Dutch John Master Plan

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By the

Daggett County Commission

Dutch John Area Master Plan - 2010

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Chapter 1 - Introduction

History of Dutch John

Dutch John is a small unincorporated community located in eastern Daggett County, Utah, about 4 miles northeast of the Flaming Gorge Dam on U.S. Route 191. The community was platted and constructed beginning in 1957 by the United States Bureau of Reclamation to house workers constructing the Flaming Gorge Dam. After the Dam's completion in 1964, the community became home to a smaller number of dam maintenance and operations personnel, as well as employees of the United States Forest Service and the Utah State Division of Wildlife Resources.

The Dutch John townsite and its buildings continued to be owned by the Bureau of Reclamation until 1998, when the community was privatized. Buildings were sold to individual landowners, and undeveloped land in the community was transferred to Daggett County. The county completed a general plan for the Dutch John townsite, and has begun offering parcels of land for sale to developers.

During the peak years of construction activity at Flaming Gorge Dam, as many as 3,500 people lived in Dutch John. Today, the community's year-round population is about 150.

The area received its name from John Honselena, often mispronounced “Hunslinger”, who was actually a native of Sheiswig (Schleswig), Germany. He raised horses and had a summer camp and cabin near the Summit Springs Guard Station. He used winter range on the east side of the Green River in what was known as “Joe’s Pasture”. His headquarters was along the river in Red Canyon and his range spilled over into the area now called Dutch John Flat or Dutch John Bench. Honselena was given the name “Dutch John” because he talked with a German accent and was a little hard to understand. To the people of the time, he sounded like a “Dutchman”. He seems to have just faded away.

Daggett County is Utah’s youngest and least populated County in Utah (2000 population: 921). The land ownership is 81% federal, 9% state, and 10% private. There is one incorporated town in the County: Manila, the County Seat, and the unincorporated community of Dutch John.

Located in the mountainous landscape of northeastern Utah, it is home to the Flaming Gorge National Recreation Area, the Flaming Gorge Scenic Byway, the Ashley National Forest and lands of the Bureau of Land Management. It is a recreation and scenic paradise with beautiful red rock canyons, lakes, rivers and forests. Within the county are a variety of recreation opportunities for outdoor enthusiasts including but not limited to:

- Boating
- Camping
- Hunting
- Fishing
- Biking
- Hiking, and
- Wildlife Viewing

Petroglyphs (rock art) and artifacts suggest that Fremont Indians hunted game near Flaming Gorge for many centuries. Later, the Comanche, Shoshoni, and Ute tribes, whose members

spread throughout the mountains of present-day Colorado and Utah, visited the Flaming Gorge country.

On a spring day in 1869, John Wesley Powell and nine men boarded small wooden boats at Green River, Wyoming to embark on a daring exploration of the Green and Colorado Rivers. Powell and his men slowly worked their way downstream, successfully completing their journey in late summer. It was on May 26, 1869 that Major Powell named the Flaming Gorge after he and his men saw the sun reflecting off of the red rocks.

Daggett County with input from the community of Dutch John has adopted this Master Plan to promote better growth management, sustainable development, and conservation of wildlife habitat and open space.

Open space, outdoor recreation, sublime scenery, access to protected public land, and an amazing quality of life – are Dutch John's competitive advantage in the changing global economy and the residents of Dutch John support a vision of a healthy landscape which supports diverse and successful wildlife and agriculture, a vibrant community and a resilient economy where sustainability and prosperity go hand-in-hand. Dutch John and Daggett County also see themselves as stewards and partners in securing and maintaining the Green River and Upper Colorado River stream flows and riparian habitat.

These are elements that formed the basis for the continuing development and growth of the unique community that is Dutch John.

Plan Purpose and Scope

The purpose of the Dutch John Master Plan is to integrate the concerns and expressions of the community into a document that recommends how the Dutch John Community should grow and develop. All legislative requirements, specifically the Utah Local Planning Act, are also addressed in the plan. This plan includes goals, and objectives and action items developed by interested citizens to guide future development. The plan uses maps and narrative to describe the community, provides a vision of a desired future, and recommends specific measures to reach that future.

The Dutch John Master Plan is an addition to the Daggett County General Plan and must be consistent with its requirements. It can be updated and modified after going through the public process.

The Dutch John Master Plan and map is an illustration of the community's desired future. The text and map describe what land uses the community would like to see in Dutch John in the future, and where those land uses should take place. This map is a guide for County staff and officials as they are evaluating development proposals or revisions to County policy. Specifically, the Master Plan Map differs from the County Zoning Map in two ways:

First, the land use designations on the Master Plan Map may or may not match up with existing zoning classifications. These designations are simply describing the character and type of land use that is desired for a certain location in the community, but does not necessarily match the terminology or specific names of various zones. For example, there may not necessarily be a Resort and Hospitality *zoning classification,* but it is a *Master Plan Map designation* as described in this plan.

Second, the Master Plan Map does not legally entitle a landowner to develop their property in a certain way. Landowners may find that their property is identified as "Compact Housing" on the Master Plan Map, but the Dutch John Community Zoning Map identifies their land as zoned for Low Density Residential. In this hypothetical case, the Master Plan Map simply shows that the County would eventually like to see that area be developed in a way that is consistent with the character and manner of a compact neighborhood, as described in this plan. A landowner may need to apply to the County for a zone change if they would like to develop their property with compact residential uses consistent with the description in this plan. In some cases a new zoning ordinance will need to be developed before a landowner could apply for a change in use.

Additionally, the County may determine that the property might be appropriate for that land use in the future, but the timing may not be right today. The Planning Commission and Board of County Commissioners would need to determine if the timing is right.

The text of the Dutch John Master Plan is similarly a guiding document that describes a future vision, and outlines specific concepts and policy statements for the community. The ideas and concepts of this document must be implemented through development code updates, changes to the zoning map, and the drafting of new regulatory tools. The purpose of a Master Plan is like that of a road map. It identifies a starting point and end destination, and describes tools and concepts for how to arrive there - but does not actually transport you from point A to B. That is the job of the development code and the current planning process.

The Dutch John Master Plan includes policy statements that are intended to guide the development of ordinances and the regulatory tools that is a guide for the ordinance development that will be necessary and are not covered by the County General Plan. The plan establishes specific development standards appropriate for the unique nature of the Community of Dutch John and includes provisions for open space and natural resource conservation in new subdivisions; requires stricter setbacks or dedication of parkland; or establishes land use designations that may increase or restrict the density of new developments.

The Daggett County General Plan identifies the general use of property (land use designations) and the compatible zoning for all unincorporated areas of the county. Through a Master Plan, land use designations can be used to support the way a community wants to develop. For example, a piece of property currently designated Residential - Rural, with a 5-acre minimum parcel size, might be changed to Residential – Low Density, with a 1/2-acre minimum, if the community decides it wants more residential housing in a particular area. It can also work the other way...a parcel designated Residential – Rural, with a 5-acre minimum, could be re-designated Rural Undeveloped Lands, with a 40-acre minimum, if the community decides this is the best way to protect its undeveloped land.

These changes would not make current permitted uses illegal. In cases where existing uses are inconsistent with the new designations, the uses would become what is known as “legal non-conforming uses.” They would be allowed to continue until such uses are expanded,

discontinued for a period of one year, or until the owner decides to change to a different use allowed under the new designation.

Frequently Asked Questions

How is the Dutch John land protected?
As noted above, a Master Plan can change the land use designations to limit or expand uses allowed in specific areas. The Daggett County General Plan addresses countywide agricultural land protection through land use designations, a separate Agriculture/Forestry Element, and other integrated policies. Dutch John is unique in that most of the land in the Dutch John townsite is owned by Daggett County, while area surrounding the Townsite is federal land managed by the United States Forest Service. The Dutch John Master Plan can identify the way areas within Dutch John's boundaries are developed with a specific policy or implementation program. Policies or programs should support and contribute to the overall vision and goals of both the General Plan and the Dutch John Master Plan.

Can the Dutch John Master Plan have its own development standards?

Yes. The Dutch John Master Plan can include development standards that relate to its specific local conditions and opportunities. For example, the Dutch John Master Plan could include development standards that address energy efficiency, conservation, or elements of design, which would apply to some or all new developments and subdivisions. New development standards would have to be adopted into county code to be enforceable. A separate standing set of design guidelines can exist, but the development code must refer back to them as a specific standard that must be met.

What types of infrastructure are needed and what would related effects be?
There are various elements that determine the level of infrastructure needed to maintain a community and support future development. The County General Plan and Zoning Code establishes minimum parcel sizes and maximum densities, based, in part, on the availability of public water and sewer. Costs and demand are obviously factors for the utility providers. Therefore, it is important to consider the availability of existing public utility infrastructure and plans for future expansion when identifying community boundaries, as this will seriously affect the potential for new development. In addition, the location of existing infrastructure or planned future expansion provides an indication of where future growth is most likely to occur.

How will my taxes change if my property is included?
Inclusion in the Dutch John Master Plan would not directly result in tax changes. There may be indirect effects, such as increased development in some areas that would raise the value of certain property or require increased services that would necessitate a tax or fee increase. A special assessment district may also be developed to fund certain local issues identified in the Master Plan. However, the creation of a special assessment district would only apply to and be voted on by those residents who would benefit from it. For example, an assessment district could be created to plant street trees and install decorative lighting around a community center. An assessment district boundary would be drawn to include the areas receiving street trees and lighting and the residents within that boundary would vote on whether they support taxing themselves to fund such improvements. Residents

outside of the assessment district boundary would not be allowed to vote because their taxes would not be affected, regardless of the outcome.

When I bought this property, I was told I could divide it; now I can't. What about my property rights?

In Utah, the courts have repeatedly held that development in the state is a privilege, not a right. This includes the right to divide existing parcels. Intent is not considered an action. A Master Plan or General Plan Update can change the land use designation of a piece of property, which could also result in a change in zoning, reducing or eliminating the potential to divide or develop a parcel in the way that might have been allowed when the property was purchased. It is also possible that a change would make it possible to develop a parcel in a way that wasn't allowed before. This is why it is so important for local citizens to make their concerns known and be involved in the Master Plan development process.

What if I don't like the changes proposed in the Master Plan?

Developing a Master Plan is a lengthy legal process that strives to consider the opinions and desires of all those live and own property within the community boundaries. However, there will always be those who do not agree with the vision for community growth or the way the final document treats their land. Therefore, just as with the General Plan, there are ways for individual owners and/or developers to request a change, through a zoning and/or Master Plan amendment. Although approval is not guaranteed, it does allow the Planning Commission and County Commission to consider unique circumstances on a case-by-case basis.

Is the Dutch John Master Plan the first step towards incorporation?

No. The Dutch John Master Plan is not required for and does not represent the first or any subsequent step towards incorporation as a town or city.

Chapter 2 - Vision

Vision Statement

Dutch John will be a diverse, small community united to maintain a safe, clean, healthy and attractive environment. It will be a friendly, progressive community that is affordable and sustainable.

Dutch John's unique character is defined by its environment, history, culture, and people. Preserving and enhancing the character and exceptional environment of the Dutch John Area, in concert with providing guidance for growth, is a fundamental purpose of the Master Plan.

Land and Natural Resources

- Flaming Gorge Reservoir and the Green River are celebrated as the area's "Crown Jewels."
- Public access to the lake and river is convenient, and it is a community priority to be maintain this access.
- The Dutch John Master Plan will protect key wildlife habitat, visual quality, open space resources and other key amenities.
- The community embraces environmental sustainability by managing its footprint on the environment, including water and air quality, viewscape, the natural landscape and trees.

Economic and Demographic Framework

- A strong, diverse, year-round economy that provides quality living-wage employment opportunities that attracts residents to Dutch John.
- Development should not outpace the ability of the local government to provide adequate services and infrastructure to existing community residents.

Public Services and Facilities

- Infrastructure (water, sewer, storm water, transportation and parks) and public safety services (emergency medical services, fire, law enforcement, etc.) are planned, provided, and maintained to match growth and meet the needs of the community.
- Projects should be approved only if there is adequate water to supply them.
- Infrastructure such as water lines, sewer lines, and roads should not be extended outside existing developed areas unless those areas are contiguous to existing infrastructure and are scheduled for development in the near future as part of a general or Master Plan. In lieu of this the developer must be willing to foot the bill for adding the needed infrastructure.
- Transportation mode and route choices (for moving goods and services) and a compact community form are integrated to support a vital community and make efficient use of land and community services.

