favor the Town spending an estimated $5,000 per year on plant-based du reduction for the roads annually?
5. Would you favor the Town continuing to spend money on invasive noxious we education and removal?

AGRICULTURE AND LIVESTOCK QUESTIONS

1. Do you feel that agriculture, livestock, rural character and/or natural landscaping conditions contribute to the reasons you have property in Castle Valley or enjoy living here?
2. Would you favor restricting the ability of residents to board livestock owned by oth people?
3. Would you favor limiting the number of cows, sheep, horses, goats, pigs and chicke can be kept on one 5-acre lot?

OTHER HEALTH & SAFETY QUESTIONS

1. Would you favor educating and encouraging property owners to use non-tox herbicides and/or pesticides on their property?

QUALITY OF LIFE QUESTIONS

1. Would you favor keeping the Town's current 5-acre minimum lot siz
2. Would you favor keeping the single family dwelling per 5-acre lot maximum densi limit?
3. If there were an immediate threat of development up-valley, would you favor t Town holding a bond election to purchase open lands in the valley for conservation

purposes?

ECONOMY QUESTIONS

1. Do you plan to have a conditional use permit/ Castle Valley business in the futur
2. Please give us your thoughts on commercial and/or business development in Castle Valley?

No change

Small, unobtrusive shops

Convenience store/coop

Home-based business

Farmers' Market

Other comments

3. Would you favor the Town supporting and encouraging economic diversity, i.e., support people with differing income levels continuing to live in Castle Valley

ORDINANCE & ENFORCEMENT QUESTIONS

1. Would you favor the Town having fewer ordinances or simplifying its overall set Ordinances?
2. Would you favor the Town having a nuisance ordinance?
3. Do you support the Town's current Lighting Ordinance?
4. Do you currently have a problem with your neighbor's lighting? Interior? Exterior?
5. Do you support the Town's current Animal Control Ordinance?

COMMUNITY LIFE QUESTIONS

1. Would you favor educating property owners on, and encouraging the use of of, renewable energy technologies, e.g. passive solar, active solar, tankless water heaters, florescent light bulbs?
2. Would you favor the Town spending money to install and maintain solar and renewable energy technology to operate the town community building?
3. Would you favor the Town spending money to help establish a commuter van/bus service between Castle Valley and Moab?
4. Would you favor the Town creating more opportunities for gathers such as the farmer's market, barbeques, festivals/events?
5. If any, please list activities you would like the Town to sponsor?

HOUSING QUESTIONS

1. Would you favor a maximum square foot above-grade living space limit for new housing?
2. If so, what maximum size limit would you favor? (Asked only of those who favor a limit)
3. Would you favor limits to square footage for outbuildings such as shops, garages, stables, barns and/or storage buildings?
4. Would you favor a limit on the number of outbuildings per 5-acre lots?

GOVERNMENT QUESTIONS

1. Would you favor spending the Town's money to enforce existing ordinances?
2. What suggestions would you make to encourage improved relationships between the Town government and the community?

LET YOUR VOICE BE HEARD

1. Check which, if any, conditions in the Town you are concerned about/ concerns you

Protection of Aquifer

Water Quality
Open Space, Wildlife Habitat
Water Quantity
Water Rights
Dark Night skies
Housing Types & Sizes
Fire prevention & suppression
Tranquility/Silence
Road Quality & Condition
Sewer/septic regulations
Taxes
Scenic view
Trash & junk disposal
Air Quality
Noise regulation
Sustainable Community Practices
Zoning
Road Improvements
Animal Control
A Valley Trail System

2. Check which, if any, conditions are satisfactory to you right now.
Issue
Air Quality
Noise regulation
Scenic View
Animal Control
Zoning
Tranquility/silence
Dark Night skies
Sewer/septic regulations
Fire prevention & suppression
Water Rights
Taxes
Housing Types & Sizes
Sustainable Community Practices
Open Space, Wildlife habitat
A Valley Trail System
Trash & Junk Disposal
Water Quantity
Road Improvements
Water Quality
Road Quality & Condition
Protection of the Aquifer

