

MINUTES
SPECIAL MUNICIPAL BUILDING AUTHORITY (MBA) MEETING,
PUBLIC HEARING ON THE AMENDED FY 2023 BUDGET
AND THE REGULAR TOWN COUNCIL MEETING
WEDNESDAY, MAY 17th, 2023, AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

****Due to concerns regarding the potential spread of COVID-19 this meeting was a hybrid meeting held electronically by Zoom and also in person at the anchor site the Town Building.**

Council Members Present: Mayor Duncan and Town Clerk Buck at the anchor site and Council Members: Gibson, Hill, and Holland on Zoom.

Absent: Council Member O' Brien

Others Present at Anchor Site: Dorje Honer, Colleen Thompson and Laurie Simonson.

Others present on Zoom: John Groo, Bob Lipman, Pam Hackley, Ron Drake, MaryBeth Fitzburgh, Robin and Chris Steinman and Jayne May.

Duncan called the Meeting to Order at 6:32 PM, Buck called role.

SPECIAL MUNICIPAL BUILDING AUTHORITY (MBA) MEETING

1. Authorization of annual Town Building CIB loan payment of \$6750.00.

CM Hill motioned to pay the Municipal Building loan payment \$6750.00; CM Holland seconded motion passed unanimously.

PUBLIC HEARINGS

Public Hearing on the Amended Budget for FY 2023

Public Comment: None

Regular Town Meeting 6:33PM

1. Open Public Comment: None

2. Approval of Minutes: Public Hearing and Regular Town Council Meeting April 19, 2023.

CM Gibson motioned to approve the Minutes as presented, CM Hill seconded, motion passed unanimously.

3. Executive Reports:

*Water Agent and Water Committee Report - John Groo updated the NSP Water Study grant results will be announced May 20th. The National Groundwater Monitoring Grant we applied for to get 3 more monitoring well transducers and to repair the root damage to the Castle Creek Lane well resulted in the Town getting funding for the transducers. The well repair may just have to have annual maintenance. The recent MAWP meeting reviewed several of the legislature bills that concern water rights etc. However, none of the bills directly affect Castle Valley. The WAC will be working on the Town's Water Use Ordinance.

*Road Department Report- Dorje Honer CM Gibson asked to have gravel put in the deep silty areas on Shafer. Honer explained they will be adding material to such areas throughout the Valley. There was further discussion on an old culvert on Shafer.

*Planning & Land Use Commission- Colleen Thompson- report provided. There was discussion on how the combined square footage is counted as it is related to cantilevered and under deck useable space. CM Gibson and Hill agreed that if there is a space with a roof above it should be counted because it is part of the visual footprint. Thompson continued that language needs to be added to the Ordinance to clarify these situations. Example, if a house is built out over a slope the space under the house could technically be non useable space, then should it still be counted in the overall square footage? The PLUC will continue discussion on amending language to resolve this issue.

*Community Renewable Energy Act-CM Gibson reported the Utility Agreement should be back from RMP in June, RMP have had the C-REP Draft since February. A professional firm has been hired to handle all the outreach, communications and optout forms.

*Fire District-Chief Drake reported the Burn Window will close 5.31.2023. The Fire District and the Town are working towards a financial agreement for the Town to use water from the well on Lot 13. The Fire District is also in the process of annexing into Castleton.

EMS Report from Ed Weeks read by M Duncan.

4. Correspondence: None

5. Administrative Matters & Procedures: Town letters-None, CV Scholarship applications due June 5th 1PM, no applicants so far.

NEW BUSINESS

6. Discussion and Possible Action re: Resolution 2023-1 Adopting the Amended FY 2023 Budget. CM Hill stated that the water monitoring for 2024 will be included in the Water Budget Study. And water monitoring for FY2023 needs to be amended from \$4700 to \$5300. The difference will be taken from Maintenance expenses. The interest on our PTIF accounts has gone from .79% to 4.5% which explained the drastic increase in interest revenue. CM Hill explained that budget excesses not spent in the Administration line items are put into Capital accounts at the end of the budget year. This amount could be significant with reductions in phone/ internet costs and legal fees.

CM Gibson motioned to approve Resolution 2023-1 Adopting the Amended FY 2023 Budget with the 2 changes; CM Holland seconded motion passed unanimously.

7. Discussion and Possible Action re: Resolution 2023-2 Adopting the Tentative FY 2024 Budget.

CM Hill amended the 5499 Watering Monitoring \$5300 that was not needed and added to 5549 for more Road Gravel.

CM Gibson motioned to approve Resolution 2023-2 Adopting the Tentative FY 2024 Budget with the 1 change; CM Holland seconded motion passed unanimously.

8. Discussion and Possible Action re: Letter to Grand County Commission re: Small Area Plan.

Mary Beth Fitzburgh from the LaSal Mountain Alliance explained that with the potential of a Glamping resort near Castle Valley the Alliance realized that they had the same concerns for any kind of operation /large resort near the Town. They consulted with the Grand County Commission and Planning Commission to see what kind of planning tools could be put in place. A Small Area Plan would allow Grand County to put a pause on approving any overnight accommodation in the area while a larger plan is developed. A Future Land Use Plan (FLUP) would involve a larger regional area plan. An Eligibility map defines appropriate development. Also, Grand County has wanted to define campgrounds in their code because right now various permanent cabin clusters are being defined as campgrounds. We are asking Grand County to get ahead of this issue and see that the small pockets of land within the County cannot be used inappropriately. A Small Area Plan would involve a collaborative effort to address Community concerns, carrying capacity for the area, employee housing, emergency services, noise and light pollution and fire risk. Input would include stakeholders of private, BLM, Forest Service and SITLA lands. Existing Resorts would not be affected as they are already zoned commercial.

CM Holland explained that currently the only Small Area Plan in the County is up at Hwy 191 and 313. And it is important to get out ahead of this kind of development.

M Duncan asked if the Alliance is sending a letter as well. Fitzburgh stated they are looking at different strategies to get the Community involved.

Simonson asked if SITLA would have to comply with the Small Area Plan land use code. Fitzburgh responded SITLA has already stated they will comply with Grand County Land Use code. A County land use zone could help manage future development on SITLA land.

Laurie Simonson ensured that CM Holland disclosed he is an employee with the Alliance, and he abstained from the vote to approve the letter.

CM Hill motioned to approve the Letter to Grand County Commission re: Small Area Plan. CM Gibson

seconded motion passed with CM Holland abstaining.

9. Discussion and Possible Action re: Letter of Comment to the Manti LaSal Forest Services re: Porcupine Rim Campground. Letter approved via email and sent already- Item dropped.

UNFINISHED BUSINESS -none

10. Closed Meeting (If necessary)

11. Payment of the bills.

CM Gibson motioned to pay the bills, CM Holland seconded, motion passed unanimously.

ADJOURNMENT

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

M Duncan adjourned the Meeting at 7:53 PM

Approved:



Attested:



Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk