



(435) 885-3036

<https://dutchjohn.org>

NOTICE OF PUBLIC MEETING

Dutch John Conference Hall

Town Council Work & Business Meeting

September 25, 2024 6:00 PM

MINUTES FOR PUBLIC MEETING AND AGENDA

WORK MEETING ITEMS, 6:00 pm

1. Excavation Ordinance- Council began the process of revising a sample ordinance to meet the future needs of our Town. Allen Parker shared his perspective as to the value of our Town executing this type of Ordinance. Mayor Johns said this Ordinance will be important for Planning & Zoning doing their work with future construction. The basic needs to be addressed will be protecting the public right-of-way, necessity for blue stakes and the need for an excavation permit. This process will be continued at future work meetings.
2. Towncloud – This deals with the requirement of the State that we have a server as part of our recording system. This will be discussed later.
3. Financial Report – Ms. McDonald asked if there were questions to the report she provided. She demonstrated how to get information from the budget on the shared drive.

Work meeting closed at 7:10

BUSINESS MEETING, 7: p.m.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL : September 25, 2024

	Present	Absent	Excused
Mayor: Butch Johns	<u> x </u>	<u> </u>	<u> </u>
Council members: Sandy Kunkel	<u> x </u>	<u> </u>	<u> </u>
Al Pulham	<u> x </u>	<u> </u>	<u> </u>
Amy McDonald	<u> x </u>	<u> </u>	<u> </u>
Harriet Dickerson	<u> x </u>	<u> </u>	<u> </u>

Attendance: Allen Parker, Jackie and Don Weaver. On-line, Jeff and Dena Strange.

1.CONSENT AGENDA

- 1.1 Minutes of meeting: September 11, 2024 (corrections)
- 1.2 Business Licenses: None
- 1.3 Expenditures: 'Voucher List
- 1.4 Correspondence: Mr. Pulham asked if anyone had received a billing for jetting out the sewer line for the conference hall building. The business contacted him asking how to send their billing. He will pursue the issue.

Mayor Johns received an email from Sunrise Engineering asking to be paid for work they did for the Red Tail Subdivision two years ago. Apparently, no contract was prepared but services were provided although no invoice was submitted. Mayor Johns said we are responsible for work that was done even if the paperwork wasn't in order and the bill will be paid. In the future we will get contracts prior to work.

Ms. McDonald moved to accept the consent agenda with corrections to the Minutes.

Mr. Pulham seconded. Motion passed unanimously.

2.COMMITTEE / STAFF REPORTS

Mayor Johns reported on his staff meeting last week in Vernal. They discussed property taxes, initiating an MBA, low-income housing and issues with the County. Additionally, people have contacted him about the airport development and they have asked to be put on the agenda for the next meeting to present to Town Council their plans and ideas.

Last Friday, he and Allen Parker had a long meeting with developers interested in our Town. They don't have any land but will go to the County RDA and start the discussion.

The Rogers, who live in Cicada Cove, told Mayor Johns how much they liked the fireworks this year and they are willing to donate next year.

3. PUBLIC COMMENT . Don Weaver stated how much they liked the fireworks and have donated in the past but no one asked them this year. We will be sure and ask next year.

4. OL D BUSINESS

4.1 Cicada Cove Culvert repairs. Discussion and Possible Action –

Mayor Johns reported he has asked an individual in Town to build what we need to make the necessary repairs, and the Town will purchase the materials. Discussion clarified what the project problems were which now require new culvert covers and how we are going to do this. Mayor Johns said we have money in the budget that hasn't been used and we can use this money to pay for this work. Mr. Pulham asked if the new design had been approved and it has. He also stated we owe Mr. Rogers a great thank you for the work he did in correcting the problem. With the new culvert work, this should never happen again.

4.2 Dumpster. Discussion and Possible Action. Requesting Public Input. Mayor Johns said we will put this on the agenda for the next while. Some people are not happy and this will be their opportunity to come and voice their complaints. Discussion of some of the continuing issues followed – cardboard, overflowing trash, trash on the ground, things not allowed, number of times dumped, etc. etc. etc.

5. NEW BUSINESS

5.1 Western Rivers Guides Old Post Office Lease - Discussion and Possible Action. Moved to October 9th meeting.

Adjusted Agenda: Moved discussion of CUP approval to this point.