3. Check which, if any, conditions need improvement right now.

Issue
Road quality
Road Improvements
A Valley Trail System
Trash & Junk Disposal
Protection of the Aquifer
Animal Control
Sewer/septic regulations
Water Quantity
Fire prevention & suppression
Water Quality
Tranquility/silence
Sustainable Community Practices
Housing Types & Sizes
Dark Night skies
Noise regulation
Taxes
Open Space, Wildlife habitat
Water Rights
Scenic View
Zoning
Air Quality

4. Check which, if any, conditions you feel should be a higher budget priority
Issue
Road Improvements
A Valley Trail System
Sustainable Community Practices
Road quality
Fire prevention & suppression
Water Rights
Open Space, Wildlife habitat
Protection of the Aquifer
Trash & Junk Disposal
Water Quality
Water Quantity
Air Quality
Taxes
Tranquility/silence
Scenic View
Dark Night skies
Animal Control
Noise regulation
Zoning
Housing Types & Sizes
Sewer/septic regulations

5. Check which, if any, conditions you feel should be a lower budget priority.
Issue
A Valley Trail System
Taxes
Zoning
Tranquility/silence
Sustainable Community Practices
Noise regulation
Housing Types & Sizes
Sewer/septic regulations
Open Space, Wildlife habitat
Scenic View
Animal Control
Dark Night skies
Water Quality
Air Quality
Road quality
Road Improvements
Water Quantity
Water Rights
Protection of the Aquifer
Fire prevention & suppression
Trash & Junk Disposal

1. What do you like best about life in Castle Valley?
    Rural/privacy/peace/quiet
    Views/open spaces
    People/diversity
    Access to Parks
    Other

2. What do you like least about living in Castle Valley?
Pollution, junk
Town squabbling
Commute down River Road
Rising Taxes
Ordinances
Rude residents
Roads
Wealthy people moving in
Loose, barking dogs
Bright lights
Cows/livestock
Noisy vehicles
Large homes going up
Other

3. Please tell us anything else that you think should be considered when developing the 5-year General Plan?
Better road maintenance
Architecture to fit Valley
Promote sustainable energy
Newsletter/ website
Protect water
Better animal control
Recycling
Some gathering places
Better management skills
Weed control
Van/ bus service
More trees
Other

Appendix A

Survey Document

CASTLE VALLEY GENERAL PLAN SURVEY SEPTEMBER 2012

Thank you for taking the time to complete this survey. Its purpose is to gather information from the community to help us update the Town's General Plan, which is done every five years. Your answers are a crucial part of this process. The Town will hold a public meeting, after the surveys are mailed, to help clarify any questions on the survey and will hold additional public meetings with more detailed discussions after the results of the surveys are compiled. *Please be aware that not all goals inquired about will be achievable in the next five years.* To protect your confidentiality, please do not put your name or lot # on the survey. **On each question, please fill-in your answer or circle your answer for multiple choice and yes/no questions.** Use the last page of the survey for fill-in questions that require more space to answer.

For instructions on returning surveys, see the last page.

STATISTICS

Please help us learn more by giving us some information about yourself with the following questions:

Are you a (circle all that apply):

Resident Part-time Resident Property Owner Renter Non-Resident Property Owner

Number of people in your Castle Valley household?_____

How old is each person in your household (please list ages)?_____

Number of years you have owned land in Castle Valley?_____

Number of years you have been residing in Castle Valley?_____

Are you a registered voter in Castle Valley? Yes No

If you are not a resident, do you plan to make Castle Valley your primary residence in the future? Yes No

Are you currently renting out a home that you own in Castle Valley? Yes No

At what stage of development is your property (circle all that apply): Permanent Housing Temporary Housing Actively Building Plan to Build a Residence on Lot in the Next Five Years No Housing on Lot

SECTION A - WATER & SEPTIC

A1 Do you have a well? Yes No

A2 If yes, do you drink your well water? Yes No

A3 If you do have a well, do you currently treat or filter the water from it? Yes No

A4 Why do you treat/filter your well water (circle all that apply)?

Water hardness Make it healthier to drink Make it potable Don't treat/filter it Other (please list):_____

_____

A5 Do you use a water softener to treat your water? Yes No

A6 If you do not have a well, why not (circle all that apply)?

