

**Minutes of the
Dutch John Advisory Committee Meeting
Thursday, March 6, 2008 at 6:00 pm
At the Dutch John Conference Hall**

Members attending: Chair Jack Lytle, Terry Collier, Julie Rogers, Sandy Kunkel, Gayle Wernsing, Patty Schwartz, Bruno Niccoli, David Jones and Doug Roloson

Members not attending: Sheryl Street (excused), Craig Collett (excused), Harriet Dickerson (excused), Mark Wilson (excused), Roy Steen, John Morton (excused), Bill Schwartz (excused)

Guests attending: Don Kranendonk, Commissioner Gutz & Brian Raymond

1. **Welcome:** Chairman Jack Lytle everyone.
2. **Approve Minutes from February 07, 2008 meeting:** David Jones and Don Kranendonk were listed as attending the last meeting, but they didn't. Patty made the motion to approve the minutes with changes. Gayle Wernsing seconded the motion and all were in favor.
3. **Review Commission Meetings:** Patty Schwartz gave a report of the last couple of Commission Meetings.
 - **Lot sales** have been scheduled for May 16th at 11:00 am. Discussion centered on selling four or five lots as one has sewer lines all over it, which may make it unsellable. If it's disclosed people could move the lines. They couldn't build on it if they can't move the lines. Blue stake it and find out how much it would cost to move lines. Easier to fix and get what's needed done and get the highest price rather than getting sued for not representing the lot properly. There is discussion as to whether or not Blue stakes would check on sewer lines. According to Bill Rodgers both lines that criss-cross the lot are live. Patty made motion and Doug seconded to only sell four lots. During discussion it was suggested that the County mark the lines and talk about the additional problems or combine lots. (lots 16 & 17). Easements could be up to 25' in width. We can process it and if it can't be built on then we can pull it. Commissioner Gutz said he would check on this some more. Vote was 7 to 1 in favor of recommending that the commission exclude lot 16 unless sewer problems could be worked out.
 - **What are these lots going to appraise for?** They will use the last lots and any other recent lots sold to determine value. That means they will probably be more expensive.
 - **Commission voted to support the Lucerne Marina's** effort to put in an RV Park.
 - Don Kranendonk brought up that other **Counties give benefits** to new employees to entice people to live in the area. They have to live in the area for three to four years. We do have land and we could do something since property is hard to come by. Commissioner Gutz said with all of the problems with affordable housing this is probably not a good idea. He wouldn't support it. Volunteers were also suggested as being assisted. Brian Raymond mentioned he's aware of programs that allow this, but we don't have the cash match that is usually required, so we haven't really examined these programs with too much scrutiny.

- Patty brought up **Harriett's letter** during the last Commission Meeting.
4. **Harriett's Letter to Commission:** Nobody had a copy, so we'll have to look at it next time. Harriett has also been working with Brian Raymond, Uintah Engineering and the State to get water and sewer going.
 5. **Water & Sewer Update:** Brian said a conference call had been held with the state, Uintah Engineering (including Harriett) and Brian. Harriett had encouraged everyone to get the applications in to be reviewed by the EPA and the State said this could be done. The full plan does not have to be complete to start the NEPA process. Grant amount is 587,000 and the sewer is about \$700,000 and water is up 800,000 to a million. Nitrates have to be kept down and we won't have to reline the sewer pond. The state had informed everyone that we need a Water Conservation Plan and how we are going to use Smart Growth principles. We want to get the sewer done as quickly as possible and the water can be done when it's ready. Everything has gone up in price, so where are we at now? Uintah Engineering is working on getting some final figures. Harriet was really impressed with Shelly at the State and Chris Clark is the new representative with Uintah Engineering. Some good discussion was had and Brian reviewed some of Harriet's notes about rates, federal match, impacts of increased capacity and etc. We now have a checklist and there is some things to work and watch for completion. We are waiting from notice that there are no wetlands involved in the project area. Uintah Engineering is working with the Army Corps of Engineers on this.
 6. **Smart Growth:** This is being required by EPA for water and sewer update. This discussion item was moved from a later spot on the agenda since it ties in with the previous discussion. Brian Raymond e-mailed information to everyone, but reviewed the 10 principles that EPA considers as important to Smart Growth. Some were more for urban and suburban areas, but the following ones he felt applied to Dutch John: Mixed land uses, take advantage of compact building designs, create range of housing opportunities and choices, create walkable neighborhoods, foster distinctive attractive communities with a strong sense of place, preserve open space, strengthen and direct development towards existing communities, encourage Community and stakeholder collaboration. Some of these have been suggested by the planner and should sound familiar.
 7. **Freedom Festival Update:** Dave Jones and Patty Schwartz said we need to have a committee. The County has put out \$4000 for several years and has it in the budget again for 2008. Boomer's new group would like to be the band this year and they would do it for \$1500. They are playing the 15th of March at the Green River VFW, if anyone wants to go and listen. We need to talk to law enforcement soon. Who wants to be on the committee this year? Jack will entertain a motion for Dave to continue as chairman. Patty will be on the committee. Let's help local band, as they were as good as the Salt Lake folks. Flaming Gorge Resort folks brought the stages over. Need to talk to them and School District superintendent. Jack Lytle and Bruno Nicoli, Sandy Kunkel and Julie Rogers all said they were willing to help. We can set up the band on the street and then businesses can sell beer. There is a certain distance it has to be from school property. Terry Collier made the motion and Patty Schwartz seconded to do it on the fifth of July contingent on getting the shooter and the band on those days. All were in favor. Dave Jones said he would contact the shooter