5.6 Request from PnZ for approval of Strange Short Term Rental CUP.

Ms. McDonald reviewed conditions met for approval citing parking not an issue. Ms. Kunkel brought up the fact there are now three short-term rentals on her street. Mr. Weaver asked why there is a concern about the number of short-term rentals. Ms. Kunkel answered because we won't have neighborhoods. We have second homeowners who come and go and we won't have a community. Mr. Weaver said he believes second home-owners are more damaging to the community because short-term rentals come in and spend money. Also, he liked that there are paved driveways, not gravel that spreads, houses are maintained- there aren't roofs that are in need of repair, junk being stored in the open, trash everywhere. Mayor Johns explained that whereas there was discussion of not having more than two to a street, this discussion was never incorporated into the Ordinance. Ms. McDonald shared that she hasn't heard any complaints from people. Parking is the only issue that sometimes occurs. Mr. Weaver further discussed the issue of roads. Mayor Johns said we are working on a plan for improvement of our roads.

Ms. McDonald said we are working on a plan to spread out short-term rentals so a resident isn't surrounded by them.

Mr. Strange stated they have met all of the requirements for their CUP and believe it should be approved.

Ms. McDonald explained we can't control who buys/sells a house, but we can control the number of short-term rentals. Mr. Strange felt like a significant revenue stream comes from short-term rentals and asked why we would want to change that. Mayor Johns explained that this has just been a discussion regarding short term rentals in general.

Mayor Johns called for a vote. Ms. Kunkel moved to approve the Strange Short-Term Rental CUP Application recommend by PnZ. Mr. Pulham seconded. Motion passed unanimously.

Ms. Strange asked if CUP goes with the house if sold and Ms. McDonald said it does.

5.2 Impact Fees – Allen Parker – Discussion and Possible Action

Allen Parker said impact fees are needed to support roads and streets and other infrastructure for the Town. It is important to make sure the current residents don't pay for this upgrade. The goal of impact fees is to make things fair. He read a list of infrastructures which have a life expectancy and impact fees should help to maintain the level of service that exists for the residents. Ms. Kunkel asked if this is a one time use and Mr. Parker said no. It is based on needs. However, you can't use it for just maintenance – the level of service must go up. Our Town needs a good level of service – a high standard, if you will, to work from. Public safety is a component on which to set the standard. We can hire an engineer to determine what our level of service is. Mr. Parker said his presentation is intended to

introduce the Council to what an Impact Fee is. Mayor Johns gave examples of roads that need improvement, 6th Ave to the Little Hole Road and the entire cemetery road. Mayor Johns asked for a motion to move forward. Ms. Kunkel moved to begin the process and Ms. McDonald seconded. Motion passed unanimously.

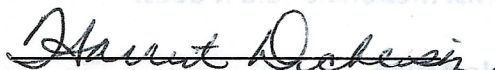
5.3 Municipal Building Authority (MBA) - Discussion and Possible Action.

Mayor Johns reported that at their staff meeting it was recommended that we initiate a Municipal Building Authority. It will be a non-profit and the Town Council is the Board. Once it is established all the buildings we have will move into the MBA. Then, for example, if we want to do something that requires a Bond we can apply through the MBA – it helps us get around some of the hurdles that exist. Mayor Johns asked for comments from the Council. Ms. Kunkel said we have talked about this for a long time and with our new lawyer we are ready for the next step. Mr. Parker said, of course, there is a process to go through to establish this non-profit entity. Mayor Johns said we have people who need low income housing and this might be a way to get the ball rolling if we establish that. Ms. Kunkel made a motion to have our attorney start the process to go forward to establish an MBA. Mr. Pulham seconded. Motion passed unanimously.

5.3 Server for Town. Mayor Johns stressed that we need a server as the Town moves forward. We need to look at getting this equipment off the State Contract list. Getting fiberoptics into the building will also be helpful. Ms. Kunkel said we have growing pains and are being forced to grow up and we should act like it.

5.4 Building Permit Extension Request from Dave and Amy McDonald. Discussion and Possible Action Ms. McDonald said their Building Permit expires October 10th. She is asking for an extension. Ms. Kunkel said we have allowed this for other residents. Mr. Pulham said it is hard to get subcontract work done. The Town has the discretion to decide. Ms. Kunkel moved to grant an extension to Dave and Amy McDonald for six months for \$250.00. Mr. Pulham seconded. Motion passed unanimously.

There being no further business, Ms. Kunkel moved to adjourn. Ms. McDonald seconded. Meeting adjourned at 8:45 p.m.


Harriet Dickerson, Clerk