Poor water quality Lack of water availability Cost of drilling Have not developed property yet

Other (please list): _____

A7 If a suitable site could be located, would you favor the Town spending money to install and maintain a municipal well and pump (not a Valley-wide water distribution system) for self-service fills, especially those with wells not producing potable water (*such a municipal well would be considered a public water system if it serves an average of at least 25 individuals daily, at least 60 days out of the year, and would thereby give the Town's aquifer greater protection under the State's Water Source Protection Program*)?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

Septic systems pose one of the biggest potential threats to our aquifer. Please help us learn more about the health of existing systems and whether or not you favor certain septic monitoring practices by answering the following questions:

A8 When was your septic system installed? In the last (circle one):

0-5 years 5-10 years 10 – 15 years Over 15 years Don't Know

A9 When was your septic system last pumped? In the last (circle one):
0-5 years 5-10 years 10 – 15 years Over 15 years Never Don't Know

A10 Do you favor a Town regulation requiring a certificate of septic pumping, or a statement by a company that performs septic pumping stating that the system is properly functioning, upon sale of property?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

A11 Do you favor the Town requiring risers on septic tanks on new construction? (Risers would bring the surface of the tank closer to the ground surface allowing easier access for monitoring and pumping of septic systems with an approximate cost of $100 - $300 depending on length of riser needed.)

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

SECTION B – AGRICULTURE & LIVESTOCK

B1 Do you feel that agriculture and livestock contribute to the reasons you have property in Castle Valley or enjoy living here?
Yes No

B2 Do you feel that rural character and/or natural landscaping conditions contribute to the reasons you have property in Castle Valley or enjoy living here? Yes No

B3 Do you favor the Town continuing to spend money and sponsoring events on invasive noxious weed education and removal?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

B4 Do you favor educating and encouraging property owners to use non-toxic herbicides and/or pesticides on their property?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

B5 Do you currently use non-organic herbicides and/or pesticides on your property? Yes No

B6 Do you favor the Town educating and sponsoring events on effective and non-toxic grasshopper control for property owners?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

SECTION C – QUALITY OF LIFE

C1 If the BLM/SITLA land swap does not go through would you favor the Town pursuing all possible options to keep these open lands in the upper part of the valley from being developed? Yes No

C2 Is dust control on your road a concern? Yes No

C3 Do you favor the Town exploring senior housing options for Castle Valley residents?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

C4 If yes, what kind of senior housing would you support (i.e. multi-family dwellings, assisted living etc,)? _____
_____

SECTION D – ECONOMY

D1 Do you currently have a home-based business in Castle Valley? Yes No

D2 Do you plan to add a new home-based business in Castle Valley in the future? Yes No

D3 What type of home or premises occupations and associated activities are: a) appropriate for Castle Valley (please list)?
_____
_____
_____
b) inappropriate for Castle Valley (please list)? _____
_____
_____
_____

SECTION E– ORDINANCE & ENFORCEMENT

E1 Do you currently have a problem with your neighbor's lighting? Yes No

E2 Do you currently have a problem with barking dogs? Yes No

E3 Do you currently have a problem with dogs running loose in the Town? Yes No

E4 Do you favor the Town amending its Animal Control Ordinance to include a leash law in order to receive animal control services?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

E5 Are you satisfied with the Town's current enforcement policy? (*The policy seeks to solve ordinance violations first through discussion and mediation rather than Town-initiated inspections, enforcement letters and injunctions, or fines. It requires citizens to file a complaint in order to initiate a review process before a Complaint Resolution Board. For more information please go to the following link on the Town's website:* http://www.castlevalleyutah.com/complaintprocess.cfm

Yes No

E6 Have you ever been a part of a Town complaint/resolution process? Yes No

E7 If yes, were you satisfied with the results? Yes No

E8 If you were not satisfied, please explain why not:_____
_____

E9 If you were involved in a complaint/resolution process, what Town regulation did it involve?_____
_____

E10 Are there any Town ordinances or regulations that you disagree with and if so how would you change them?_____
_____
_____

E11 Are there any new regulations/ordinances you think the Town should adopt?_____
_____
_____