- Dutch John's system of bicycling and walking paths is highly connected throughout the community and supports transportation and recreation needs for both residents and visitors.
- There is excellence in education and opportunities for lifelong learning.

Community Character and Design

- Project design should work with the contour of the land, preserve physical features such as rock outcroppings, trees, watercourses, and wetlands, and protect important wildlife habitat.
- The Dutch John Community should have clear boundaries with a clear "entry identity".
- A range of housing types should be available for people of all income levels.
- Dutch John seeks to have a vital pedestrian-friendly core with diverse shopping and dining attractions, and provide a key community gathering place.
- Buildings, streets, and public places exhibit design excellence that is appropriately scaled to Dutch John's small, mountain community setting.
- Children and youth are served by a diversity of facilities and activities.
- Housing is affordable, available, and well-integrated into the community.
- Dutch John's angler guiding community and outdoor recreational assets thrive and are nationally recognized.
- Dutch John is a "real community" with friendly full-time residents that are diverse in their income, race, religion, age, and views.
- There is a clear community edge that preserves the area's history and environment as well as announces to visitors that they have arrived somewhere special.

Chapter 3 - Population

The purpose of the Master Plan's population component is to identify past trends in population change, analyze and assess current conditions, and forecast total population and age distribution in the future. An analysis of an area's population and population characteristics is important to the rest of the Master Planning process because different levels of population determine the need for current and future public facilities and services. Population inventories and forecasts also are used by the private sector in making location and investment decisions.

Community Conditions and Trends

Population growth in Dutch John has been stable in recent decades, but recently has increased as shown in Table 1. In addition to the population increase, the second home market has also increased significantly resulting in changes to area demographics. A key trend is the widening of the gap between permanent and non-permanent residents.

Table 1. Dutch John Population Summary	**2000**	**2009**
Population	190	196
Households	76	81
Families	54	55
Average Household Size	2.29	2.21
Owner Occupied Housing Units	54	58
Renter Occupied Housing Units	22	23
Median Age	38.7	40.8

Source: ESRI Demographics, US Bureau of the Census.

Population Trends

As illustrated in Table 1, The Dutch John community experienced only modest growth in its permanent population during the last few years. Because of current economic development initiatives and changes in property disposition policies, it is expected that population in Dutch John will increase significantly over the next five years.

Forecast Methodology

The land use forecasting process for Dutch John starts with a regional housing forecast for Dutch John. Dutch John is part of the larger Daggett County region and will be impacted by growth outside of its incorporated limits.

Forecast Method shows that there is a certain amount of regional growth expected and while growth policies and choices can affect how growth occurs in Dutch John, growth is expected to continue to be determined by recreation and hospitality developments and employment opportunities.

The Dutch John area has substantial land available for additional growth (2,285 acres), and could eventually support a community of almost 571 dwelling units and a likely population

of 1,257. This is a scenario for planning purposes, and not an adopted policy. There are a variety of growth management tools that can be used to manage the rate and type of growth. Housing demand is expected to be dominated by the second home market; however, new job development and employee housing is expected to add to housing demand. See Tables 2 & 3, below:

Table 2. Dutch John Maximum Development Potential Population Projection	
Total Developable Acres	2,285
Dwelling Units per Acre (est.)	4
Max # Dwelling Units	9,140
Ave Household (HH) Size	2.2
Max Population	20,108
Resident/Non Resident Ratio	50%
Estimated # of Perm Residents	10,054

Table 3. Dutch John Development Potential Population Projection	
Total Developable Acres	2,285
Dwelling Units per Acre (est.)	4
# Dwelling Units	571
Ave HH Size	2.2
Max Population	1,257
Resident/Non Resident Ratio	50%
Estimated # of Perm Residents	628

Chapter 4 - Environment

Natural resources elements within the plan area consist of geology, biology, and associated areas of concern, such as floodplains. The combination of these components form the landscape of Dutch John. Hazardous areas are also discussed under this section. While not considered a natural resource, hazardous areas can influence or impact natural resources.

Goals and Objectives

Goal 1: ***Preserve and enhance the area's natural beauty; recognize that Dutch John's natural amenities and scenic mountain setting provide our identity and are key to our future economy, vitality, and livability.***

Objective 1.1: Protect and enhance environmentally sensitive areas, important wildlife areas, and areas of natural beauty.

Policy: Create a system, promoting connectivity, of natural and wildlife areas, open spaces, pathways, and greenways that are easily accessible and can be used to enhance private or public development and/or non-development.

Policy: Protect and balance the recreational experience of Flaming Gorge Reservoir and the Green River for the full diversity of users.

Objective 1.2: Preserve, enhance, and celebrate Flaming Gorge Reservoir and surrounding adjacent property as the area's crown jewel.

Policy: Work with governmental and community partners to coordinate the management of Flaming Gorge Reservoir through an updated and expanded comprehensive Management Plan that addresses:

- Drinking water protection
- Recreational safety management
- Coordination of Federal, State and County regulations, including coordinated regulation of the river flows, reservoir levels and access.

Goal 2: ***Promote, encourage, and maintain the highest reasonable standards for air, water and environmental quality***.

Objective 2.1: Protect the community from natural and man-made hazards.

Policy: Monitor air and water quality standards, and address air and water quality issues.

Objective 2.2: Promote, encourage, and maintain Dutch John's scenic beauty, including green and forested character and open, scenic viewscapes.

Objective 2.3: Manage and minimize the community's impact on the natural environment, including water and air quality, sound- and viewscape, the natural environment, and trees.

Policy: Establish and enforce noise ordinances and decrease noise impacts from motorized vehicles.

Policy: Preserve the night sky. Support and enforce night sky ordinance.

Goal 3: ***Encourage and promote Dutch John as an environmentally responsible community.***

Objective 3.1: Promote a community sense of environmental stewardship.

Policy: Support recycling and conservation activities.

Policy: Adopt ordinances to protect Dutch John's green and forested character and viewscapes.

Objective 3.2: Embrace and practice environmentally responsible community development.

Policy: Promote native and suitable substitue landscape materials.

Policy: Communicate environmental responsibility as a Community and public value.

Policy: Balance economic, social and environmental considerations with community development policy and program decisions.

Policy: Lead environmentally responsible efforts by example.

Existing Conditions & Trends

Overview

Dutch John's primary surface water features include Flaming Gorge Reservoir, and the Green River.

Flaming Gorge Reservoir is the largest water feature in the area with 42,000 acres of surface area. It is the community's primary drinking water source, while it is also used extensively for recreation during the summer.

The Green River below the Flaming Gorge Dam is a Blue Ribbon Trout fishery. Fish surveys indicate that some of the areas of the Green River below the dam have the most fish per mile of anywhere in the U.S. A trail is adjacent to the river from just below the Dam to an area called Little Hole, which is seven miles downstream.

The U.S. Forest Service manages the Flaming Gorge National Recreation Area and is the largest land owner around Dutch John. Nearby State lands include School Trust Lands (SITLA), and areas managed by the Utah Department of Wildlife Resources (DWR).

Most of the land in the Dutch John Community is owned and managed by Daggett County as part of the Dutch John Federal Property and Disposition Assistance Act of 1998. Trends and constraints include an increase in privately owned open spaces as development occurs. State and federal land ownership limit development options in some areas. However, SITLA lands may also be sold for private development if deemed to be in the best interest of the State's education system.

Topography, Geology, and Soils

The entire Dutch John Community lies within the Uintah Mountains. The mountains trend east-west, and the topography is characterized by deep, inter-mountain valleys.

Dutch John is located at latitude 40.929 and longitude -109.391 at 6,257 feet above sea level.

Elevations in and around Dutch John are highly variable due to the mountainous terrain. In general, elevations range from 5,900 feet along the Green River south of Dutch John up to 7,000 feet on Timber Ridge, east of Dutch John. Slopes in the immediate vicinity of Dutch John range from less than two percent to approximately ten percent.

Climate and Air Quality

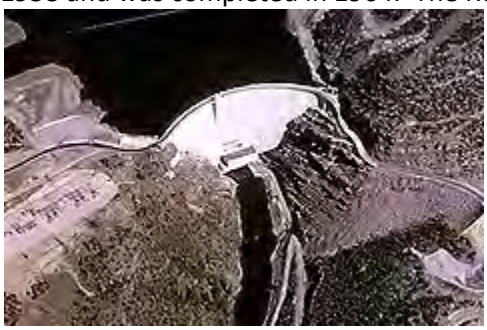
The climate of Dutch John is typical for Utah's high mountain valleys. The average precipitation at Dutch John is 6.00 inches per year. Temperatures range from -16°F to 92°F with a mean of 53.8°F over a year.

While the State of Utah does not have an air quality monitoring station in Dutch John, air quality in the Dutch John area can generally be considered excellent.

Water Resources

The dominant surface water features in the Dutch John area are Flaming Gorge Reservoir and the Green River.

Flaming Gorge Reservoir was created by Flaming Gorge Dam whose construction began in 1958 and was completed in 1964. The Reservoir stores 3.8 million acre feet of water.



The foundation of the reservoir is a steep-sided narrow canyon composed of siliceous sandstone and hard quartzites inter-bedded with softer shales, siltstones, and argillates. About 1.5 miles (2.4 km) east of the dam, a road cut has revealed a fault scarp on the southbound side with about 9 feet (3 m) of slippage.

The Green River drains into a large area to the north of Dutch John and flows into Flaming Gorge Reservoir; it continues to flow generally to the south, downstream of Flaming Gorge Reservoir.

Flaming Gorge Reservoir is a multi-purpose resource. In addition to being a major electrical power resource, it is a significant recreation resource, an irrigation storage reservoir, and the source of Dutch John's potable water supply. In all uses, water quality is of supreme importance.

Fauna, Flora, and Natural Communities

Within the Dutch John area, vegetation varies from heavily forested areas to open grasslands, pastures, shrub hollows, and wetlands. Existing vegetation includes a mix of conifer forest species such as pinion pine (*Pinus edulis*)), juniper (*Juniperus*), ponderosa pine (*Pinus ponderosa),* Douglas-fir (*Pseudotsuga menziesii*), grand fir (*Abies grandis),* Englemann spruce (*Picea englemanii*), western larch (*Larix occidentalis)* and lodgepole pine (*Pinus contorta*).

Open lands consist of cropland, pasture, grasses, herbs, shrubs, and vines.

These different types of vegetation provide for a variety of habitats for wildlife. Forested regions and grasslands support wildlife species such as grouse, squirrel, snowshoe hare, songbirds, hawk, fox, coyote, skunk, weasel, bear, deer, and elk.

The region's wetlands provide habitat for several species including snowshoe hare, squirrel, songbirds, fisher, mink, muskrat, beaver, hawk, fox, skunk, and weasel.

Wildlife and Wildlife Habitat

Major wildlife migration corridors within the Dutch John Community have not been identified. However, the Green River is a travel corridor for migratory birds and a variety of mammals.

In the Ashley National Forest, wildlife species of concern include species listed or proposed for listing under the Endangered Species Act (ESA) and those on the Regional Forester's Sensitive Species List. Other species or groups of species of concern include Management Indicator Species, migratory birds (due to the Migratory Bird Treaty Act and Executive Order), and elk (species of special interest).

Hazardous Areas

Hazardous areas may result from faults, landslides, snow slides, and floodplains. Within The Dutch John community, a hazardous area could be a parcel of land adjacent to a floodplain that floods or a hillside with unstable soil conditions. Without large industrial complexes, petroleum tank farms, and other uses which generate safety and pollution concerns, the community of Dutch John is relatively free of man-made hazardous areas which plague larger metropolitan areas.

Transportation of hazardous materials by truck represents the primary exposure to hazardous situations for the residents of Dutch John. The transportation of hazardous materials is controlled by the Utah Transportation Department (UDOT).

Chapter 5 - Land Use

Dutch John is a small community in Daggett County, Utah. Located adjacent to the Flaming Gorge National Recreation Area, Dutch John benefits from the natural and man-made resources of the region, making it an enjoyable place to live, work, and recreate. The region has become widely known for its recreational opportunities, and visitors currently travel from all over the world to experience fishing, hunting, hiking, and water sports in the Dutch John area.

With growing support for additional development in the Dutch John community, this land use plan has been prepared to make recommendations for future growth patterns. This Chapter is based on adopted planning documents affecting the Dutch John area, the 2008 Daggett County General Plan and the 2001 Dutch John General Plan.

The 2008 Daggett County General Plan recommended the development of master plans for specific regions of the county (Obj.6.3.1). This land use plan moves forward the Daggett County policy of creating detailed plans for important and emerging regions within the County, and builds on local support for additional community development in Dutch John.

