

**Minutes of the
Dutch John Advisory Committee Meeting
Thursday, January 3, 2008 at 6:00 pm
At the Dutch John Fire Hall**

Members attending: Chair Jack Lytle, John Morton, Craig Collett, Terry Collier, Julie Rogers, Gayle Wernsing, David Jones, Mark Wilson, Bill & Patty Schwartz, Roy Steen, Harriett Dickerson and Bruno Niccoli

Members not attending: Sheryl Street, Sandy Kunkel, and Doug Roloson

Guests attending: Don Kranendonk, Commissioner Gutz & Brian Raymond

1. **Welcome:** Chairman Jack Lytle Jack welcomed everyone at about 6:15 pm
2. **Approve Minutes from December 06, 2007 meeting:** While reviewing the minutes Mark asked for clarification on the comments regarding the appraisal. Commissioner Gutz read from the Disposition Act that the any property not sold at auction would be available for 30 days to the first person providing the appraised value and then put up for auction again if nobody was willing to purchase during the 30 day time period. Dave Jones motioned to approve as amended to include Harriett Dickerson as attending the last meeting. Harriett seconded with all in favor.
3. **Officer Elections for 2008:** Chairman Jack Lytle opened the meeting for nominations.
 - John Morton nominated Brian Raymond to remain as Secretary and Patty Schwartz seconded with all in favor.
 - Jack nominated Patty Schwartz for Chairman and Patty declined. Terry Collier nominated Jack Lytle to remain as Chairman and Patty seconded. Discussion ensued that Jack had done a good job and should continue. Patty also said there was a discussion following the last Commission Meeting that it would be a good idea to have a representative of the Committee at each Commission Meeting. She said she would be at most committee meetings and would be willing to represent the Committee as well as EMS. If she could not make it she would let Jack know and they would try to get someone else to go. Jack said he was okay with being Chairman again, if people would be patient with his schedule. Motion was voted on and all were in favor.
 - Terry nominated Mark Wilson to be Vice-Chair and Roy Steen seconded, but he declined. Patty Schwartz nominated John Morton, but he declined. John Morton nominated Terry Collier and he also declined. John Morton nominated Patty Schwartz to remain as Vice-Chair and Harriet Dickerson seconded the nomination. All were in favor of having Patty retain her Vice-Chairmanship.
 - Chairman Lytle congratulated everyone who were voted upon to stay in their positions.

4. **Lot sale on January 17, 2008 at 2:00 pm:** Brian Raymond stated that the Sale Packets are available at the Courthouse and on the internet (www.daggettcountry.org/sale). Harriett Dickerson asked about bidding on multiple lots. She was told that it was possible. The deposit would need to be for the highest priced lot if people wanted to be eligible to bid on any or all of the lots (If a person wants to purchase more than one lot they would need to have a deposit for each lot they hope to purchase). It was asked about where the County got the idea that 15% of lot sales could be kept by the County for General Fund. It was pointed out that in the early transfer, that 85% was given to the County and 15% was put into the “treasury” meaning the Federal Treasury. Brian Raymond said he would talk to the Attorney about this as others had without success.

