

**Minutes of the
Dutch John Advisory Committee Meeting
Thursday, February 7, 2008 at 6:00 pm
At the Dutch John Fire Hall**

Members attending: Chair Jack Lytle, John Morton, Terry Collier, Julie Rogers, Sandy Kunkel, Gayle Wernsing, Bill & Patty Schwartz,

Members not attending: Sheryl Street, Craig Collett, Harriet Dickerson, Mark Wilson, Roy Steen, Bruno Niccoli, David Jones (excused) and Doug Roloson

Guests attending: Commissioner Gutz & Brian Raymond

1. **Welcome:** Chairman Jack Lytle; Welcomed everyone and thanked them for coming out in the snow.
2. **Approve Minutes from January 03, 2008 meeting:** Minutes sounded pretty verbatim. Gayle Wernsing made the motion to approve as written and Patty Schwartz seconded the motion, with all in favor. No further discussion
3. **Results of Lot sale on January 17, 2008:** Lot sales were successful with costs varying from \$43,500 to \$51,000.
 - Several buyers said that the 3 year build clause should be dropped to two years. They have to have a building permit and a certificate of occupancy by the end of three years.
 - We need more lots sold.
 - Yuri has applied to get an extension on one lot and may need to get an extension on his other lot. He may be combining two lots, so we'll have to see.
 - When you build on double lots you need to unify the lots. This issue occurred in Chettyville near Manila. Taylor Flats has the same problem.
 - Where are we on the Log House that's half done? Commissioner Gutz said he thought the Attorney had sent him information. Robert Bramwell broke his leg and couldn't complete it, but he's been unwilling to sell so far.
 - Where are we on the next sale?
 - Commissioner Gutz said the time factor of getting information and three lots ready for sale in June or July is what he's been thinking.
 - How about six or seven lots next time.
 - We are working on improving water pressure on the upper lots.
 - What is happening with the affordable housing here? UBATC's vocational program has no instructor and we do not have the inmates to do much construction any more, so we have to look at what to do. We have 36 or so state inmates. They bring a few out and take more away as time goes on. We have until the end of this year 'til build the houses on the two remaining lots. We are looking at other alternatives for affordable housing. Maybe some duplexes and apartments, in addition to single family houses. Can't put duplexes on lots next to Dutch John affordable houses due to the zoning.

- What about the bid Dave McDonald had given the Commission for the Hospital? E just talked about it, but it needs to be in writing. The verbal proposal was to tear down the old hospital building and mitigate the asbestos in exchange for the land, and then he would build town houses or something. John Morton said that the whole block was originally designated as Municipal, but Brian Raymond mentioned that the zoning was actually light industrial. Might be better across the street, which is zoned R-2. Brian passed out the new zoning maps. If someone submits competing proposals then the County could sell off multiple pieces.
 - The County has heard nothing back from Questar on the possible Trailer Park proposal.
 - What's the notification process on selling the lots? Brian wasn't sure if it was 30 or 45 days. The Committee would like the Commission to please let us know which lots next time. Shoot for the first part of May as June gets pretty busy for everyone. May allows people to get working this summer if they want. The County has 5 or 6 that have water hookups and maybe eight or nine total. It was suggested to use the two next to Weavers and from Wes's down to the corner. As you sell the lots then that's money in the bank. Some people would be willing to buy without water and sewer as long as it was available when they get ready to build. Why would it take three years to prepare the rest of them for sale? Value will go up over time. Gayle Wernsing made the motion to sell five lots in May or as soon as possible. Should there be a minimum bid? It will be determined by Assessor. Terry Collier seconded the motion and there wasn't any additional discussion. All were in favor. Patty said she would get it on the Commission agenda.
 - Water and sewer needs to be completed by 2009. Jack suggested we get a committee liaison. Harriet Dickerson may be willing to do this, but she's out of town. Infrastructure is her platform.
4. **Update on Planning and Zoning for the airport:** Brian brought the maps and said the committee's recommendation was approved by Planning Commission and County Commission. Jack recommended that we talk to the Forest Service so they know what's been done and they probably don't know about it at this time as we have not formally notified them. We should be courteous and let them know. It's 1000', but Dave McDonald suggested that we shrink it as small as we can, which we can look at, but this meets the state's requirements. Guidelines were changed from your recommendation, so it could allow utility development. Some of the utilities (chlorinator and tanks) are above ground now and so maybe we'll have to take a look at that.
 5. **Response to RFI for Project Pep:** Brian Raymond passed out the Request for Information and a few copies of the proposal he submitted to the state. West of Myton, there is a big dome that is a soil composting thing. We need to look at how this would affect us before we allow it if it's even a possibility. Talked about trails and said that this is just the start of this planning effort. Most of the RFI's want Freeway or rail, nearby, but this didn't have that requirement. They were looking for 150-300 employees. We don't have any county incentives so he looked at the state and found Private Activity Bonds. The bonds are tax free for bringing in industry and multi-family housing. We need to look at this a little more closely. The state thought our area sounded perfect for this. It ties in with the developer thing, as people do this as consultants/developer/facilitator. Brian Raymond said he was strongly in favor of having someone doing this as he is constrained with his other jobs. This type of person would run 60-80,000 per year and has strong real estate development skills, including knowledge of planning and zoning laws and construction basics. We would have