This chapter identifies the existing land uses in Dutch John and desired future land uses for the community. Public land ownership is discussed, as well as community goals and objectives for future planning and decision-making, while addressing issues currently facing the community of Dutch John. Research and public dialogue identified the primary Dutch John issues of affordable housing, visitor accommodations, recreational and resort facilities, open space, and employment. Incorporated within the Dutch John Master Plan, this land use plan will identify areas of investment that can help the Dutch John community achieve its community goals.

Goals and Objectives

Land use goals for Dutch John were developed during the 2008 Daggett County General Plan update process. These goals have been refined and further developed for this land use plan. Action items are noted throughout the document to move the community toward achievement of these goals:

Goal 1: ***Encourage development to remain internally concentrated for existing communities to reduce sprawl, conserve resources, limit infrastructure costs, increase neighborhood stability, preserve open space, and foster a village setting for tourism attraction.***

Objective 1.1: Prioritize development within the Dutch John community so under-utilized utility infra-

structure can reduce development costs.

Policy: Update zoning for Dutch John to encourage development to first take place within the existing Dutch John footprint, where it can easily be served by utilities, roads.

Objective 1.2: Require new developments to incorporate open space into their master plans to develop a network of open space and trails within the community.

Policy: Update County zoning and subdivision ordinances to establish minimum open space set aside standards, encourage clustering, and guide the appropriate site design.

Policy: Consider the establishment of an impact fee program for the County to fund the development of community amenities and services such as parks.

Objective 1.3: Maintain and strengthen a sense of community in Dutch John and ensure new development in the core of the community contributes to this character.

Policy: Create a new resort zone for the Dutch John area to ensure high quality site and architectural standards in new developments and provide high quality amenities to visitors and residents.

Goal 2: ***Provide a variety of housing opportunities for a wide range of income and age levels*.**

Objective 2.1: Preserve quality of life in existing single-family housing neighborhoods, while encouraging a mix of housing stock for improved housing choice.

Policy: Develop site, architecture, and building standards for residential development within the community to encourage high quality design.

Policy: Develop housing ordinances that encourage higher lot densities in single-family housing and multi-family neighborhoods in order to preserve accessible open space for all residents.

Objective 2.2: Ensure existing and future mobile home and RV park development is maintained and of high quality, and contributes to a safe and attractive community.

Policy: Review and update the County's mobile home and RV ordinance to ensure high quality development, adequate open space and off-street storage standards and ensure seamless integration with the existing housing stock.

Objective 2.3: Encourage new, high quality multifamily housing in Dutch John to provide more housing options for young families and service industry employees.

Policy: Update zoning for Dutch John to offer flexibility in residential areas to include a mix of housing types within a neighborhood, which may include single-family homes, townhomes, duplexes, or multiple family condos or apartments.

Goal 3: ***Encourage the preservation of open lands through land use planning*.**

Objective 3.1: Concentrate development within the existing footprint of Dutch John in order to preserve the natural features of the region and reduce impact of development on surrounding natural areas.

Policy: Update the zoning for Dutch John to limit development in areas of special consideration (viewsheds, habitat, steep slopes, vegetation, etc.)

Policy: Incentivize development within the existing Dutch John footprint with density and flexibility in standards (setbacks, heights, minimum lot sizes), and consider regulating new development in the core of the community based on form rather than land use.

Policy: Develop estate housing standards to ensure development in the Dutch John foothills does not negatively impact community views or the life and safety of residents in fire prone areas.

Objective 3.2: Encourage development of open space and trails networks within new developments in the community to link residents and visitors with the open space surrounding Dutch John.

Policy: Update the Daggett County subdivision ordinance to encourage or require clustering and the provision of community amenities (trails, parks, water features) in development plans.

Goal 4: ***Promote walkability and foster a sense of place in Dutch John.***

Objective 4.1: Ensure all new development creates safe, convenient, and attractive environment for visitors and residents.

Policy: Require sidewalks, trails, and street fronting architecture in new developments to improve the quality of the pedestrian infrastructure in Dutch John for residents and visitors.

Objective 4.2: Encourage the use of the local vernacular architecture and materials of the Uintah Basin to develop a strong sense of place in Dutch John.

Policy: Consider developing a set of commercial design guidelines, and adopting them into the County development code, that identifies appropriate materials, site design and building orientation, or building types for Dutch John.

Policy: Develop site and architectural standards for retail developments to ensure that new development contributes to the town character of Dutch John.

Objective 4.3: Ensure maintenance and upkeep of all Dutch John properties, and promote a safe and attractive community character.

Policy: Enforce maintenance and storage standards in industrial areas to ensure a well-kept, productive community image to visitors and residents.

Existing Conditions & Trends

Summary

The availability of vast areas of developable land is one of the major trend factors that will affect Dutch John's growth, economy, character and livability. Estimated at approximately 2,285 acres, there is a significant supply of land in the Dutch John community, the major limitation to short-term development is the availability of culinary water and sanitary sewerage service.

Daggett County has significant amounts of public land. During the planning process, representatives from Ashley National Forest and Utah State Institutional Trust Lands Administration noted that limited amounts of their lands could be subject to development proposals. Taken together, public lands will be a key factor in how Dutch John can implement its Master Plan Vision.

Existing Land Use

Within the Dutch John community limits, the primary land use is low density residential, with the remaining land divided between the small business district along US 191, government and industrial uses, and public lands. The Dutch John community has begun to see the development of employee housing in recreational vehicles parked on or near the businesses along US 191. The area known as "guide row," on South Boulevard, provides employee housing in older mobile homes and trailers and is in need of repair and maintenance.

The Dutch John area has land available for additional growth both within the Dutch John community limits, and on adjacent state lands.

Land Ownership

The primary land owners within, and immediately adjacent to the Dutch John community include Daggett County, the State of Utah school and institutional trust lands, the U. S. Forest Service and Flaming Gorge National Recreation Area (managed by the U.S. Forest Service). The Department of Wildlife Resources (DWR) manages wildlife within the State of Utah. The Dutch John community is within DWR big game Management Unit 8.

However, rights-of-way may be developed across U.S. Forest Service lands if the appropriate permits are obtained. State endowment lands are managed to provide the highest financial return to the state. This may include the sale of state lands for private development.

Housing

<u>Single Family Detached Housing</u>

Typical residential street in Dutch John.

The majority of housing in the Dutch John community is composed of single-family homes on large lots. Most of the homes are well maintained and in good condition. A majority of the homes are aging homes, having been built more than 40 years ago, while only a few were newly constructed in recent years. Most homes have mature landscaping, and contribute positively to the general rural village character of Dutch John. However, due to the lack of new construction or housing choice, Dutch John has a significant lack of affordable, workforce housing.

Multifamily Attached Housing

Dutch John currently contains no multifamily housing. There is strong demand for more affordable housing in the Dutch John area, but non-single family detached housing options are extremely limited.

Manufactured Housing and Mobile Homes

Guide Row housing on South Boulevard.

Several homes throughout Dutch John are manufactured or mobile homes. Due to Dutch John's remote location and construction costs, pre-fabricated housing is a viable and highly desirable alternative to on-site home construction. While most of the manufactured housing in Dutch John is indistinguishable from other single family detaching housing, some of the mobile homes are suffering from neglect and insufficient maintenance. A majority of manufactured homes are double wide prefabricated homes, permanently established in single family housing neighborhoods. Mobile homes, built on a portable steel frame, are primarily congregated in specific areas of the town. Guide Row, a section of mobile homes on South Boulevard is in particular need of a housing stock upgrade or replacement.

Estate Housing

The 2001 Community of Dutch John General Plan designates certain areas of the community as estate housing, stating there is a need for larger and more exclusive lots in an area that offers additional amenities. These areas are undeveloped as of 2009, but clarify that lot sizes should be limited to one acre or smaller in order to minimize public service costs. There seems to be pent up demand for large, more upscale housing as second homes in the area of Dutch John.

Commercial

An existing commercial area in Dutch John.

Retail

Retail uses within Dutch John are extremely limited. Only a small group of retail businesses are located on Highway 191 at the gateway to the community. Retail options are limited to gas stations, car repair, specialty retail, and convenience foods. Community support is strong for additional

business in Dutch John, including restaurants, grocery, and tourism related business. Currently, the majority of the community's retail needs are met either in Vernal to the south or Rock Springs to the north. In order to become self sufficient, Dutch John will need to expand commercial business in order to generate additional tax revenue for the support of the community. Due to the small population of Dutch John, any new retail will need to be related to tourism and its related services or any new non-seasonal industry that may be attracted.

Hospitality

Hospitality services in Dutch John are insufficient for tourist demand. Other than a few convenience services, there are extremely limited housing or dining options in the Dutch John area. Repeated public comments emphasized the need to provide more services, including lodging, for recreational tourists in Dutch John. Higher quality lodging and resort facilities are lacking in the area, and demand for upscale lodging and dining is on the rise.

Industrial

Industrial land uses within Dutch John are limited. A few operations of the federal government's management of the Flaming Gorge Dam and the US Forest Service are located in Dutch John. The State of Utah maintains a dormitory and storage area for the Division of Wildlife Resources (DWR). A small storage facility is located to the north of Little Hole Road. There are no manufacturing or fabrication operations currently located in the community. Due to the distance to freeways and railheads and winter road closures large manufacturing unless related to recreation or power generation is unlikely in the area.

Open Space

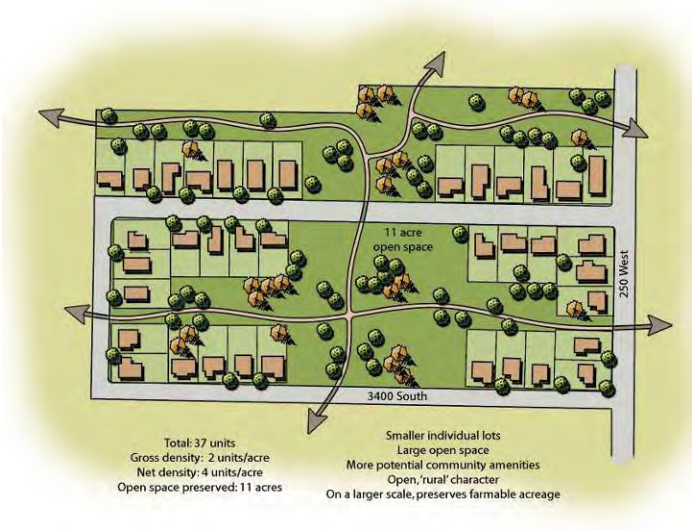
Dutch John benefits from its proximity to large tracts of open space in the Flaming Gorge National Recreational Area and the Ashley National Forest. While it is surrounded by open space and recreational sites, the community benefits from established connections to open and community spaces. Additional usable park space and community space within the community to serve residents and tourists is a desirable goal as are improved formal or informal trail connections to the surrounding foothills within Dutch John.

Future Land Use Plan

Housing

The Dutch John Community has stated, in the 2001 Dutch John Master Plan, *We believe that residential growth will and should occur in Dutch John and must be managed by encouraging growth in areas where existing utility services are available and also in locations where characteristics of the land are most suitable for the varying densities of residential development allowed within the community.*

Dutch John should allow various types of housing in order to accommodate the needs of current and future residents of the community. In all new residential development care must be taken in the design and layout to ensure compatibility with adjacent properties, minimizing infrastructure, protection of the characteristics of the site, and maintenance of rural character through conservation of open space, grouping of homes, and open space development. Current housing needs are for traditional single family dwellings, various types of affordable housing, and larger lot estate type housing.



In accordance with that statement from the adopted General Plan, this plan recommends similar policies. New housing must be compatible with the existing

community, and must be concentrated in areas where infrastructure costs will be low, and where it will have minimal impact on the natural setting of Dutch John.

Single Family Detached Housing

Additional housing is a top priority in Dutch John. In order to draw additional employment opportunities and improve affordable housing ratios, new housing must be constructed. The majority of new housing in Dutch John will remain of a single family detached type, as the community is currently dominated by low density housing of this style.

The land use plan included on Page 32 shows areas where single family housing should expand. Housing near additional hospitality facilities nearer Highway 191 will most likely develop in a more dense pattern, but housing around the existing single family housing neighborhoods should be in keeping with the existing character of the community.

Single-family detached housing should be of a high quality and enduring character. New homes should be built in context with the surrounding neighborhood, of a similar scale and volume. The form of new homes should contribute to the walkable qualities of the community, with welcoming front porches and automobile garages set back at least 10 feet from the main façade of the house.