5. **Deciding on a theme for the Dutch John Area:** What does this mean? Well think about other towns like Jackson or Salt Lake and what do you think of? Outdoor Recreation is our main employment and use of the area. We are a recreational town. Over the years, there has been lots of marketing and publicity done for the outdoor recreation aspects of our area. We don’t want to lose that investment. There doesn’t seem to be a lot of other current options.
 - Brian Raymond reminded people not to be too worried about the constraints even though as Mark Wilson pointed out the restraints are reality.
 - Mark says his future vision of the area is and intimate small town village feel and that we need to base our growth on the attributes of the natural resources of the area (National Recreation area). We are more than just fishing, as we have lots of opportunities for watchable wildlife, scenery, boating, history exploration, and heritage tourism. Jackson is an extremely crowded destination and we are not.
 - Harriett Dickerson thought that if we are open minded we could develop other attributes and have them supplement the Outdoor Recreation theme. We shouldn’t put all of our eggs in one basket so to speak. There should be some smaller themes that could build off of Outdoor Recreation.
 - Second home ownership adds to the area. They pay a higher tax on their property and that helps. We shouldn’t discourage these types of homeowners.
 - The natural environment here is what people want. The small town atmosphere is important, plus all the things to do in the area. Reason to come here is that people want the clean, healthy environment. The visitors tell us all summer long how lucky we are to live here. Recreation shouldn’t be the end all to be all.
 - People associate Dutch John as a government town if they even know where it is. Most people only know this area by the Flaming Gorge and even then some still confuse it with Lake Powell.
 - Some possible themes include:
 - “The Great Outdoors!”
 - Intimate village focused on world class natural resources.
 - The Great Outdoor Destination.
 - Go Green!
 - Go with Dutch theme-tulips, windmill, wooden shoes, etc. (Dutch John was actually German. That doesn’t really matter, we could still use the theme kind of like Midway has used the Swiss theme.)
 - Where in the World is Dutch John?
 - Drinking town with a Dam problem.

- Clear Lungs and see the stars (if we can get rid of the street light pollution).
 - “God’s Playground.”
 - “Where in the World is Dutch John?”
- Committee couldn’t decide the best theme, so decided to give this list to Tim Havens the Planner and let him massage it or tweak to come up with something.

6. **Identifying the gateway for Dutch John:** Last month Tim Havens talked about this and how you want people to know they have arrived. The gateway can slow people down and help set the theme for the area. Jack suggested that there may be a problem using Little Hole Road as it’s the Forest Service’s Road. U.S. Highway 191 could be the main street since there is land on both sides of the Town on Highway 191. The gateway will help slow down people before they get into the “Town” area. Brian Raymond pulled out a large photo of the area and everyone began looking at it.

- Right now there is a danger of pulling out going to the Dam and getting run over by trucks coming around the corner. Jack mentioned that we have talked with UDOT about this before. David Jones said he had seen trucks pass at the intersection. If we used both ends of the town it would give people warning they are coming into a town.
- John Morton suggested building a big Dutch windmill right on the point and go with the Dutch theme. The windmill can be seen from both sides and people would know something is here as people don’t always know there is anything besides the two businesses.
- Fish jumping through elk antlers as a logo. Jack said the old fish and game patch had a fish and elk antlers, but its an old one
- Commissioner Gutz had the idea associated with the windmill suggestion of “Hang on”. The person who did the signs for the Cemetery could maybe do something.
- Mark said that the Travel Board is working on some year round billboards on I-80 to draw traffic off the freeway. Wyoming is working on the National Scenic Byway designation that will then make it eligible to become an All American Road. Having the Gateway on both sides makes sense as we’ll have people traveling the loop. Some problem keeping the road open, which it should be done year round. Mark said that this is not necessarily true as Mirror Lake and others byways are closed in winter.
- We want both sides of the road on Highway 191 and on both ends of the highway just as you enter the Dutch John property.

7. **Trails around and through Dutch John:** Don Kranendonk had said he was willing to help with this last meeting. Mark thought some work had been done on this during the original General Plan developed walking paths to connect the commercial and residential zones and the lake and bicycle paths too. Jack suggested reviewing the trails put in the plan during the original general plan.

- Don said he would like to see a trail between the two businesses and willing to help. He would be willing to help put something together and apply for grants and help move this forward. Multiple use trails would be nice. Horses, walking and/or mountain bikes, could be together but ATV’s should be separate. Dave Jones made a motion to reorganize the parks and trails committees and Patty seconded.
- Don said he would help with the Grants and talk to local businesses. Don would donate some time to help move this forward. Dave, Patty, Ann and Maureen were on

the previous Committee. Don's not on the Board, but he could be on the committee and Gayle, Harriett, Julie, Mark and John also said they were willing to be on the committee.