and Boomer and check on their availability for the date. Dave motioned and Terry Collier seconded the motion to have Boomer's band provide the music this year. All were in favor.

8. **Dutch John Zoning possibilities and Considerations:** We have large as of MU-40 zoning that is set up as green space or preservation areas. Community needs green space too, but how do you do that? Some want it to stay the way it is, but it will still end up changing in the future as the money goes away. We can set we want and then put it out for bid if we can agree on.
- Minimum acreage for septic is ½ acre for residence. Taylor flat was zoned that way, but now Tri-County requires six lots for water and sewer. Commissioner Gutz wanted to know why we would even consider putting in a septic when we have sewer available. Bruno said you could put in a tank instead of septic (Utah State law does not permit this). If you go into five acre lots, why wouldn't you? Subdivisions in Manila are having troubles with this. Why do you want to go there? This is the whole reason for having a plan and talking about this. Daggett County controls development and can set those guidelines. Wells could be an option for outlying areas that don't have water. If there would be more than 7 lots its considered a major subdivision the county requires certain things including roads and infrastructure be put in by the developer.
 - Smart Growth principle is to start near the infrastructure and move out in a consistent manner. What would happen if someone wanted to buy a one acre lot out by the horse corral? They would have to rezone as its zoned MU-40, which is a green belt preservation zone. We want this into place so that people know where we want development to occur. If people want to develop out of the planned area, then they have to do develop the infrastructure. Who's going to determine areas, us or a developer that has to pay for a survey when they might not even get the desired area? If we divide up pieces and advertise them, we are more likely to get people purchasing the land.
 - Lots of talk about what we could do. Two areas were designated to look at and talk about the two areas. Brian Raymond will bring a projector and he and Jack will facilitate getting through this. Don will bring his computer and be able to show GIS view of these areas. Brian spoke about getting private activity bonds doing housing and supporting business instead of the government doing it. Several people mentioned that there are social considerations with transient workers. Is the infrastructure there now? Some of it is there, but its old and don't know how recoverable it might be.
 - We want to determine where we want a trailer park, if we want one. Should be a separate agenda item. The first area we should look at is the new road area including the trailer park. We also need to look at the Commercial and Residential areas within the town. The area would include the land from 6th Avenue and going west to Highway 191.
 - Well tests have been done, and it didn't look like a great amount of water is available and there were costs involved in getting the water out. The County is working on adopting a WUI Code (Wildland Urban Interface), which would affect development outside of the current area. Gayle expressed a desire not to see anything where the few trees still exist. WUI would require some removal for fire defensibility. She doesn't want to look up at a bunch of big homes.

9. **Trails around and through Dutch John:** We've discussed the lower trails, but not the upper trails. People have looked at it and have some ideas. Mostly looked at the one around town through the ditches.

10. **Jail Situation Update:** Is Dutch John money being used to help County out of situation with Jail. We have 66 inmates in right now. We are losing up to \$10,000 a week. Commissioner was told to ask for an audit and get the costs looked at. Allen Campbell has been trying to encourage getting an audit done to up the rate (for federal prisoners only, which we have less than 20). Commissioners have met with other elected officials to look at the situation. CIB grant request will get presented at the April CIB meeting.

11. Items for Next Meeting

- Mobile Home park area
- Smart Growth
- Freedom Festival
- Lot sales and lot 16
- Water and Sewer

12. **Next Meeting:** April 3rd, 2008 at 6:00 pm Motion to adjourn at 8:43 pm by Gayle Wernsing and seconded by Terry Collier with all in favor.

Meeting minutes were approved on April 3, 2008