Multifamily Attached Housing.

With housing affordability such a prominent issue within the community, significant steps should be taken to improve the availability and quality of the housing stock in Dutch John. An important addition in order to improve housing choice will be multifamily housing.

Multifamily housing should be located in such a way that it adds to the overall quality of a neighborhood. Grouping several multifamily units together can have the effect of making a certain neighborhood known for being a renters neighborhood, while others are owners neighborhoods. In order to integrate a wide array of people within neighborhoods, multifamily housing developments in existing neighborhoods should be limited to one or two per street face. Multifamily housing in single-family neighborhoods should be limited to duplex or fourplex style, with housing units built to blend with the form and style of surrounding single-family homes.

New neighborhoods dominated by multifamily housing should pay special attention to the quality and care of the housing stock. While more affordable because of the

small amount of land these housing types require, the housing can nonetheless be high quality and durable. Photos in Chapter 7: Housing, show examples of housing styles that can be incorporated within the community that will maintain the quality of life of the community's residents.

Manufactured Housing and Mobile Homes

Manufactured housing has been a part of the Dutch John community since privatization. Because of the remote location of the community, manufactured housing is often the most practical and economical option for new development. There are a wide variety of housing styles and types that can be included in areas where manufactured housing is appropriate. Page 45 shows a few examples of manufactured homes that are of a higher quality and character than the standard double-wide home. Recent advancements in the quality of construction make differences in on-site fabricated homes and manufactured homes almost non-existent.

Manufactured housing can range from a traditional mobile home type, to the styles in Page 45 that look almost identical to homes constructed on-site. While mobile homes should be limited to specifically designated areas, manufactured housing can be appropriate throughout the community. Specific site design standards should be met with manufactured housing in order to ensure it is compatible with existing single family homes. In order to improve the image of what a manufacture home is, only the highest quality of home should be allowed in Dutch John, such as those on Page 45. Conventional double wide manufactured homes should be discouraged within the community.

Estate Housing

A few areas in Dutch John have been designated as Estate Housing. These are areas where larger homes on larger lots would be appropriate, and would most likely be dominated by vacation or second homes rather than full-time resident homes. Located primarily in the foothills around Dutch John, these homes must be particularly sensitive to environmental factors and views of the hills from Dutch John. The 2001 Dutch John General Plan states, *New development in the foothills area should be required to preserve existing trees and topography and to maintain/maximize views to the mountains*. It is essential that any new housing in

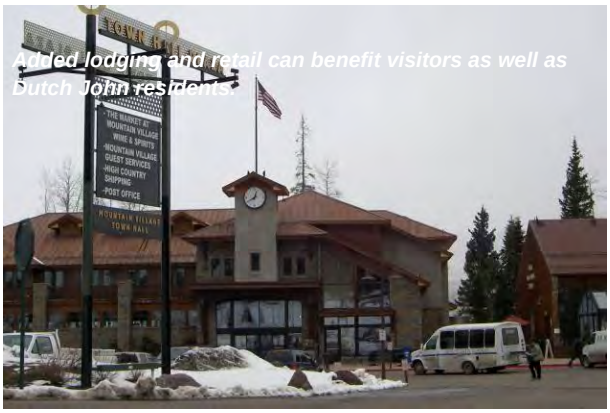
the foothills not negatively impact the rural and undisturbed nature of the open space around Dutch John.

In addition, further precautions for fire prevention should be taken in Estate Housing areas. Given their proximity to forested lands and the potential for wild fire in Daggett County, new housing in these areas must follow Utah's Wildland Urban Interface (WUI) regulations. These regulations take steps to ensure that life and safety are not compromised for residents.

Commercial

Retail

Additional retail in Dutch John is needed and desired. Existing retail is extremely limited, focusing mostly on convenience food and retail, and auto service stations. While Dutch John presently lacks a population size significant enough to support most retail operations, there is potential for new retail that both caters to visitors and tourists as well as provides added services for the residents of Dutch John. The services most often mentioned by residents were car maintenance and repair, grocery, and restaurants. With added interest by developers in creating new resort-style development in Dutch John, these services could be incorporated at appropriate scale in such a way to improve the quality of life for local residents. Simple architectural and site standards should be established to ensure that new development is high quality and contributes to the overall character of Dutch John.



Added lodging and retail can benefit visitors as well as Dutch John residents.

Hospitality

There is great potential for added hospitality development in and around Dutch John which can serve to improve the quality of life and economic situation of the Dutch John community. Dutch John is fortunate to have prime land and infrastructure available for development, with high visibility from the highway, and easy access for visitors as well as for the existing population of Dutch John. It is recommended that this land be prioritized for development before other lots further out from Dutch John are considered.

Any new development in Dutch John should be physically organized to welcome visitors and residents of Dutch John. Site plans should incorporate connections to planned open space and trails in the Dutch John community. New resorts should not

seem insular or have a keep out design. Architecture and materials should reflect the spirit and character of the region. Resorts should prioritize pedestrian connections with the rest of the community, as well as to trail connections to the surrounding hills and reservoir.

Expanded lodging in Dutch John could greatly impact the economic prospects of the community. Bringing more overnight visitors into the community could also provide a customer base large enough to begin to support restaurants, retail, and other services that could benefit the residential community.

Industrial

Additional employment is another desired area of expansion in Dutch John. With its remote location and small employment population base, luring new businesses to the area will be extremely challenging. However, the area can certainly make the most of its reputation as a well-known recreational activity center. Smaller home grown businesses could possibly expand the jobs base for the community. With the current communication technologies available to the average person today, small home grown businesses can easily expand via the Internet to become much larger operations within a few short years. There is great potential for building on local expertise and resources to develop some powerful and efficient home based businesses that could change the employment landscape in Dutch John.

While there is limited industrial land shown on the land use plan, these areas should be well planned and beneficial to the community. They should be well connected and included in future master plan efforts. Added industrial and manufacturing operations will also rely significantly on expansion of housing choice and opportunities.

Storage facilities in Dutch John need additional attention. All industrial storage must be self contained and screened in order to improve the overall image of the community. Fines for unkempt industrial areas must be enforced when appropriate in order to ensure that industrial operations are not viewed as inconsiderate neighbors.

The proximity of the airport should also be considered in planning for future industrial development. Storage and shipping facilities could begin to develop near the airport. The land around the airport should be preserved for operations that rely on co-location with the airport.

Open/Community Space

Preservation of open/community space is essential as Dutch John develops. As one of the elements of the community that draws visitors in, open space and natural systems should not be negatively impacted by development. New developments should connect with and complement existing community park space and support the preservation of sensitive and culturally important lands. Informal and formal

trail networks should begin to develop, and any new park space should be connected with trails systems that will become an attraction for visitors and residents alike.

Future Land Use Plan Map

The Dutch John Future Land Use Plan Map (FLUP) includes revisions to the Map adopted in 2001. Overall the FLUP update is intended to:

- Reflect the input of the Dutch John Advisory Committee and community received during the planning process.
- Bring the Plan into closer alignment with the current economic conditions and realities for Dutch John.

The Future Land Use Plan is not a zoning map. The areas identified for development or preservation along with the various classification, are for planning purposes only. Any change in zoning or land use requires that the process as outlined in the Daggett County Code be followed.

The following section describes the purpose of each land use designation on the Map and summarizes the major land use elements of it, including key updates and new recommendations:

Green Space - Any open space in the community, whether an active use park with ball fields or a large, unmaintained open space with a trail running through. Green space can serve a variety of purposes and be used in many different ways. Green space should be well connected to the community, and serve as the center of community life, rather than left over space. Trails and paths should link Green Space together in a network easily accessed by visitors as well as permanent community residents.

Low Density Housing - Housing that is dominated by single-family detached housing. Lot sizes may range from .10 acre to .50 acre. Lot densities may increase in order to preserve green space areas, so long as the gross density of the neighborhood remains consistent. Housing styles may vary, but overall density will remain low.

Compact Housing - Housing that is dominated by multifamily housing and higher density single family housing. Townhomes, Duplexes, Fourplexes, and flats are appropriate in these areas. Because of higher densities, proximity to open space and parks is important for the quality of life of residents in these areas.

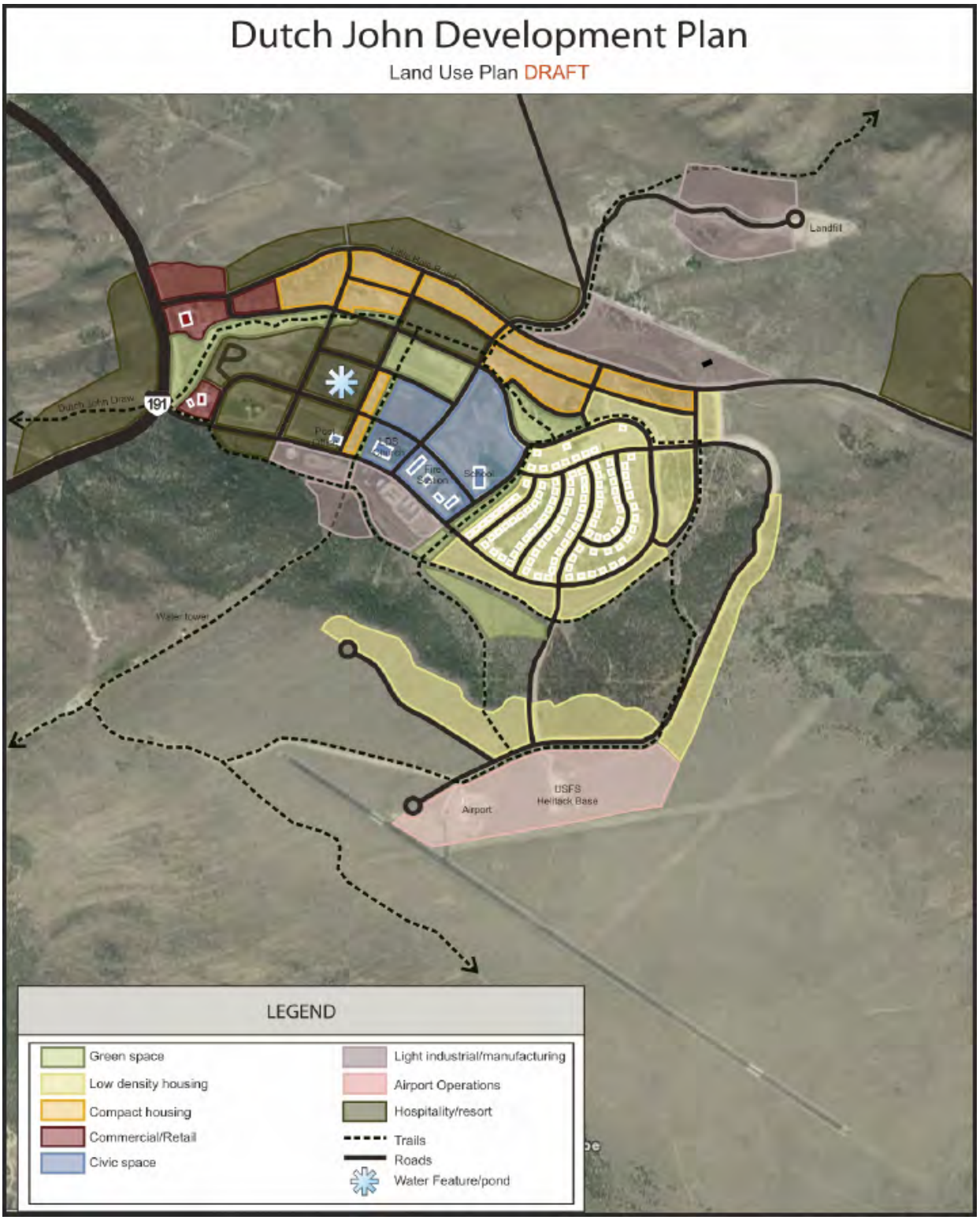
Commercial/Retail - Commercial operations may include retail sales, services, and dining. Commercial areas along major roadways should plan for auto access to their stores, but must also orient buildings such that they positively contribute to the town character of Dutch John.

Civic Space - Any public space such as schools, churches, post office, fire station, police station, etc. These spaces must be open and accessible to all members of the public, regardless of ability.

Light industrial/manufacturing - Any employment operation that includes manufacturing, storage, shipping, or fabrication. These areas must be strictly monitored to ensure that landscape and facility design does not detract from the overall quality of the community. All storage must be inside a structure in order to reduce a cluttered appearance for the area.

Airport Operations - Functions that rely on proximity to the airport for the core business operations. Storage and shipping in this area should be restricted to businesses related to air travel and transport.

Hospitality/Resort - Any facility that is geared to serving tourists and visitors to the community. This may include hotels, cabins, restaurants, resorts, and recreational facilities. These areas may develop in larger parcel pieces than other parts of the community.


Dutch John Development Plan
Land Use Plan DRAFT
Landfill
191
Dutch John Draw
Water tower
Fire Station
School
USFS Helitack Base
Airport
LEGEND
Green space
Low density housing
Compact housing
Commercial/Retail
Civic space
Light industrial/manufacturing
Airport Operations
Hospitality/resort
Trails
Roads
Water Feature/pond

Chapter 6 - Community Character

This chapter includes a discussion of community design, and historic resources. Community design includes a discussion of Dutch John's special landscape, commercial and employment districts, cluster developments, gateways and entrances, and other special places.

Goals and Objectives

Goal 1: ***Preserve, protect the Dutch John community character which is dominated by the surrounding natural environment and enhance areas of special interest, environmental importance, and/or scenic beauty and character.***

Objective 1.1: Dutch John's built character should blend into, be complementary of, and emphasize Dutch John's natural environment and small mountain town setting.

Policy: Encourage central growth as opposed to sprawl.

Policy: Improve corridors throughout the community.

Policy: Define the unique character of Dutch John by creating connections (links/bridges) between the past, present and future.

Policy: Promote clustering and village-style design in appropriate locations.

Policy: Promote a strong sense of community, encouraging local arts and cultural and civic activities.

Policy: Promote and maintain a friendly town atmosphere.

Policy: Promote a pedestrian, horse, ATV and bike friendly community.

Policy: Promote and encourage developments that blend into and incorporate the natural environment in their design.

Policy: Promote, provide incentives, and require developments that use environmentally sound and green design, and building materials, and are appropriate in scale and character to Dutch John's natural environment and mountain town setting.

Objective 1.2: Protect and promote the historic Dutch John town site by creating a voluntary local historic district that includes the original town site and encourages the retention of the mid-century home design.

Policy: Encourage the identification, preservation, and protections of unique and special places.

Objective 1.3: Development of site specific gateway welcome signs.

Policy: Gateways will include elements such as signage, landscaping, monuments, special paving, and similar features. A consistent palette of materials and design themes should be developed while allowing for uniqueness at each location.

Community Conditions & Trends

Dutch John is a unique and beautiful mountain community. Historically, its identity and reputation have been attributable as much to its setting as well to its unique "mid-century planned government town" form and characteristic building design and construction. Growth is anticipated for Dutch John and this places a new priority on ensuring that new development is quality development. The vitality of the community, quality of design, creation of great community gathering spaces, design and connectivity of streets and trails, and protection of open spaces will all be increasingly important to protecting the quality of life in Dutch John and ensuring its competitiveness as a world class outdoor recreation community.

Dutch John seeks to promote a vital community, with mixed use, compact development in selected places, buildings orientation to streets, compatibility with adjacent uses, and protection of resource areas. During the Charrette planning process, many people expressed support for these policies; however, some cautioned the approval process needs streamlining.

What Makes Dutch John, Dutch John?

What are the characteristics that make Dutch John?

- A unique mountain community cherished for its natural and scenic beauty
- Access to world class fishing, wildlife viewing and hunting
- A small community quality of life
- "City Like" but in the country

Dutch John also anticipates it will increasingly be a destination for seasonal residents and visitors and the resultant development of vacation homes, tourist accommodations and resort facilities. Longtime residents welcome these changes but are apprehensive about how these changes may affect their lifestyles and the qualities they love about Dutch John.

The dramatic landforms in and around Dutch John have shaped its settlement pattern. They also provide a key part of the special quality and positive visual experience. When asked about the characteristics that make Dutch John, citizens and visitors alike frequently mention the following attributes:

- The enjoyment of a diversity of recreational activities and access to world class fishing and hunting.
- Wilderness at the back door; living in harmony with the wilderness and nature is important.
- Maintaining a sense of small community scale, in balance with accommodating infill and new forms of housing.
- Preserving a strong sense of community.

Mixed Use Districts

Dutch John's existing commercial areas are in transition. While retaining their important core function of providing shopping and services, they are also being planned and/or redeveloped for a greater mix of uses and higher level of pedestrian-orientation. Each district is briefly discussed on the next page.

Elements that are important to consider to build community in Dutch John include:

- *Post Office* – Currently the Dutch John Post Office is the heart of the community.
- *Civic uses and public spaces* – Dutch John's Community Hall, Park and other public uses and spaces are essential elements of the community and need to be retained and improved.
- *Housing* –Dutch John's higher density housing choices should be located to support retailing and a sense of community
- *Boat Parking* – Parking areas should be located to the side or rear of new development.
- *Landscaping* – Street trees and landscaping between the sidewalk and front facades/ front entries, will help break down the scale of the street.

Employment Districts

The BOR and DWR industrial area is Dutch John's general industrial district. In addition the narrow area adjacent to the airport, and storage areas provide small scale sites for light industry. The key design elements for these areas are those that promote compatibility with adjacent uses, setbacks, landscaping, and management of off-site impacts.

Villages and Clustering

During the Plan update process, there was much discussion regarding Dutch John's need for employee housing, housing variety, open space and linked natural areas that complement Dutch John's village character. The key elements of this concept include:

- a variety of housing
- a small mixed use center or community focal point located at either the center or edge of the area
- one or more parks
- clustered development form that provides open space as a community amenity

- connected street and path network
- clustering should consider topography and natural resources
- open space provided as part of villages or other land use reviews will be located so that significant resources are protected, and, continuity with larger open space

Gateway

Two corridor gateways along Highway 191 are proposed to announce the "community" and "Little Hole" entries to Dutch John, to mark it as an important place and to protect the scenic qualities.

Each gateway should be unique, but have a similar palette of materials and design themes that tie them together. Potential improvements include signage, monuments, special paving, landscaping, public art, and other features.

The purpose of the two gateways is to create identifiable signature entrances to both the Dutch John community and access to "Little Hole" with clustering, setbacks, building height, and other development standards necessary to protect rural character and mountain vistas.

Dutch John Development Plan

Option 2:

* enhanced roadway landscaping
* entry signage
* pedestrian connection to Reservoir

Dutch John Development Plan

Option 3:

* enhanced roadway landscaping
* entry signage
* traffic-calming center median

Dutch John Development Plan

Option 4:

* enhanced roadway landscaping
* entry signage

Chapter 7 - Housing

Goals and Objectives

Goal 1: ***Provide a variety of quality housing types for current and future residents***.

Objective 1.1: Encourage housing and neighborhood design standard development which preserves and protects the high-quality natural environment.

Objective 1.2: Preserve older homes and established neighborhoods.

Objective 1.3: Encourage non-profit housing organizations to develop housing and expand housing programs in the area.

Policy: Evaluate provisions and appropriate locations for mobile home parks.

Policy: Support homebuyer education/counseling program so that employees can qualify to purchase homes that are developed

Policy: Through economic diversification efforts, strive to maintain the mix of housing at approximately 60 percent second home and 40 percent primary home.

Goal 2: ***Provide a variety of housing opportunities for a wide range of income and age levels*. (Note: same as Goal 2 Land Use)**

Objective 2.1: Preserve quality of life in existing single-family housing neighborhoods, while encouraging a mix of housing stock for improved housing choice.

Policy: Develop site, architecture, and building standards for residential development within the community to encourage high quality design.

Policy: Develop housing ordinance that encourages accessible parks, community/open spaces, and trails for all residents.

Objective 2.2: Ensure existing and future mobile home and RV park development is maintained and of high quality, and contributes to a safe and attractive community.

Policy: Review and update the County's mobile home and RV ordinance to ensure high quality development, adequate open space and off-street storage standards and ensure seamless integration with the existing housing stock.

Objective 2.3: Encourage new, high quality multifamily housing in Dutch John to provide more housing options for young families and service industry employees.

Policy: Update zoning for Dutch John to offer flexibility in residential areas to include a mix of housing types within a neighborhood, which may include single-family homes, townhomes, duplexes, or multiple family condos or apartments.

Goal 3: ***Support community housing efforts as part of the vision for a diverse and year-round economy.***

Objective: 3.1: Support a variety of affordable housing opportunities for service and recreational industry employees and persons with special needs including seniors.

Policy: Support local community housing possibly through a housing authority to address current and ongoing housing needs.

Policy: Implement inclusionary zoning requirements requiring new developments to provide for a range of housing types and prices.

Policy: Require, and/or, provide incentives for affordable housing.

Policy: Implement commercial and residential linkage programs that make new development responsible for at least partially addressing the need for housing directly generated by it.

Objective 3.2: Encourage/facilitate rental housing developments for BOR and Forest Service employees.

Policy: Facilitate/encourage the development of permanently-affordable, mixed-income rental housing for year-round and seasonal residents.

Community Conditions & Trends

Household Trends

A household is defined by the U.S. Census as "all the persons who occupy a housing unit." Comparing the growth in year round resident households to the growth in total housing units allows an estimate in the number of second homes. If the increase in housing units (construction) is larger than the increase in year-round households, the balance of housing units are largely second homes or investment properties.

Tables 2 and 3, in the Population chapter, illustrate the widening gap between permanent residents and total households.

Housing Trends

Key Dutch John Housing Facts (Census 2000):

- 53 percent of housing units in Dutch John are detached single family homes;
- 43 percent of housing units in Dutch John are mobile homes;
- 56 percent of housing units in Dutch John are for Seasonal/Recreational Use - (2009);
- Median home value is $100,000 (2009)
- 69 percent of housing was built in 1970 or earlier.

Forecast

The Dutch John area has substantial area for additional growth both within the Dutch John community limits (infill) including the possibility of development on State Trust Lands. Environmental and utility constraints will limit the development of these lands. Demand will continue to be dominated by the second home market. The local employment demand will be for modestly priced homes that are not supplied by the current market. In order to attract additional permanent population, to build the labor force, that supports the local economy, affordable, modestly priced housing will be essential.

There are two frames of reference to measure "population." The first is "persons at one time" (PAOT) which is the combined total of full time residents, part time residents and visitors. The second is resident population. PAOT will continue growing in the Dutch John area and could increase 1.5 to six times within the 25-year planning horizon. Permanent residents could grow by 1.3 to four times within the planning horizon.

Growth in visitors and resident population will create opportunities for an expanded commercial sector (i.e. limited service grocer, additional specialty retail, etc.)

Housing and Market Needs Assessment

There is clearly a shortage of both rental housing and homes available for purchase in Dutch John. This deficiency is resulting in a labor shortage that reduces the economic benefits to the area. The lack of housing will continue to be an impediment to economic sustainability

unless development of affordable units and employee housing catches up and keeps up with job-generating growth.

Evidence of the housing shortage includes:

- Unfilled jobs. Most of the employers that were interviewed report that they have been unable to fill jobs directly as a result of housing limitations. Employers are finding it necessary to provide housing for employees in order to attract and retain employees.
- Mobile home parks and RV parks are being used to house employees.

Changing demographic characteristics will impact housing needs in the future:

- There will be an increase in unrelated roommate households.
- The current retired population will grow and recreational access will encourage more part-time seasonal housing use by retirees.
- Job-generating development will be constrained because a sufficient supply of housing priced to be affordable for employees is not available.

In order to provide a variety of housing opportunities affordable for low- to middle-income employees and persons with special needs including seniors, a combination of tools and techniques will be required. A multi-faceted strategy is needed to address affordable housing comprehensively and equitably in a manner that is both legally defensible and acceptable to the community. Highly effective, affordable housing strategies depend upon the involvement and cooperation of the private sector, local and county governments, employers, non-profit agencies, a local housing authority and residents themselves.

Dutch John Development Plan

Affordable Housing Style Examples

Dutch John Development Plan

Manufactured Homes Style Examples

Chapter 8 - Public Facilities, Utilities, Services

Goals and Objectives

Goal 1: ***Ensure that public facilities, utilities, and services are managed to last their intended life, provide for the requirements of the community, implement the Master Plan vision and be responsive to identified social, physical, economic and environmental constraints.***

Objective 1.1: Maintain outstanding public safety facilities and services.

Policy: Manage sewer and water facilities and rates.

Policy: Support policies that improve and uphold the water quality of Flaming Gorge Reservoir.