- There were some other areas designated for parks. We could pick other areas during this plan update if we wanted to. There is a park on the school property, but the school property has rules that people are ignoring them and drinking and smoking, which is prohibited. There needs to be someplace for people to meet besides the LDS Church. The photo was consulted and possible areas were shown. Also looked at exact gateway locations on the photo and where good places would be.
- Dave's motion was voted on and all were in favor.
- Talked about the Skating rink and the shutting down the skating rink by the county and County's insurance company. If we had a pond in a park it could be shoveled and people could skate on it.

8. **Dutch John Zoning possibilities and Considerations:** This is a big piece to bite off, but we need to look at the airport area. Brian Raymond showed the Airport Layout Plan again and explained about the RPZ (Runway Protection Zones) and the Airport Approach Zones (EAZ) and the Airport Influence Area. (AIA) We need to look at the airport plateau area to be zoned.

- This is going to the Planning and Zoning on the 9th of January and then on to the Commissioners on the 15th of January for a Public Hearing.
- Brian mentioned that the areas to be commented on during the Public Hearing are on the back of tonight's agenda. The area is currently zoned MU-40 and they want to change that to Light Industrial or Commercial as it offers better protection in some ways, especially right around the runways. MU-40 doesn't currently allow an airport even conditionally. The State is worried if people build houses around the runway they will eventually cause problems as pilots die off or are unable to fly, although Bruno Niccoli pointed out that pilots sometimes fly into their 90's.
- Brian sent around copies of Uintah County's code and we could use this or tweak it. The properties in the AIA may need some kind of disclaimer that owners may hear noise from the planes using the airport.
- We are mainly looking at the open runway as the other two are listed as closed
- It was asked which zoning was most liberal? Separate based on topography and that helps move this forward. Terry Collier said that he wanted to see that area remain open and available for wildlife. Manila has wildlife running down the streets, so we just need to decide what you want to develop and what you don't want including the closed runways. That would limit other areas if we do, but due to crosswinds that would be helpful, but right now its not a very good runway and most pilots couldn't use it.
- Where could we zone for residences right now. It's hard to do this without specifics of each type of zoning. We can change in the future if we need or want to, but we have to have something in place that pleases the state. Width of the influence is 3500' feet on either side of the runway. Jack mentioned that a lot of wildlife mitigation has been done around the airport in the past.
- How can we recommend anything if we don't know what the different zones allow. Brian looked up the Dutch John Zoning Code and read the different zoning definitions and answered questions about allowable uses in the different areas (See pages 17-21).

It was uncertain why they didn't want MU-40. Light Industrial and MU-40 allow residences and Light Industrial is the only zone that allows an airport, even though it's only as a conditional use. Discussion ensued looking at a light industrial use for 1000 or 1500 feet on either side of the runway and leave the rest as MU-40. What's the width of the end of the approach zone? Looks like about a 1,000 feet, but it doesn't say for sure. The airport plan was consulted during

- While Brian was looking up the requirements, the other points in the six items for the Public hearing were reviewed. The RPZ and EAZ restrictions were not a problem, but the restrictions to the AIA and the zoning (3 & 4) were where we are still struggling.
- Item Number 5 was the removal of the Bond requirement that we discussed last time. It is not in the County regulation and would require an additional \$500 for the purchase of a lot and also the county to track that from year to year until the house is completed and \$500 won't go very far if we have to prosecute someone for not building like they should have. Everyone was okay with this one.
- Item Number 6 was to change the height of accessory buildings in the County from 20 to 35 feet. Dutch John and Manila ordinances allow this already and someone who puts 16' doors in would need more than 4 feet to get the proper pitch to their roof. Everyone seemed okay with this item.
- John Morton motioned that there will be no building in the RPZ or EAZ and that there will be no building within 500 ft of the runway to comply with FAA regs. We would rezone the area 1000 feet from edge of runway on each side of the runway we propose it be zoned light industrial. Mark Wilson seconded the motion and it was clarified that all other areas will be maintained as MU-40. All were in favor and no negative votes were given.

