

Minutes of the Dutch John Advisory Committee Meeting

Thursday, February 5, 2009 at 7:00 pm

At the Dutch John Fire Hall

Members Attending: Jack Lytle-Chair, Patty Schwartz-Vice-Chair, Julie Rogers, Gayle Wernsing, Sandy Kunkel, Harriett Dickerson, Bruno Niccoli, Mark Wilson, and Dave Jones.

Members Not Attending: Craig Collett, Terry Collier, Doug Roloson, Sheryl Street, Roy Steen, and John Morton

Guests attending: Commissioner Gutz and Ben Wolford of DWR

1. **Welcome:** Chair Jack Lytle welcomed everyone including Ben Wolford, his professional counterpart with DWR serving in Manila.
2. **Approve Minutes from January 15, 2009 meeting:** Time was taken to review minutes. Bruno Niccoli made the motion to accept the minutes as written and Harriett Dickerson seconded the motion. There was a question if it was correct about shooting being allowed 600 feet from residences. There was no further discussion and all were in favor and the motion carried.
3. **Freedom Festival Update:** This was originally tabled until David was able to attend.
4. **Developer Contract Recommendation for Commission:** Tabled until David could attend
5. **Commissioner Update:**
 - **Trapping Recommendation:** Commissioner mentioned that Kevin Christopherson and Ben Wolford were at the last County Commission Meeting and gave input to this topic, but Jack was unable to be there. Jack requested it to be on the agenda so we could talk about it more this month, and he could hear more of the discussion this month. He thought we ought to compromise something smaller than the whole 2400 acres. His thought was to only include the area from the water plant to the highway to Little Hole Rd and up then up to the new Airport Rd and back over to Water Plant using the airstrip or some other landmark. Are we comfortable reopening this discussion? Some said yes.
 - Jack had talked with his boss Kevin Christopherson and he was thinking to let the Commission work out the details. Posting and enforcing are real issues. Isn't it up to the hunter to know the boundaries? Is it posted properly? The 600' boundary already exists from improved property. We've chose to live in area that has critters. Some of the signs existed before the fire, but they aren't there now.
 - Jack explained that herd numbers are up in the area and the past couple of years they've coordinated with other state hunts to help bring the numbers back to where they should be. They've tried to enforce when anyone steps out of line and shoots where they shouldn't. It doesn't look like the hunts will be the same in the next couple of years, but we'll see.
 - Trapping has both extremes of trappers and we need to take that in to account. People walk all over, so how do we restrict traps off of areas where people walk. David said he feels responsible for his dog, but it's hard to control, when the scent is

- so strong. Look at the No Hunting area as the same as the no trapping area. Trappers were allowed five cats. There needs to be a definitive boundary to make enforcement easier. More concerned about the kids than the pets, but it's still a concern.
- What are federal regulations around the airport? We may have to fence the airport by FAA regulations. Make a boundary and then 600' beyond. Rifle is more worrisome to residents than archery, so No Shooting is more important than No Hunting. Jack said he has a philosophical difference for posting the County owned property as no trespassing. That's pretty consistent where signs used to be.
 - Everyone seems okay with the proposal. What do you want, no Hunting, No shooting, or No firearms? The 600' zone is around buildings. Different areas have different regulations, like Vernal you can only do shotgun hunting not rifles.
 - Work with DWR to come up with a joint DWR/DJAC recommendation to the Commissioners. The 600' is still in force without these changes, but this will create an area where no hunting, shooting or trapping can occur. Solitude had an area that had to be heavily posted so people were cautious about where they were shooting.
 - Motion was made by Harriet Dickerson to rescind their existing motion to the County regarding hunting and trapping and instead will create a posted boundary where shooting and trapping will not be permitted around Dutch John and submit it as a joint proposal by DWR and the Dutch John Advisory Committee to the Commission. Sandy Kunkle seconded the motion. Commissioner Gutz said the motion was already presented to the Commission and was tabled to come back to the committee and DWR for further review. Since it was already presented that part was stricken. There were 6 members voting aye, 1 nay and 1 abstentions (Jack did you vote??).
 - **Sale of Dutch John Property:** Commissioner Gutz said that the county has a chokehold or monopoly on the process at this time. We can only go up from the current assessed values. Real estate values may be coming down, but we can't reduce until a lower sale actually takes place.
 - There is some variation in price based on the size of the lot. Some thought original land values were as low as \$15,000 per lot while others thought they started at \$24,000 and nobody could remember for sure.
 - Commissioner Gutz thought maybe we could start the price lower (20% off appraised price) and take it from there, if it didn't reach the appraised price then it would not be sold. The appraised value comes from the Assessor. He also talked with the County Attorneys to see if there are other alternatives we can look at, as well as what we can do with the lease agreements. If it's offered and not taken, can the lot be re-appraised? Can't we just put it up for sale at the market value until it sells? We need to talk about this some more when the attorney's come up with a recommendation. Jack requested that this come before the Committee for input before the sale becomes public. We need to get rid of the land, so it can be developed by private businesses, since the county does not have the expertise to do it. Let's look at ways we can relieve the county of this stress. We may need to get creative, but it can probably be done, whether its blight or some other term or group can be used to allow redevelopment of the area. Without having someone develop property we are pretty well stuck with what we are doing.
 - Commissioner Gutz said he would really like to see a Mobile Home Park developed. When this done this would open up 15 lots up on South Blvd, which is pretty significant. Dave has seven years left on his lease and is something that he would like to address because he has some ideas that may help development of the area. It's