Policy: Ensure efficient solid waste management, and support enhanced recycling service and opportunities. Coordinate with Daggett County in solid waste management

Goal 2: ***Assure growth and development impacts on the community are mitigated and developments share in the responsibility for providing needed infrastructure and public facilities, utilities, housing, and services.***

Objective 2.1: Develop and implement development impact fees and other measures to assure adequate infrastructure and public services.

Policy: Conduct an Impact Fees Study of capital requirements and rates.

Policy: Adopt and keep current appropriate impact fees.

Wastewater

The Dutch John wastewater collection system is supported by Daggett County. The County has made improvements to the BOR system that was inherited when Dutch John was "privatized".

Water Supply

The culinary water system consists of a treatment plant, storage tanks and a distribution system. Dutch John gets all of its water from the reservoir, which is supplied by the BOR under agreement.

Dutch John 20 Year Culinary and Waste Water Plan

Project Description	Unit	Unit Cost	2009 Construction Cost	Contingency	Engineering	Total Project Cost
Public Water System Infrastructure:						
WTP Capacity from 0.5 MGD to 0.75 MGD plant (33% increase) –	1	$1,000,000	$1,000,000	$100,000	$176,000	$1,276,000
300,000 gallon Water Tank + Pump Station #2+Waterline and appurtenances (North Hill) –	6300	$1,245,000	$1,245,000	$124,500	$219,120	$1,588,620
300,000 gallon Water Tank appurtenances (South Hill) –	1	$300,000	$300,000	$30,000	$52,800	$382,800
Little Hole Road Waterline Loop –	13000	$150	$1,950,000	$195,000	$343,200	$2,488,200
Replacement of Main Transmission Line –	2800	$165	$462,000	$46,200	$81,312	$589,512
Waterline Replacement Program –	20000	$150	$3,000,000	$300,000	$528,000	$3,828,000
Water Well Development –	1	$750,000	$750,000	$75,000	$132,000	$957,000
Water Tank Rehabilitation *For painting existing tank	1	$20,000	$20,000	$2,000	$3,520	$25,520
Environmental Infrastructure:						
Replacement of 20,000 L.F. aged Sewer line –	20000	$60	$1,200,000	$120,000	$211,200	$1,531,200
Increase capacity of WWTP from 0.075 MGD to 0.11 MGD – *Currently a new plant (See	1	$275,000	$275,000	$27,500	$48,400	$350,900

revised costs)						
Little Hole Road Sewer line (13,000 L.F.) -	13000	$60	$780,000	$78,000	$137,280	$995,280
West Hwy 191 Collection Lines –	3000	$60	$180,000	$18,000	$31,680	$229,680
Dutch John East Collection System -	10000	$60	$600,000	$60,000	$105,600	$765,600
Total Project Costs:						**$15,391,112**

Source: Uintah Engineering & Land Surveying, Inc., Dutch John 20 year Facility Plan, November 2009

Utilities

Telephone

Basic - The basic telephone service in the Dutch John area is provided by Union Telephone. Union provides both local and long distance services as well as internet access.
Wireless - Several local and national cellular phone service providers can be used in the Dutch John area, including Union, Verizon, Sprint, and AT&T/Cingular. Costs for monthly plans with these providers often depend on a number of options.

Natural Gas

The Dutch John natural gas is provided by the Questar Company.

Electrical

Dutch John's electric power is provided by Bridger Valley Electric Association. Bridger Valley has multiple rate categories based on usage residential, small general use, and large general use.

TV/Cable

The Dutch John community has Over the Air local stations out of Salt Lake and Satellite service, but does not have access to cable television service.

Solid Waste Management

Daggett County provides solid waste disposal service for Dutch John through a private contractor.

Chapter 9 - Transportation

This chapter of the Master Plan addresses all modes of transportation using the public rights-of-way in Dutch John and the surrounding vicinity, including motor vehicles, pedestrians and bicyclists. Due to the Community desire for improved circulation and mobility for all modes, the Plan addresses the potential for additions to the road network, as well as improvements to other means of transportation (including horse, ATV, bicycle and pedestrian).

Goals and Objectives

Goal 1: Provide safe, efficient and attractive transit within Dutch John, and between other major cities and towns.

Objective 1.1: Enhance safety and efficiency of roadways and transportation systems.

Policy: Require new development to be consistent with this Master Plan and the proposed functional classification of streets and related street cross sections herein.

Goal 2: Establish Dutch John as a community known for its excellent bike, horse and ATV trail systems.

Objective 2.1: Increase mode choices (bike, walking, horse, ATV) and route choices (connectivity of routes) to increase travel options.

Policy: Implement Dutch John's bicycle lanes, multi-purpose pathways, priority sidewalks, and trails plan shown in this Master Plan.

Policy: Plan and allow for accessibility of wheelchair bound persons on pedestrian and bicycle pathways.

Goal 3: Develop airport facilities to ensure adequate access to the airport and support the transportation of people and goods in support of the three major user groups: recreation, commerce, and government.

Objective 3.1: Develop additional recreational and commercial airport facilities including recreation hangar sites.

Policy: Develop design guidelines to ensure airport facilities and buildings enhance the entryway into Dutch John.

Policy: Plan land uses near the airport so that they are compatible with airport functions, compliant with

FAA regulations, and do not negatively impact the safety and operations of the airport. Require aviation easements where needed.

Policy: Monitor the need for new airport facilities to meet the Dutch John area transportation requirements.

Policy: Seek reasonable airport operational financial self sufficiency (i.e., operations, maintenance, overhead and capital costs through generated airport revenues).

Policy: Develop transportation facilities to ensure adequate access to the airport and support for the airport.

Community Conditions & Trends (current)

General

The Dutch John community current transportation system is serviced by roadways, bicycle and pedestrian facilities. The majority of travelers to Dutch John arrive by private vehicles on Highway 191, but access via the Dutch John airport is also available through chartered and private flights. Shuttle services to and from the airport are available through several local businesses.

Traffic on the roadway system increases significantly during peak summer season, and particularly during holiday weekends and special events when more visitors and second home residents are traveling throughout the community. Transportation and commercial development should be designed to continue to discourage Highway 191 and Little Hole traffic from coming through the residential areas in the community.

The existing transportation system adequately accommodates normal traffic demand, however, other transportation opportunities should be enhanced and community related improvements made through development of additional vehicular routes or increased community ATV, bicycle, horse and pedestrian trails.

Airport and Aviation Facilities

The Dutch John Airport is important to the current and future of Dutch John, but the facilities are extremely limited.

- Airport planning and decision-making will be consistent with the vision, goals and objectives of the Master Plan.
- Provide public participation in the planning and monitoring of improvements at the airport.
- Monitor the need for new airport facilities to serve the Dutch John area.
- Improvements at the airport will be consistent with the Utah Aeronautics Division Airport Layout Plan.

- Plan land uses near the airport so that they are compatible with airport functions, compliant with FAA regulations, and do not negatively impact the safety and operations of the airport.
- Require that all development within the Airport Impact Area be on land leased from Daggett County.
- Plan transportation facilities to ensure adequate access to the airport and support for the airport as a transportation asset, consistent with the Airport Layout Plan.
- Develop design guidelines to ensure airport facilities and buildings enhance the entryway into Dutch John.
- Involve Daggett County, Utah Dept. of Transportation, the Dutch John Advisory Committee, Dutch John Fire and EMS, and transportation providers in transportation planning efforts.

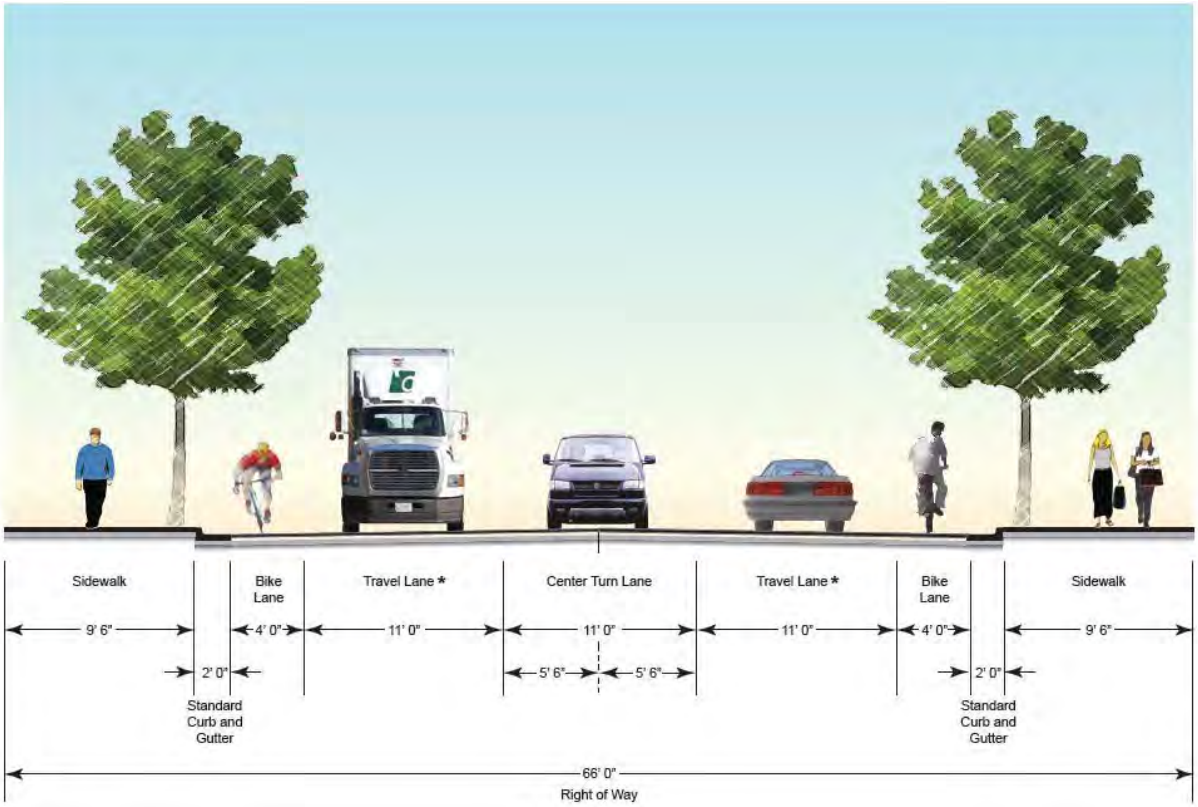
Pedestrian, Horse, ATV and Bicycle Facilities

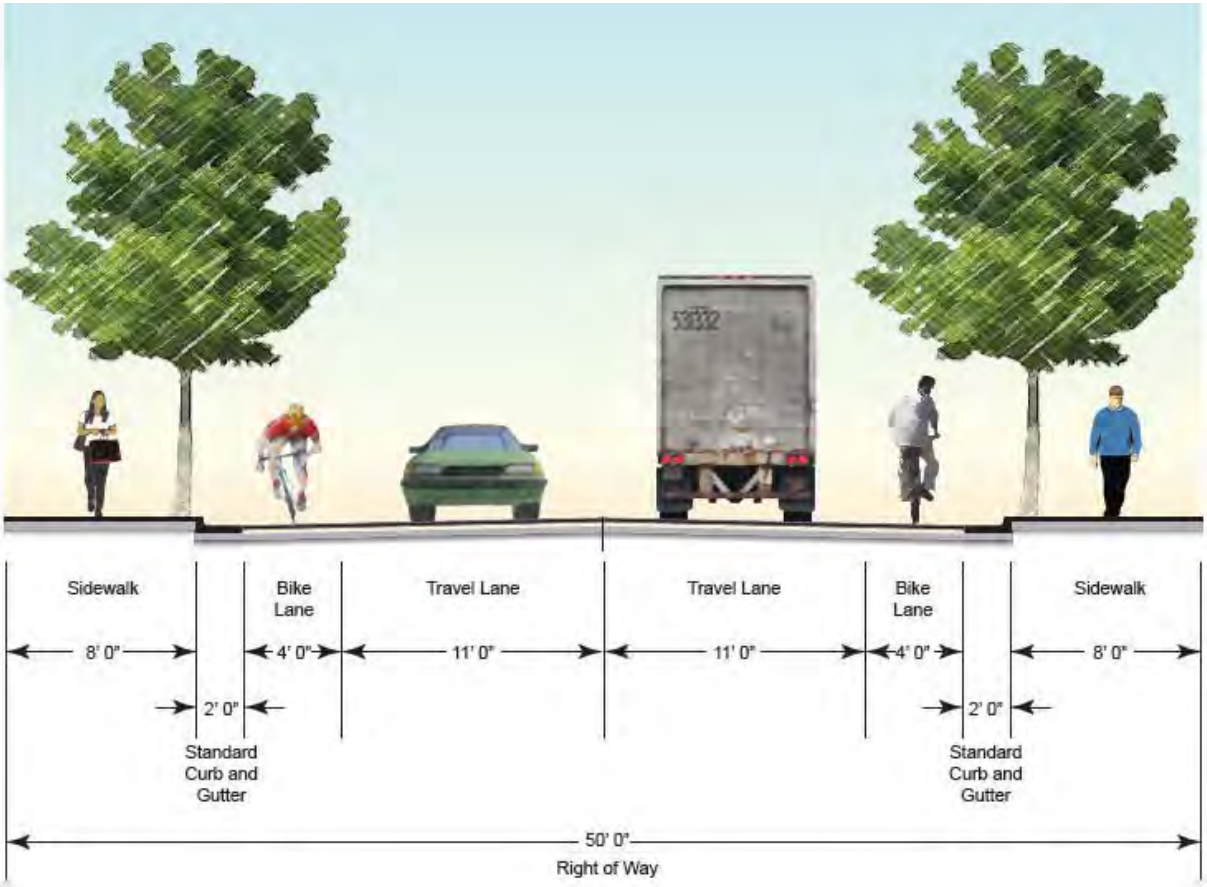
The existing on-street network of pedestrian, horse, ATV and bicycle facilities are extremely limited in Dutch John. Much of the existing roadway network has been constructed to a rural standard, without curb and gutter, striping, sidewalks, or pathways.