9. **Dutch John Enterprise Fund:** Jack Lytle gave a preamble and said that he spoke at both hearings and that we should thank Hank because he listened. We need to avoid name calling. The County had some budgetary problems and even though we may not like it they found a way to fix and we didn't come up with anything better. The Commissioners were aware that it wasn't fair for the services provided.

- The County took 15% of each department budget area that is influenced by or serves Dutch John. There was discussion of what Jack talked about during these things.
- What does the Enterprise Fund mean? Brian Raymond mentioned that there are three revenue line items that the County tracks. Money from Federal land sales, money from County land sales and annual money from CREDA.
- Commissioner Gutz said they had been advised that the money does not belong to Dutch John but belongs to the County. Mark asked how the Commission views these pots of money. There is some variety of opinion of how this is viewed, but it is not really defined. Commissioner Gutz voted against taking the money. This is not a loan and does not have to be paid back. There is no such thing as Dutch John, although there is a Dutch John location. John Morton said the only thing the legislation specifies that they will give us \$300,000 per year plus cost of living increases to defray the costs to the County for taking over Dutch John and that will go on for 15 years. The Federal government in the original sale of homes gave the county 85% of the revenues from the sale of lots and homes and they did not specify anything that had to be done with that money, but the county would provide the services that the Bureau

provided. It's not Dutch John's money it's the County's money. Did they base on the sales tax too or just property tax? Just property tax of \$16,661 and Manila's budget is \$345,000 and they are twice the size of Dutch John. Dutch John is significantly more improved than unincorporated Daggett County. Harriett Dickerson said she thought that money was to help Dutch John be viable and that was what it was for. The cost could be \$4 or \$5 million. Some thought that a one time to help would be okay if there was a plan, but where's the plan? and are we on the road to becoming self-sufficient. If Dutch John is not developed when the money runs out the County will have to pay those costs and can they afford it?

- Where are we on the water and sewer plan? Brian said that he had the understanding that the plan is on the State's desk and then we can go out to bid. We have a 587,000 grant from the EPA which is on its second or third extension and expires in 2009. We also have about \$2.8 million in the Enterprise Fund(s) (all three combined). There is an elevated water tank in the plans for the Water plant. We may have to relook at that. We may have to change a road, but it doesn't seem we will unless we can.
- We have \$400,000 to chip seal the road this year and it's been put off several years. Every time you plow you take some of the road off. Jack had suggested that the County wait for a year to do the chip seal and try to find grants to do it. The chips and road base are for Brown's Park Road.
- Mark asked about whether or not the Committee get the money back or that we want to ask them not to do it again, or are we just saying oh well or should we consider it a loan. Took an additional \$100,000 in 2007 for a total of \$160,000 and are planning on 200 or 221,000 in 2008. They had been asked that if they got the \$1 million grant application from CIB would the County put that back in the Enterprise Fund. They said they would consider it, so they at least listened.
- Patty Schwartz said they had talked with Craig Collett and he had said they were trying to wean the County from that money and save as much as possible for the future. They had originally took \$300,00 and had reduced it to \$60,000. Dave said they used to do a slide show to show where they had spent the money and they don't anymore. The County obviously needs it as they barely made payroll. Then why are they giving pay raises?
- Jack Lytle asked if the Commissioners felt like they had done everything to find what they needed and where they could get the money or did they just take the easy way out. Commissioner Gutz said we cut and cut and that the pay raises were based on competency levels of the individuals that we want to keep and not have to retrain someone new. Some personnel were relieved. Roy Steen said he had a problem with some of the raises as secretaries were making more than those on the road and the County attorney got a raise, but Commissioner said he didn't believe that Attorney was locked into a contract.
- Where are we going with this? It was suggested that the Committee go to the Commission and make their voice heard and show that there are more than just five people that feel this way.
- During the Commission Meeting the County was asked to show where the money was spent and they were told that the County didn't need to detail the expenditures. The Commission decided to look at the line items where Dutch John is being benefited or