- already been discussed at a Commission Meeting and is on the agenda for next week's planning and zoning meeting.
- Dave Explained that they are a little different than the other businesses in that they own the buildings and improvements but the county owns the land and leases it to them. The value of the property is outpacing the growth of revenue. If it continues in seven years when the lease expires it will be even worse and the buildings will all be removed and the land will once again be vacant. Dave said he has been working with a guy to put in some duplexes. The potential builder is worried about competing with the County's low priced mobile homes. If someone actually did something could people afford to pay market rents?
 - The proposal David took to the County was to move the multi-family onto his property. He would purchase and resell to the builder and then use the money from the sale of that property to put in the mobile home park. Mark asked Dave if he took the actual footprint that he is using could he afford to purchase now. He wasn't sure as the appraisal has not been done yet, but at \$60,000 per acre for the 15.9 acres it would be pretty difficult, since he wasn't sure he could purchase part of it. Once the lease expires he could purchase part, but it would have to be done competitively, which might make it difficult. There was a price when it originally privatized. Commissioner Gutz said if he wants to purchase now he has to pay for an outside appraiser, which will cost approx. \$8000 and once it's appraised he has 30 days to complete the purchase. The original appraisal was \$250,000 and today at \$60,000 per acre its \$954,000.
 - Dave asked the question what would the county be willing to do to bring in affordable housing and a mobile home park that would provide employment and housing. It doesn't have to be on David's land, but wherever it takes place what are we willing to accept to move a project forward. What's the dollar value of in-kind, trade and other aspects that might be part of the proposal? Bruno said, that what Dave's asking is to be given the land and he'll do the development, what this proposal allows is anybody to do development. He knows of a developer that wants to put in two mini developments, but the land is too expensive for him to make this work. The development cost of what has already been developed has already been figured in to the cost of land and it shouldn't be. If the County gives it to him it sets a precedent.
 - Dave reminded everyone that When Cabela's went in to Lehi, they were given the land. This is very common for these types of deals to be made to improve the economy of an area. There should be a benefit to both parties. Stipulations need to be set-certain size building, number of jobs, etc.
 - The goal should be to get tax revenue and develop a tax base. Without that we will all be running on wells and septic cause we won't be able to afford the utility costs.
 - Commissioner Gutz said the attorney's are looking at the lease and seeing what it allows and doesn't allow.
 - Dave said the mobile home park was not something that they were really excited about, but it is an opportunity. St George and other places have some nicely done mobile home parks. Tim Havens had suggested that this was a better location than originally proposed as part of the general plan.
6. **Parks & Trails** - We decided we wanted to put in some sprinklers and we did get an article in the newsletter to get donations. We would like to see a volleyball courts. No recommendations to be made at this time.

7. **Water and Sewer Update:** The Sewer RFP is out and the bids are due and will be opened on March 3rd. There will be a pre-bid conference on the 24th at the Conference Hall. Commissioner Gutz showed the Construction manual. Jack asked what the maximum bid amount was and expressed his concern with the money that is in the account now drawing interest. Once that money is gone for these projects, then not only is it gone, but it won't create interest. Jack asked if anyone else is interested in delaying it. The grant expires and prices will go up if we wait. CIB has given the County a grant for 0%, but it would take at least 6 months to get it through. Another argument is to spend it now and get things ready to sell some more land.
 - Harriett said she had spoken with Chris Clark and he has started work on the Water side of things. She stated that she would like to see the town dug up only once and wondered if there wasn't a way that the specs could call for that. Jacks said that if they were two different projects they couldn't be done, and Bruno said the two systems for the most part are in different places and would have to be dug up separately. Jack asked if we wanted to delay this to see with it. No was said loudly. If the same guy gets the bid, that could help. Contractors are pretty hungry now.
8. **Water and Sewer Rate Increase Discussion:** The water project grant might require some money to be set aside to pay off the grant. They would still like to see a rate increase. We have to be careful that we don't get stung down the road. We should look at the rates in other areas, but each area has a different type of system. Uintah Engineering should have those system specific costs. There just aren't very many users.
9. **Bureau of Reclamation Update:** Commissioner Gutz hasn't had any time to pursue and neither has buddy. We will table until next time.
10. **Parks and Trails Committee Report:** This has already been covered.
11. **Freedom Festival:** It's set up for the 3rd. Dave has called the shooter, but hasn't heard back from him yet. Commissioner Gutz and Mark said that TRT board had left the amount the same as last year for the fireworks (\$5000). Dave thought it cost around \$6000 last year and we do need our own insurance, which will be paid by the chamber.
12. **Developer Contract:** We need to have a meeting on that. Buddy had looked at other job descriptions and applications online in addition to what Maureen had already prepared. We need to have a subcommittee meeting. Mark said he would be willing to join this group. Efforts were made to set a time and date for this group to meet, with the final consensus being Friday the 13th at 2:00 pm, here at the Fire Hall.
13. **Discussion Items for Next Meeting:** Nothing specifically noted.
14. **Next Meeting:** March 5th, 2009 at Why don't we start at 6 pm next time instead of 7:00 pm.
15. Bruno Niccoli made the **motion to adjourn** and Patty Schwartz seconded with all in favor.

Minutes approved as written at April 02, 2009 meeting.