Transportation System Vision and Recommendations

With the potential for consistent growth in Dutch John over the next 20 years, traffic on the roadway system is expected to increase significantly during peak season summer periods, during holiday weekends and special events when more visitors and second home residents are traveling throughout the community. Transportation and commercial development should be designed to continue to discourage Highway 191 and Little Hole traffic from coming through the residential areas in the community.

The existing transportation system adequately accommodates normal traffic demand, however, other transportation opportunities should be enhanced and community related improvements made through development of additional vehicular routes or increased community ATV, bicycle, horse and pedestrian trails.


Sidewalk
Bike Lane
Travel Lane *
Center Turn Lane
Travel Lane *
Bike Lane
Sidewalk
9' 6"
4' 0"
11' 0"
11' 0"
11' 0"
4' 0"
9' 6"
2' 0"
5' 6"
5' 6"
2' 0"
Standard Curb and Gutter
Standard Curb and Gutter
66' 0"
Right of Way



Along with development of a strong transportation network throughout the community, and pedestrian-oriented land use patterns and integrated "smart growth" transportation and land use strategies that encourage compact urban form will help to reduce traffic and related environmental impacts and contain sprawl as the community continues to grow.

Dutch John's system of bicycling, ATV, horse and walking paths should be highly connected and easily accessible throughout the community. Given the active lifestyles of Dutch John's citizens, who support an array of outdoor recreation opportunities, ongoing development and expansion of this pathway system will be critical. Connecting to regional trails and expanding access for not only bicycling and walking, but also cross-country skiing, snowshoeing and other means of travel for both transportation and recreation purposes will be an important consideration. Along with the expansion of the off-street pathway network, Dutch John's on-street network of horse, ATV, pedestrian and bicycle facilities should be expanded and enhanced to increase walkability and bikeability through-out the community. An important component of this enhancement will be winter maintenance to keep pedestrian facilities open and usable when there is snow on the ground.

In general, Dutch John should seek opportunities to create an inter-connected system of complete streets throughout the community that serve multiple modes of travel and enhance the quality of life in the community. The street system network is one of the most extensive public resources available to the community, and as such public rights-of-way should serve multiple functions, not just as transportation routes for motorists, transit,

pedestrians, horses, ATV's and bicyclists, but also as enhancements to the character of the community, where possible providing “green” corridors with landscaping, pocket parks, public art, outdoor cafes and plazas in association with adjacent private developments, and other amenities and facilities.

Short-Term Improvement Program

To initiate efforts in meeting future transportation, a short term (5-10 years) program must be developed based upon the preceding discussion.

As such, federal funding opportunities may be available. Further coordination is encouraged. Additionally, a pavement management element is in progress and planned to be appended to this document.

Chapter 10 - Parks, Recreation, Open Space

The Parks, Recreation, and Open Space component of the Master Plan addresses current conditions, community issues and concerns, and goals, objectives, and action items related to Parks, Recreation and Open Space in Dutch John, along with future conditions analysis.

Goals and Objectives

Goal 1: Preserve quality and public access to Flaming Gorge Reservoir and the Green River below the dam.

Objective 1.1: Enhance quality of life through the development, and improvement of public open space, wildlife natural areas, and parks as new residential and commercial developments are proposed and constructed.

Policy: Create partnerships between the Bureau of Reclamation, Flaming Gorge National Recreation Area, the State of Utah, Daggett County, the community of Dutch John, and other groups to preserve the quality of and public access to Flaming Gorge Reservoir and the Green River below the dam.

Goal 2: Enhance quality of life for youth and adults (residents and visitors) through recreation programs, and acquiring public parks, open space facilities.

Objective 2.1: Maintain a safe community for youths and adult residents by creating recreation programs and facilities for all ages and abilities.

Policy: Explore the development of a Multi-Generational Recreation Center.

Policy: Conduct a “Potential” Park Lands Inventory and Study, which includes recreation facilities such as playgrounds and play fields.

Policy: Conduct a Park Operations Facility and Needs Analysis.

Policy: Continue to explore a range of funding opportunities for parks and recreation improvements and programs.

Objective 2.2: Plan, design, and develop a trails network that includes pedestrian, bike, horse and ATV trails and pathways interconnected throughout Dutch John and the surrounding areas.

Policy: Work with developers to include trails and pathways through their proposed developments.

Task: Develop a coordinated Sign Plan/Program for Parks and Community Way finding.

Community Conditions & Trends

Dutch John's location near the Flaming Gorge Reservoir and the abundance of year round recreational opportunities in the region have resulted in the community becoming a major attraction for residents as well as a significant destination for visitors and tourists.

At the same time, permanent and seasonal residents in the community seek a variety of parks, recreation, and open space opportunities to serve their diverse needs. The community remains committed to developing a balanced system of parks and recreation opportunities to serve:

- The ongoing needs of the permanent resident population;
- The seasonal and intermittent needs of second home and overnight visitors; and
- The often intensified needs of the influx of day-use visitors during peak seasons, holiday weekends, and special events.

It is recognized that this system will not only enhance the quality of life for year-round Dutch John residents, but also preserve critical open space, trees and other natural resources and strengthen economic vitality by expanding tourism opportunities.

Preserving access to and the quality of the Flaming Gorge Reservoir, while enhancing the quality of life for youths and adults are among the important goals, objectives and actions identified for parks and recreation resources in Dutch John. Connectivity through enhanced bicycle and pedestrian facilities is another often stated and important need in the community. Increasing bicycle and pedestrian safety and encouraging a walkable, bikeable community through improvements of both the on-street transportation system and off-street pathways and trails remains a high priority.

An emerging trend in the community is the vision to create a "Green Network" of parks, schools, public lands, and civic spaces, publicly accessible and tied together through an interconnected system of off-street and on-street bicycle and pedestrian facilities and pathways.

The community's current local land base of public parks is about 10.29 acres with another 10-20 acres being set aside for future park development. Open space surrounds the community, but also need to be incorporated into future development to maintain the look and feel of the area. The allotted park acreage is more than sufficient in size to meet the community 's current year-round permanent resident needs based on a typical standard of 14 acres of land per 1,000 people. However, only one third of the total existing parks land base is fully developed. Full development of existing park lands will be a high priority for the next five to six years in Dutch John to ensure that the level of facilities available keeps pace with the community's growing needs.

In addition to development of existing park lands, ongoing acquisition and development of neighborhood parks, pocket parks and mini-parks will be important to serve new development areas. Ongoing development of on-street and off-street bicycling and pedestrian facilities and pathways will also be a high priority.

Chapter 11 - Economic Development

The purpose of economic development is to aggressively promote physical, economic and organizational changes to provide a quality living environment that ensures a balanced mix of commercial and residential development that serves the day-to-day needs of Dutch John residents, complements its neighborhoods and promotes its image as a desirable and economically stable community in which to live, recreate and do business.

Goals and Objectives

Goal 1. ***Make the Dutch John Community an attractive environment for economic development by maintaining and improving the quality of life in the Community*.**

Objective 1.1: Sustain, enhance and maintain Dutch John as an attractive community that creates a positive public image and encourages individuals, families, and businesses to locate and invest in the community.

Policy: Sustain and encourage ongoing efforts towards beautification, landscaping, and related streetscape improvements.

Policy: Maintain zoning standards that protect and promote the quality of life in the Dutch John Community.

Policy: Improve enforcement of existing ordinances that require maintenance of properties within the Dutch John Community.

Policy: Review alternatives for strengthening Daggett County's property maintenance codes as they relate to the Dutch John Community.

Policy: Consider creating a historic district for the original portions of the Dutch John Community.

Policy: Develop and sustain organizations, and activities that support public activities and that strengthen business and social networks – fairs, festivals, markets, outdoor dining, etc.

Goal 2: Improve the quality of life for Dutch John residents through enhanced shopping opportunities, alternative housing options, year-round employment, high paying

jobs, and increased local tax revenues as a result of expanding the community's economic base.

Objective 2.1: Enhance and encourage the retention of existing businesses and establishment of new entrepreneurial businesses.

Policy: Implement a small business program to encourage and support businesses that are independent, locally owned, and serve day-to-day needs of residents and visitors.

Objective 2.2: Encourage regional economic development and redevelopment which is dedicated to recruiting and attracting a balanced mix of professional, energy, light industrial, recreational, and retail jobs.

Policy: Create a Redevelopment Agency with the ability to facilitate the sale of the land transferred to Daggett County by the BOR to encourage economic development in Dutch John.

Policy: Selectively attract environmental, community-oriented, lawful businesses that enhance the quality of life within the region from the standpoint of economic growth, education and future stability.

Policy: Work with the local chambers and other tourism organizations to jointly market and promote Dutch John as a well-planned, linked and promoted destination region highlighting, valuing and protecting its mountains, rivers, lakes and natural beauty; its heritage; and its unique attractions, events and entertainment.

Policy: Work with UBAOG, EDCUtah and other state and regional development and recruiting organizations with the responsibility of identifying, promoting and recruiting advantaged enterprises.

Objective 2.3: Encourage the development of "anchor" projects that encourage retail, commercial, and related mixed uses – including residential units, which will support the existing business and residential areas of the community.

Policy: Provide zoned and serviced land for business parks and light industry.

Policy: Recruit educational, cultural and arts facilities, programs and institutions.

Policy: Provide business retention and small business start-up assistance.

Policy: Encourage improvements to the 191 and Little Hole corridors.

Policy: Address affordable/employee housing needs.

Policy: Protect Dutch John's scenic beauty and livability.

Policy: Promote and provide incentives for green businesses and clean light industry.

Policy: Promote and provide incentives for small locally owned businesses.

Policy: Promote and utilize the airport as an economic asset and incentive for business development.

Objective 2.4: Increase vocational, technological, recreational and entrepreneurial employment opportunities.

Policy: Improve educational opportunities for high school students, vocational/tech and apprenticeships; create and recruit a suitable educated and degreed workforce.

Policy: Partner local school districts, State universities and others to create entrepreneurial and business training for existing and future businesses.

Policy: Create a plentiful supply of technically trained people, starting with training and encouragement in high school.

Community Conditions & Trends

Dutch John is part of the larger Daggett/Uintah/Duchesne/Sweetwater/Moffitt multi-state region. It has a strong economic link to the Salt Lake metro area market and weaker ties to the Denver metro area markets.

The area economy is transitioning to a visitor-based economy, which is common in the Mountain West. The Dutch John community is a gateway to outdoor recreation activities

and attractions in the surrounding region, but fishing and recreating on the Green River and Flaming Gorge Reservoir and hunting are the dominant attractions. The seasonal variation in visitors creates a substantial "peak and valley" pattern in economic activity. Dutch John's visitor population peak is in the summer; although opportunities for early spring and later fall usages are getting stronger.

The Dutch John area economic base is currently dominated by tourism, government, and transfer payments (retirement pensions, investments, and other non-wage income). Retail leakage out of the area is significant.