SECTION F – COMMUNITY LIFE & SUSTAINABLE LIVING

F1 Do you favor the Town regulating alternative energy structures that use renewable resources such as windmills, solar panels and solar hot water heaters (circle all that you favor):

By Height By Overall Size To Mitigate Glare/Noise Do not Favor any Regulations

To Allow Property Owners to Exceed a Set Size/Height Limit for Alternative Energy Structures Through a Conditional Use Permit if a Larger System can be Justified

Other (please list):_____

F2 Do you favor having cell phone service in the Valley?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

F3 Should the Town sponsor more opportunities for community gatherings and events? Yes No
If yes, please list the type of gathering/events you would the Town to sponsor:_____
_____

SECTION G – GOVERNMENT

G1 Do you favor the Town being proactive in addressing broader regional issues that have the potential to affect the quality of life in Castle Valley (i.e. water quality, air quality, rural character, peace and quiet, enjoyment of natural surroundings, open space)?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

G2 Do you favor the Town passing any future resolutions that support a political point of view on national issues that have the potential to affect Castle Valley residents?

Strongly in Favor	In Favor	Neutral	Against	Strongly Against

G3 How do you receive news about the Town government (circle all that apply)?

Town Website Email TI's Castle Valley Comments Attending Meetings
Town Mailings Other (please list):_____
_____

G4 What suggestions do you have to encourage improved communication between the Town government and the community?_____
_____
_____

G5 What would you suggest to encourage more participation in Town government?_____
_____
_____

SECTION H - CAPITAL IMPROVEMENT PROJECTS & OTHER NEW SERVICES

Please prioritize the following projects that may require additional taxes or fees in order to fund, by rating each with:
0 = Do Not Favor if Additional Fees/Taxes are Needed to Fund
1= Low Priority **2 = Medium Priority** **3 = High Priority**

H1 Improvement of road base to limit frost damage along problem areas of Castle Valley Drive (rate 0-3) _____
H2 Side road improvement and drainage work beyond what is currently budgeted (rate 0-3) _____
H3 Purchase of additional needed equipment, such as a backhoe, for the Town Road Department (rate 0-3) _____
H4 Animal Control (rate 0-3) _____
H5 General commuter van/bus service between Castle Valley and Moab (rate 0-3) _____
H6 Commuter van/bus to Moab Regional Hospital (rate 0-3) _____
H7 Improvement of bulletin board and mailbox area including the addition of a covered waiting area (rate 0-3) _____
H8 Landscaping and beautification of Castle Valley Drive Cemetery beyond what is currently budgeted (rate 0-3) _____
H9 Emergency Medical Services on call in Castle Valley (rate 0-3) _____
H10 Monthly or bi-monthly recycling pickup in the Town sponsored by a company such as Green Solutions (rate 0-3) _____
H11 Municipal well and pump for self-service fills (rate 0-3) _____
H12 Children's playground equipment on the Town lot (rate 0-3) _____

SECTION I – LET YOUR VOICE BE HEARD

I1 Which community values and policies do you believe the Town should continue to protect and maintain?
Please prioritize the following community values by rating each with:
0= Do Not Favor Continuing to Protect and Maintain
1= Low Priority **2 = Medium Priority** **3 = High Priority**

Water Quality_____ Air Quality_____ Protection of the Aquifer_____ Scenic Views_____

Open Space_____ Tranquility/Silence_____ Wild Life Habitat_____ Sustainable Agriculture_____

Sustainable Community Practices_____ Renewable Energy Technologies_____

5-Acre Minimum Lot Size_____ No Commercial Development Beyond What is Currently Allowed_____

Single Family Dwelling per 5-Acre Lot Maximum Density Limit_____

Other High Priority Community Value Not Listed Above:_____
_____
_____

12 Which issues do you believe the Town should make a high priority to develop or improve upon?
Please prioritize the issues below by rating each with:
0= Do Not Favor Continuing to Develop or Improve Upon
1= Low Priority **2 = Medium Priority** **3 = High Priority**

Valley Trail System_____ Housing Types & Sizes Allowed_____ Septic Regulations_____

Fire Prevention & Suppression_____ Emergency Preparedness_____ Evacuation Policies and Plans_____

