

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board, Tuesday, January 07, 2014. All members were present. Vicky McKee, County Clerk, was present as board secretary. The meeting was called to order at 9:00 A.M. by Chairman Steglich.

Also present were: Cindy Keller, Carol Force, Niel Lund-County Attorney, Brian Raymond-Economic Development, Elaine Stewart, Stewart Leith, Toby Force, Hank Gutz, Rowdy Muir-U.S. Forest Service, Travis Dupaix, Troy Ostler, James Olsen, Tammy Twitchell, Denzel Rolland, Bruce Ericksen, Sunny Bouck, Brian & Jerilynn Smith.

With regards to old business, Mrs. Perry requested that Mr. Blanchard provide her any information on the revisions of the Planning & Zoning Ordinance. The Planning & Zoning Budget was reviewed and discussed. The matter will be continued.

There was no one present with citizen's comments.

The minutes of the December 31, 2013 meeting were provided by the County Clerk's office for review and approval. Mrs. Perry questioned the wording on Page 2, and it was determined to add a "d" to the word anticipate. Motion by Mrs. Perry to approve the minutes of the December 31, 2013 as revised. Seconded by Mr. Blanchard, all in favor.

The Open Invoice Report was provided by the County Auditor's office in the amount of \$134,654.10 for review and approval. Mr. Steglich stated that the county pays Utah Association of Counties a lot of money each year and he feels that it would be nice to get more support from the Commission to attend these meetings. He also stated that the billing for Union Telephone in the amounts of \$157.00, \$41.73 and \$-7.49 for the camera should be credited at a later date. Upon review and discussion, motion by Mrs. Perry to approve the Open Invoice Report as provided. Seconded by Mr. Blanchard, all in favor.

With regards to correspondence, Mrs. McKee had provided two emails from Ken Brown concerning a meeting in Washington scheduled for February 28, 2014 regarding issues facing rural counties in the West and information regarding the proposed horse slaughter plant in New Mexico. There were also several emails included from residents providing their input regarding the issues for the Public Hearing scheduled at 10:00 A.M. and 7:00 P.M.

Ned Brady had provided the county with amounts to be compensated for the work that he does for weed management in the county. Mr. Blanchard stated that Mr. Brady was not to be using his own computer and very limited use of his personal vehicle. He had also provided the information to Carol Gardiner and she does not have a problem with the Soil Conservation District paying the \$2,500.00 towards this. Mr. Steglich stated that he does have some issues with the contract as submitted and he questioned if Mr. Brady was an employee. He had checked with Mrs. Pallesen and she stated that he was currently an employee and cannot have both. The matter was discussed and Mr. Lund stated that this was not a formal contract. Mr. Steglich stated that Mr. Brady is being treated as an employee so this matter needs to be reviewed and placed back on the agenda. All of Mr. Brady's wages and etc. are paid out of grants from the State of Utah for weed control. Mr. Blanchard stated that he does have concern with the requested

wages by Mr. Brady as they have gone up each of the three years and the rest of the county employee's wages have not increased and \$25.00 is a lot per hour for our county. Mr. Blanchard will go back and work with Mr. Brady and this matter will be continued.

The Agreement and Use Permit for the Rodeo Grounds and facilities was on the agenda for Commission approval for the Closing Ceremonies for the Burbot Bash. Mrs. Perry addressed the matter of Kelly Wilde, Building Maintenance, opening the restrooms and the need for heaters as they will be de-winterized for the event. Motion by Mrs. Perry to accept the Agreement and Use Permit for the Burbot Bash. Seconded by Mr. Blanchard, all in favor.

The county had received the Lease documents from Zion's Bank for the three vehicles to be leased as listed: 1. 2013 F150 Ford Truck – Sheriff's Office, 2. 2014 Ford Explorer – County and 3. 2014 F150 Truck – County. Upon review and discussion, motion by Mrs. Perry to approve the Vehicle Lease Agreement for the three vehicles. Seconded by Mr. Blanchard, all in favor. Motion by Mrs. Perry to approve Resolution #14-01, as provided. Seconded by Mr. Blanchard, all in favor with a roll call vote. Warren Blanchard – Aye, Karen Perry – Aye and Jerry Steglich – Aye.

With no further business, the meeting recessed at 9:20 A.M. with the Public Hearing to be continued at 10:00 A.M.

The meeting reconvened at 10:00 A.M. and Mr. Steglich addressed those present as to how the Public Hearing was to be conducted. He thanked those present for their interest in attending the meeting.

Mr. Steglich stated that there will be two items discussed with the Public Hearing in order to obtain comments from the public. Rob Bishop's Congressional Lands Bill will be the first item for discussion. This Public Hearing will be the second public hearing that has been conducted with the other meeting held in July, 2013. Congressman Bishop's plan is to propose a bill that includes seven counties in eastern Utah and trying to formulate a way of turning Federal lands into currency by way of a give and take. Congressman Bishop has received a letter from the Commission with Daggett County's proposed land exchanges which will be reviewed today. All of the points addressed in the letter are listed as "a" through "j" in these minutes and the letter is available at the County Clerk's office for review. Each of the seven counties have been requested to provide a five minute presentation at the State Capitol on January 22, 2014.