to create zoning and housing for this to even work. We need to look at these types of things and decide whether we really want this type of project in our town.

6. **Full-time Developer for Dutch John Proposal:** Saved this item for next time.
7. **What's next for the planning effort:** Brian Raymond talked briefly about Tim still working on this. The in-house draft will be considered by the Team and then we will all get a chance to look at the public draft. We hope to get this done by end of March, but Jack had suggested we not do this just to finish by a deadline, but take the time to do a good product. General Plan is required to get the needed development accomplished. Trailer Court was discussed briefly to be like a St. George type of retirement community.
8. **Dutch John Zoning possibilities and Considerations:** Look at the map and think about it for next time. Need to move the trailer park and have a place for the guides. Brian Raymond mentioned that he used to work for the YMCA and they have two big conference centers in Colorado. One of those has over 600 conferences a year. Dave and Patty looked at Cody, so look at areas that have outdoor recreation as a theme we can model after them. The trail on the river has lots of usage beyond fishing.
9. **Trails around and through Dutch John:** We could have a trail around the airport and around the town using the old road berm thing. Behind the Bureau building and up by guide row. Planning trails with hunting nearby is a little scary.
 - There was a lot of trash and garbage left after the last hunt. The law does not allow shooting within 600 feet of structures. We need to have a meeting about this. Commissioner Gutz mentioned that a deer was killed with bow and arrow on his property near the Manila Post Office. Can we set off all the yellow area as no hunting? Probably don't want to do it by ordinance as there are other ways this can be done.
 - Past problem with snowmobilers and 4 wheelers driving on County property. Not allowed unless designated open and vehicle is licensed. Hunters were tearing around driving on and off road too! Snowmobiles and ATVs are different. ATVs have to be posted open to be used, while snowmobiles can basically go anywhere. If it says no motorized vehicle, then that includes snowmobiles.
 - Travel Management is a whole other layer of the Plan that we haven't looked at yet. There was a plan for additional harvest and that's been a bit of the problem. Gayle talked about a trail around town that could take a stroller on and another up on top that would be more natural for hiking and biking only. Keep trails in the places where we already have them. Some of the cut offs we need to keep.
 - It's hard to lay out trails when we are not sure what's happening with roads. Are we keeping the old road or is it going to be closed and could it be used for a trail? We have multiple locations on the original plan. Park should not be associated with school and the restrictions involved with using the school property. Many of the amenities are already there. Better to find a county spot where people can smoke and have alcohol. Everyone keeps saying get a grant, but that's not always possible. Look at this more next time. Is there a distance from the school where smoking and drinking are not allowed if we put the park across the street. Park committee could meet and discuss this and find out what that zone of influence is.

- Need to look at walking, equestrian and motorized trails. The power lines could be an ATV Trail. Forest Service is in to ATVs and not timber. These types of trails do not always mix together. We could have the trail heads near the town and go out onto federal lands. We need to talk more about all of these things.
- We've heard lots of comments that we need a golf course. Someone mentioned that if visitor's like golfing they can stay at home and enjoy the golf courses there.

10. Items for Next Meeting:

- Keep trails on the agenda and get a committee update.
- Harriett's Letter may be ready to review at the next meeting-
- Full-time developer
- Plan up-date
- Water and sewer up-date: Brian will give Harriett the names to ramrod this.
- Lots available for sale
- Zoning districts
- Freedom Festival

11. **Next Meeting:** March 6th, 2008 at 6:00 pm

12. John Morton motioned to close the meeting and Terry Collier seconded the motion at 8:00 pm. All were in favor.

Meeting minutes approved on March 6, 2008