Livestock Limits_____ Other High Priority Issues Not Listed Above: _____
_____
_____

I3 Please share any additional concerns or suggestions to help address any issues that you indicated in I1 and I2 above as having a high priority: _____
_____
_____

I4 What should the Town spend less money on in its overall operating expenses (www.castlevalleyutah.com/finances.cfm)?
_____
_____

I5 What should the Town spend more money on in its overall operating expenses (www.castlevalleyutah.com/finances.cfm)?
_____
_____

I6 What do you like best about life in Castle Valley?_____
_____
_____

I7 What do you like least about living in Castle Valley?_____
_____
_____

I8 Please tell us about your vision for the Valley. How would you want Castle Valley to look 20 years from now? What would you like to have stay the same? What would you like to have change?_____
_____
_____
_____
_____

To help us further evaluate this survey, please list any question that you found unclear or ambiguous:_____
_____
_____
_____
_____

PLEASE RETURN COMPLETED SURVEYS BY OCTOBER 31, 2012 BY MAIL TO (do not return "The Healthy Septic Information Sheet/Do Not Flush List" with surveys):

TOWN OF CASTLE VALLEY
HC 64 Box 2705
Castle Valley, UT 84532-9608

Surveys may also be returned to the Town office during normal office hours. If returning when the office is closed, surveys may be left in the mailbox outside the Town office, just across from the front entry door on the post by the bike rack.

Additional lines for fill-in questions that require more space to answer. Please indicate, by number, which question you are answering.

TOWN OF CASTLE VALLEY

2019 Survey Results for Open-ended Questions (Grammatical and spelling corrections have not been made)

B2a Do you have a well? If the quality has changed in the past three years, what has changed?

B3 If you do not have a well, why not: poor water quality, lack of water availability, cost of drilling, property undeveloped. Other?

B4a If you do not have a well, do you have a cistern? What size?

C5 Do you have any suggestions regarding the number of allowed animals per lot?

C8 What suggestions do you have about how Town ordinances could reduce the impact of livestock on neighbors?

D1a Enforcement of Town ordinances is primarily handled through the Formal Complaint Process. Do you favor the Town investigating other means to enforce ordinances? If yes, please identify specific mechanisms that might be considered: Complaint-driven-Town can initiate-Hire code enforcement officer- Other?

D2 If there are any Town ordinances or regulations that you disagree with, please suggest specific changes to one or more ordinances where you have concerns.

D3 Are there any new regulations/ordinances you think the Town should consider?

F1I How do you receive news about the Town government? Other?

F2a Do you find the Town website easy to use, with useful information? Please suggest changes that will assist your use of the website.

F7 Are there any important issues that the Town government is not addressing?

G1E The Fire Department members are all volunteers. Do you have suggestions on how the department can recruit and retain new and younger members?

H1 How do you feel about the condition/maintenance of the road you live on? H1a If dissatisfied, do you have any suggestions for improvement?

I1E Please prioritize the following projects that may require additional taxes or fees: side roads, drainage work, road equipment, mailbox area, (E) other improvements:

J1N Whichcommunityvalues&policiesdoyoubelievetheTownshouldcontinuetoprotectand maintain? Other?

J2G Which issues do you believe the Town should make a high priority to develop or improve upon? Other?

J3 Please share any additional concerns or suggestions to help address any issues that you indicated in J1 and J2 above as having a high priority:

J4 What do you like best about life in Castle Valley?

J5 What do you like least about living in Castle Valley?

J6 Please tell us about your vision for the Valley. What would you like to have stay the same? What would you like to have change?

Additional Comments (please identify the question by number):

TOWN OF CASTLE VALLEY
2019 Survey Results for Quantitative Questions

Survey

First (Primary or joint response) Second (Second member of household)

Total Freq. Percent

(A1) Are you a (circle all that apply)

property owner)
Status
Full time resident
Part time resident
Renter
Non-Resident Property Owner

(A2) Number of People in your Household?

Number 0

1 2 3 4 5 6

TOWN OF CASTLE VALLEY
2019 Survey Results for Quantitative Questions

(A3) Age of household members

(A4) Number of years you have owned land in Castle Valley?

(A5) How many lots do you own?