Dutch John's vision for economic diversification faces several challenges. The relative isolation from interstate transportation corridors is limiting for many economic activities, particularly light manufacturing. Also, Dutch John has a relatively small labor pool of workers. The limited supply of housing is a negative factor for attracting workers for new businesses. Economic diversification will depend on supporting niche economic activities that are less dependent on transportation access, continuing to implement strategies to keep, maintain, and expand affordable housing opportunities, stabilizing a permanent and skilled workforce, and protecting the natural and community assets that have always made Dutch John attractive.

Employment and Wages/Economic Base

The local employment pattern is very typical of resort communities around the Mountain West. The recent rapid housing growth has driven the growth of related sector employment such as construction, real estate, recreation, and retail. Services (hospitality/fishing) and government employment, even with relatively flat growth, remain the largest employment sectors. Currently jobs in Dutch John are as follows:

Table 4: 2009 Employed Population 16+ by Industry

Total		57
Services (Lodging/Restaurants)	36.8%	21
Agriculture/Mining (Fishing)	19.3%	11
Public Administration	17.5%	10
Construction	8.8%	5
Transportation/Utilities	8.8%	5
Retail Trade	5.3%	3
Manufacturing	3.5%	2
Wholesale Trade	0.0%	0
Information	0.0%	0
Finance/Insurance/Real Estate	0.0%	0

Source: ESRI BIS 2009, Calculations Bonneville Research

Table 5: 2009 Employed Population 16+ by Occupation

White Collar	47.4%
Management/Business/Financial	17.5%
Professional	12.3%

Sales	7.0%
Administrative Support	10.5%
Services	28.1%
Blue Collar	24.6%
Farming/Forestry/Fishing	3.5%
Construction/Extraction	10.5%
Installation/Maintenance/Repair	3.5%
Production	1.8%
Transportation/Material Moving	5.3%

Source: ESRI BIS 2009, Calculations Bonneville Research

Table 4 demonstrates the primary businesses of Dutch John are hospitality, recreation and government and Table 5 shows that most of these jobs are service oriented.

The key factors influencing Dutch John area growth are:

- Success at expanding overnight lodging sector;
- Success at branding/marketing Dutch John as an attractive destination;
- Growth of the Salt Lake metro area;
- Successfully marketing to the Denver metro area
- Strengthening "shoulder season" attractions (early spring, late fall, winter);
- Improving visitor/resident access (land, airport);
- Success at providing housing and services for the local labor force;
- National economic trends (structural and cyclical);
- Managing growth-related impacts; and
- The evolution of a diversified economy (regional services, manufacturing, etc.).

Visitation

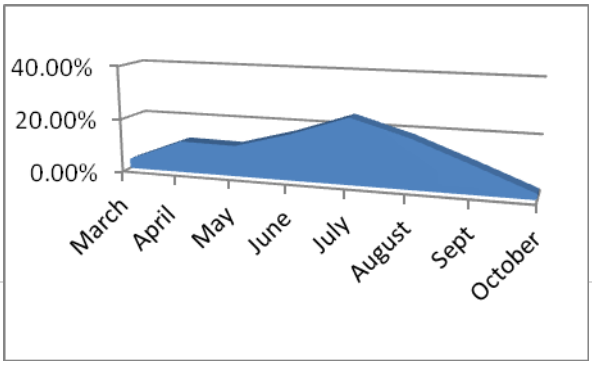
Although Dutch John can be considered a visitor-oriented community, the current inventory of overnight lodging is very limited. The current bed base inventory is 6 hotel/motel rooms and 2 home, cabin, and condo rentals for a total of approximately 8 units in overnight accommodations inventory.

This number does not include available campsites in the surrounding State and Federal lands. Visitation and occupancy in Dutch John is highly seasonal with the majority of visitation occurring in the summer.

Flaming Gorge National Recreation Area has an estimated 1.0 Million visitors per year

Flaming Gorge Reservoir Visitation use estimates

- 572,000 annual visitors
- $13,975,000 estimated spending per year
- 15.8% of use at Cedar Springs Marina and boat ramps
- Power Boating/Water Skiing - 62.8%



- 75% of usage May - August
- 45% in June and July

Green River Tail Water Visitation use estimates

- 92,500 estimated annual visitors
- $4,800,000 estimated spending per year
- 43.5% - Guide Boat Fishing
- 24.2% - Scenic Floating
- 72% of usage May - August
- 42% in June and July
- 3.6% - March
- 11.8% - April
- 11.5% - May
- 17.3% - June
- 24.6% - July
- 18.5% - August
- 10.5% - Sept
- 2.2% - October

The accompanying chart demonstrates the seasonality of visitors to the Dutch John area. The peak of the summer season is the July 4th and July 24th weekends.

Visitor Demographics

- Almost 75% Male
- 54% age 41+
- 96% White

Trends

The Dutch John area has substantial potential for additional growth within the Dutch John community including the possibility of development on State lands.

Environmental and utility constraints will limit the development of these lands. The demand will likely be dominated by the second home market; and due to the current economic challenges, the pace of new construction is expected to slow.

The local demand will be for more modestly priced homes that are not supplied by the current market. In order to attract additional permanent population to build the labor force and diversify the local economy, modestly priced housing will be essential. Increasing the number of overnight visitors depends upon availability of rooms. New lodging will be needed to support an increase in overnight visitors. Additionally, access to Dutch John by air (and land) remains an important element for increasing tourism and diversifying the economy.

Green River Visitation

Future population and economic growth is directly linked to visitors and the second home market. An increase in second home owners and visitation will result in additional

jobs/employment opportunities and will therefore increase local permanent households. Economic diversification will depend, in part, upon permanent population growth and the quality of the labor force.

Economic Diversification

Dutch John envisions "A strong, diverse, year-round economy that provides quality living wage employment opportunities that attract residents and visitors to Dutch John." There is no question regarding the community's desire and need to diversify economically, but the question is how to do that? There is no single answer or "silver bullet", rather, a combination of strategies must be employed to achieve the vision. Residents, County government and other interested parties must all work together to achieve the desired results.

The challenges are substantial—a relatively small labor pool, distance from major markets and transportation routes, and limited housing that is becoming increasingly unaffordable. However, the Dutch John community is resolute in overcoming these challenges and building a diverse and sustainable economy. During the Plan update process, the following strategies were discussed and then included as objectives for the Master Plan.

1. Address affordable/employee housing needs – This challenge is one of the highest priority economic strategies

2. Leverage the county's ownership of land and the "incentive" for development. write down financing on the cost of and or "land grants" to revenue and job generating business will have the largest impact on the county and communities tax base, with the least amount of cash investment.

3. Provide zoned and serviced land for business parks, light industry, support of start-ups and the expansion of small businesses.

4. Recruitment of educational, cultural and arts facilities, programs and institutions – Dutch John's cultural infrastructure is as important as its utility infrastructure. Continued support and growth of arts and culture in Dutch John will help attract and retain the entrepreneurs who will be at the center of future job growth.

5. Business retention and small business start-up assistance – Assistance to existing and new local businesses is one of the highest priority actions the Dutch John community can take to protect and nurture the economic base, encourage job growth, and support the local businesses and business owners that will likely generate that growth. This will focus on building the economy from the inside and relying primarily on entrepreneurs, as opposed to recruiting businesses from other places. This approach has three elements: providing information needed by local businesses; improving the community's physical and cultural infrastructure; and building connections between businesses and institutions.

6. Making improvements to the Village Business District and Little Hole Road corridor – After the lake and other iconic elements of Dutch John's beautiful landscape, these two districts are Dutch John's most visible statements of the physical quality of the community. The Community's investments in transportation, beautification, and public spaces in these areas will enhance Dutch John's reputation as a beautiful place.

7. Protecting Dutch John's scenic beauty and livability– Dutch John's quality of life is not only its calling card, it is also a core community value. Above all, the community must preserve, protect and enhance the qualities that have made Dutch John, Dutch John.

Chapter 12 - Implementation

The 2010 update of the Master Plan reflects a long range horizon of 25 years. This planning period allows adequate time to implement both short and long range aspects of the Vision Statement and goals and objectives. Capital improvement funding strategies, funding sources, planning techniques, and plan review are important facets to the plan's implementation and ultimate success.

Goals and Objectives

Goal 1. **The Master Plan and related ordinances will be used by citizens and Community leaders to shape the future of the Community of Dutch John and surrounding areas.**

Policy: Update the zoning ordinance and map to be in conformance with the adopted Master Plan and map.

Policy: Include in the Daggett County Commission budget a comprehensive review of the adopted Plan at least once every five years.

Policy: Conduct work sessions with area residents as needed to better coordinate planning policies regionally.

Policy: Organize and fund committees or special commissions consistent with the provisions of this plan.

Policy: Require that zoning and all other ordinances are enforced.

Policy: Educate the public and advisory boards so that they understand the Master Plan's legal elements and content.

Implementation Tools

Citizen involvement and support is an important implementation tool and it has been strongly affirmed throughout the Master Plan Update. The public should be aware of, and be involved in all of the Community's planning decisions. Dutch John is well known for its community spirit and citizen involvement policies. All Dutch John citizens are encouraged to contact Community leaders at any time to review the Master Plan and implementation policies.

Periodic Plan Review

The Master Plan should be reviewed and updated periodically. It is recommended that a five-year review of the plan be scheduled to update and/or reaffirm the Plan to fit changing

needs, as well as unforeseen planning problems and opportunities. This five year review does not preclude interim review and updates to specific elements of the plan.

Zoning Ordinance and Map

The policies of the Master Plan establish a framework for the zoning and development ordinances and zoning map. The text of the updated ordinances will establish the conditions under which land may be used to create a stable future land use development pattern. Existing uses of land and buildings are permitted to continue, even if they are not in conformance with the plan policies and the associated land use ordinances. The zoning map shows the location of districts in which various residential, commercial, and industrial uses may be located to form a compatible arrangement of land uses.

The Planning and Zoning Commission (Planning Commission) reviews all new development proposals to insure compatibility with the zoning and development ordinances and the Master Plan. The Dutch John Advisory Committee conducts the same review, and makes recommendations to the County Commission. The Daggett County Commission makes the final decision on a particular development issue.

Subdivision regulations are contained within the Daggett County Ordinances. Subdivision regulations establish various standards for the subdivision of property to ensure an adequate lot size; street access built to adequate specifications; that urban services have been installed; and public parks, schools, and pathways are given consideration.

The 2010 Land Use Plan includes an update and revision of the Master Plan designations for many properties in Dutch John. In most cases, the Plan designations have been updated to match current zoning.

In other cases, new designations have been applied that will require an update to the Dutch John zoning map. It is recommended that the zoning map be amended so that the two maps are consistent. This community-wide update should be accomplished as a community - initiated legislative update.

Several new zone districts and/or overlays may be needed, based on the updated Future Land Use Plan, goals and objectives. They include:

- Business Park
- Half-acre Residential
- Village Cluster Overlay
- Little Hole and Dutch John Gateways
- Scenic Overlays
- Resort / Recreation Zone
- Mixed Use Zone or overlay

Other potential code amendments that were identified during the Plan update process include:

- Architectural guidelines for residential and commercial development. In particular:
    - R-16 design standards
    - Airport design guidelines
    - "Downtown or Village Plan" guidelines
    - Gateway design standards
    - Open space and trail design guidelines
    - Streetscape design guidelines

Land Reservation Map. A Community may designate appropriate sites for streets, schools, parks, and other public purposes on a future acquisition map. These sites can be reserved for a public purpose. At this time, because of the unique property ownership of Dutch John a formal future land acquisition map and plan are not appropriate but a land reservation plan is necessary.

Future Concept Plans. The Dutch John Master Plan Concept Plan provides integrated planning for Dutch John. This is an effective tool to "get out ahead" of development, and guide it to address both public and private objectives through collaborative planning and design.

The Dutch John community should identify other areas that will benefit from Concept Plans and seek property owner support and grants to undertake them.

Master Plan Amendments. From time to time, changing conditions will result in a need for Master Plan amendments which should be carefully considered. This is especially important for areas outside the community core.

Review of the Master Plan is desirable on an as-needed basis by the Dutch John Advisory Committee, Planning Commission and the County Commission.

Oversight Committee that encourage public comment. The Utah Code provides for amendment to the Master Plan. The Dutch John Advisory Committee or any group or person may petition the Daggett County Planning and Zoning Commission for a plan amendment at any time. The Daggett County Planning and Zoning Commission may recommend amendments to the Master Plan to the County Commission.