- costing the county money and the Dutch John account was accessed 15%. Go after this in a positive manner and not antagonistic. Mail letters to the three Commissioners.
- Brian Raymond was asked what he thought of all this and options that might work best. The County is expending time and money on Dutch John's behalf and if we have to detail then that will cost more time and money. There are 150 people and approximately 950 in the County. There are feelings on both sides of the lake about this and the unincorporated areas of Daggett County are less organized and this area was organized as a Town even though it's not incorporated. You were well represented at the meetings. You need to verify your information and make sure its accurate. People are worried that the County is giving away our future. David asked why this wasn't brought before this committee. The developing of the budget is a process and Commissioner Gutz said some of this wasn't done until right before the hearing.
 - When we asked the County why they chose 15% they said it was in the legislation and its not. Did they choose it to make the County whole? What about the Assessor's office. Did that increase 15% what they were already getting paid? Isn't this double charging us? How many people are in Manila? Approximately 350 and they pay County and Manila property tax and they receive some County services for their property tax like ambulance service. The County pays a fee to Manila Fire Department to provide services in the unincorporated areas of the western half of the County, but they don't contribute to the ambulance which serves their area. Mr. DeHart provided Sheriff's service to Town of Manila under a grant that has gone away.
 - What do we want to do about this? Should we have a town meeting? It's discouraging that at least two of the Commissioners see this as the County's money and not for the Dutch John area. We want to see it used more proactively for water and sewer and sell some of the property to help this area become self sufficient, so it's not a burden on the County.
 - It was suggested that we write a letter and have everyone in Dutch John sign it. The people of Dutch John have a feeling that the money is being misused and we want the Commissioners to know that it is more than just the people who attend this meeting. Brian mentioned that the money is not only for future costs, but for the costs being incurred by the county now and for future costs. John, Bruno, Patty and Jack said they would help write a Letter to the Commission that will be signed by the community members. What do we want to include in the letter?
 - Mark Wilson said he thought we should take a slightly different perspective. I think the County never wanted Dutch John; the County was talked into taking on Dutch John because it would be a benefit to the County. For Dutch John to ignore everything that is going on in the County, because we are part of the County, and all the financial hardships, is a little selfish. Dutch John needs to say for us to grow and not be a burden to the County we need to try and use the bulk of this money to get where we need to be as far as infrastructure and everything else, is not selfish. We've got to get over hard feelings in a hurry and move forward. We've got to find a way for the Commission and us to get on the same page. In order for us to be a good part of the County, most of this money needs to be spent in Dutch John. We don't want to mortgage our future. There's the letter. We need to be better involved. There seems

to be a consensus for the feelings discussed tonight. We have to move forward and get over hard feelings and do what's needed.

- Jack summarized and said that we need to get past the differences in opinion and work together with the County to try and figure out what needs to be done, as we don't know all the answers either. Does Dutch John have a spot on the agenda, but it can be added each month. Brian volunteered to get anything on the agenda the committee wanted.
- Is the Commission still going to take 15% from the land sales? Brian Raymond said that he would talk to the Attorney.

10. **Hire Full-time Planner/Developer for Dutch John to push forward:** Jack mentioned this and everyone forwarded to next week. Facilitator or construction engineer to get the infrastructure taken care of and watched over. Get the job done not just more planning. We don't want to see someone hired and then have their attention diverted to other less important projects. Hire a Construction Manager or a similar title, with very specific goals. We need to spend 45 minutes on this next time. Harriett made the motion to recommend that to the Commissioner and Roy seconded. Motion withdrawn to allow for greater discussion during the next meeting.

11. **Items for Next Meeting:** No additional discussion of items for the next meeting.

12. **Next Meeting and Meeting Schedule for 2008:** February 7th, 2008 at 6:00 pm

13. John Morton made the **motion to adjourn** at approximately 9:10 pm.

Meeting minutes approved on February 7, 2008