

Minutes of the Work Meeting of the Daggett County Commission and the Dutch John Town Council held on **Tuesday, August 11, 2020** at the Red Canyon Lodge; Dutch John Utah. Commissioners Randy Asay, Jack Lytle and Matt Tippets were present, while Town Council Members Trevor Brooksby, Terri Wynn and Harriett Dickerson, plus Mayor Sandy Kunkel were present. Attorney Niel Lund, Clerk/Treasurer Brian Raymond, Mark Wilson and Thompson Davis were also present. The meeting was called to order at 2:45 pm by Commissioner Asay.

After the Commission Meeting today Commissioner Asay thought we need to concentrate on getting EMS working properly. We haven't hired anyone yet, but the Sheriff is getting close and we did swear in Sergeant Leonard Isaacson. Mayor Kunkel said maybe we should start with strengths and weaknesses from the County's standpoint. Commissioner Lytle started by stating his unique position as a resident of Dutch John and a Commissioner. We need to not only cooperate, but collaborate to make things happen. Stick to the issues and work through them without being disagreeable even if we disagree. Each entity has tools they can use to help things go forward and we need to do that to help each other. We have to have the conversations and communicate with each other. One example is the discussions the county and RDA have had with SITLA to help with development in the Dutch John area. We have had some conversations with the State about Destination Development. We've been talking about local districts and it is something we are going to pursue and hope the Town will go with us.

Commissioner Lytle said that Vickie Varela of the State Tourism Office will be coming out on August 28th and Mark Wilson has talked with her and she will speak about what Moab did right and wrong in their development as they were once very small and now they are not so small. Commissioner Lytle said he didn't know if we wanted another campground or not, but housing is a big issue that needs to be addressed and Mayor Kunkel agreed. The Town would like year round residents, not just those who come and go seasonally. Beautification is something else that could be considered for the area. Infrastructure for growth is a concern for Dutch John. More users helps to keep the costs down until we have to expand. The RDA helps provide flexibility for development and Travis Brooksby said that expansion of the infrastructure is usually the responsibility of the developers. The potential expertise of SITLA could be beneficial. Smart growth could benefit residents and visitors. Fiber Optic is opening up opportunities that weren't available a few years ago. Harriet brought up that managing growth is a concern for the Town. Terri Winn said sometimes it seems like the Town isn't engaged in the conversation until too late in the process. We need to work together and communicate as much as possible so residents don't have to deal with two different governments and their red tape.

Attorney Niel Lund pointed out that we have discussed the RDA and it has a lot more options than just price reductions. We can use RDA money for infrastructure enhancement and other uses that we wouldn't be able to do otherwise. If we put that money to work it can snowball and create benefits for the residents. We don't want to see growth just for growth, but want to see a benefit from the growth. The Town brought up that the County gets benefits from increased taxes, but what does the Town get. The Town can have that same benefit, but choose not to and maybe the time has come to relook at that as the council. Harriet brought out that infrastructure is a big concern and having that addressed in future development is a key to the Town's success. Commissioner Asay likened the potential for growth to riding a good horse. Sometimes the horse lets you go where you want and sometimes it takes some skill to keep it under control as horses have power and skills the riders don't. Increased knowledge was something the town sees as important, so communication between the entities is important.

Travis Brooksby said that the idea that all development has to be within the donut hole, is not correct. The utilities are not everywhere in the donut hole and are just as expensive in the hole as

outside of it. There are ways to control growth without cutting it off. Planning and Zoning is a working ordinance that has been changed and we can't let one person do things that others can't. Commissioner Tippetts said the Toyota method is to make changes when they are needed. The Planning Ordinance is set as it is and so you have to make sure that it is what you want because even if you want to change it the process takes time and sometimes chases away the money.

Harriett said it would be good to have information ahead of time, so changes can be made before they are needed. When those discussions are held in closed session they can not be discussed outside the meeting. The Attorney noted the legality of that and mentioned that discussion outside the meeting could also weaken the County's negotiations. Clerk/Treasurer Brian Raymond asked if Dutch John could be invited to the closed sessions relating to their town. It was thought that could happen with the permission of the persons bringing an offer to the County. Mayor Kunkel said that communication and collaboration is important. Attorney Niel Lund, said Planning and Zoning allows things unless it is specifically not allowed.

Mr. Raymond said that he has heard from people that felt like how Planning and Zoning was being interpreted was too strict and too cumbersome and they have taken their development elsewhere. Commissioner Tippetts said he had heard the same thing and also that people feel nothing has changed since the Town has incorporated. Part of that is the perception of people, but that is important that at least a few people feel that way. The Town has hired some help to work through these issues.

Mr. Raymond said that there is a gentleman that is trying to develop airplane tours based out of Dutch John. Harriet asked if some of the Economic Development money could be used in Dutch John and Mayor Kunkel said as part of that board she has been pleased that Dutch John has been a part of the conversation. The Board is a county wide board and not just a Manila board and it has been good to be a part of it. Trevor said there have been more plans this year than in the past. There are people looking for hangar space and Success in Education will be bringing in 6-8 planes for two days in September. Mr. Lund said they are working on the survey for the Airport area for some future development. He asked if anyone here's anything that is closed from other people to please let him as the attorney know.

Thompson Davis said that sessions like this are helpful. Terry Winn said they haven't heard much about what the problems are. Thompson said he had brought up quite a bit and much was ignored which turns people away from the open process. If he had to invest now he would not do it in the current climate. We need to come together and work together on both sides of the lake and new people do not have the baggage of the past differences, Commissioner Tippetts said he doesn't those have those "memories", but Commissioner Asay said that he has to deal with those and he is willing to do so and call people out when they bring up past problems. Mayor Kunkel said it can't be just the officials. Commissioner Lytle pointed out that the ability to have the conversations we are in now is the best we have had in his tenure. We need to work together to do the right thing at the right time for the right reason. The meeting ended on that note at 4:29 pm.

/s/ Randy Asay  
Commissioner Randy Asay

s/ Brian Raymond  
Clerk/Treasurer Brian Raymond

/s/ Jack Lytle  
Commissioner Jack Lytle

/s/ Matt Tippetts  
Commissioner Matt Tippetts