a. Legislatively approve approximately 80 acre of BLM property know as the Jarvie Ranch for disposal and transfer to Daggett County or to private interests, so that this property may be developed as a commercial resort for recreational and tourism use and thereby become an economic driver for Daggett County. Mr. Steglich stated that the BLM and Forest Service are closing down their services at various locations due to federal budget cuts. Tammy Twitchell questioned if the historical location would be protected and Mr. Steglich replied that since both the Jarvie Ranch and Swett Ranch are under a historic registry that portion would stay as it is. Including g. - Legislatively approve approximately 397 acres of Forest Service property known as the Swett Ranch for disposal and transfer to private interests, so that it may be managed to encourage growth in tourism while maintaining its historic value.

b. Designate a segment of the Green River from .5 miles below Flaming Gorge Dam until Indian Crossing Boat Ramp as part of the National Wild and Scenic Rivers System under the designation of "Scenic" with appropriate allowances made for dam

operations, recreational facilities, existing pipeline corridors, local and regional businesses, and fish and wildlife management. Mr. Steglich stated that the Forest Service currently manages this portion of the river as “Scenic”. The Commission is not in favor of an additional layer of government on the river management but they see an opportunity of a trade off as a way to get something else and they fear that if it is left alone the Federal Government could designate it as “Scenic” and the county would not have any say or input into that. Mrs. Perry stated that Trout Unlimited had just provided a petition with 180 signatures from residents in the county supporting the designation.

c. Designate approximately 20,500 Acres on Baretop Mountain as a National Conservation and Recreation Area. Mr. Steglich stated that the Forest Service is already being managed as this and this would only give it a designation that would be more attractive to special interest groups.

d. & e. Designate the current Diamond Breaks Wilderness Study Area as a National Wilderness Area and discontinue the Wilderness Study area designation. Release the Utah portion of Cold Springs Wilderness Study area and direct that it be managed for traditional multiple use value. The Daggett County Commission has met with the landowners and they are in agreement. The two wilderness study areas have been in place for many years and both areas are being managed as wilderness so they are locked up. This would release the Cold Springs area and designate the Diamond Breaks area as wilderness. Mr. Blanchard stated that there could be a problem as the majority of the property is in Colorado and the Commission have been in conversations with Moffat County and they are somewhat in agreement on this. Mr. Steglich stated that this may be one of the first things to go because of the two states being involved.

h. The Green River segment from Indian Crossing Boat Ramp to the Colorado State line be released from further management as a suitable proposed “recreation” river under the Wild and Scenic Rivers Act, and returned to traditional multiple use management. Mr. Steglich stated that everything from Indian Crossing to the Colorado State line would be released which would be a benefit to the land owners (Radosevich and Allen) as well as the county.

f. Legislatively approve approximately 6,800 acres of Forest Service land on the west side of Highway 44 at the 191 Junction for disposal and transfer to private interests for development of a Summer and Winter recreation area. Mr. Steglich explained which areas this includes and that part of the area is designated as roadless and is surrounded by roads on three sides. The proposal is for a 12 month recreation area and this year it could have been used heavily. Bruce Erickson and Danzel Rolland, consultants, have been working with the county for over a year in determining the potential of the site. Mr. Erickson stated that the 6,800 acres is adequate for 20 years worth of recreational development (tubing, cross country skiing with the two existing lodges, mountain biking, hiking, zip line). The area has access to the highway from Vernal, Rock Springs, Manila and Dutch John. Their conclusion is that the site is appropriate for winter and summer recreation and the land should be designated as such. Danzel Rolland also provided his opinion on the area as being an exceptional area for a summer/winter recreation area.

I. SITLA parcels located within the designated portions of the Green River watershed and others areas, as noted on the project map, be transferred out of Daggett County into portions of the State of Utah where they may be appropriately developed, with the appropriate share of revenues derived from the traded in sections coming back to

Daggett County pursuant to State law. Mr. Steglich explained that with Congressman Bishop's bill they are taking SITLA parcels out of all the counties and putting them together with Sanpete, Grand, Uintah Counties for mineral extraction and mineral development. As part of this exchange, if they took large SITLA parcels out of Daggett County and transferred them to Uintah County, the county would receive funds back for mineral extraction. This would create revenues for education and the counties involved. The Commission is still negotiating on which SITLA lands would be traded from Daggett County. If a parcel is removed the neighboring entity (BLM or Forest Service) would take over the management of that property but it will not affect the grazing allotments.

J. Legislatively approve the disposal and transfer to private interest 90 acres in the Deer Lodge Summer Home area plus an additional 40 acres which lies to the west and southwest. The meadow which is contained in this area which is approximately 30 acres would remain undeveloped and retained as an open area for wildlife. In exchange for the privatized land, the Deer Lodge HOA would purchase 78 acres located in Section 21, T1S, R21E which is private at this time and surrounded by Forest Service land and transfer ownership of that land back to the National Forest Service. The Commissioners explained the plan that the Home Owners Association had provided to the Commission for their support. This could be a benefit to the county by paying taxes to the county on the land and it should also tie into the development to the west. James Olsen questioned the matter of the Deer Lodge residents only being there in the summer and if it was because of the snow or due to regulations. Mr. Muir, Forest Ranger, stated that it was because of the sewage as they are all on septic tanks. Tammy Twitchell questioned where the land was that was being considered for trade and Troy Ostler, Deer Lodge Home Owners Association, explained that the land they are proposing to purchase and trade to the Forest Service sits about seven miles due west across the county line in Uintah County and is unable to be developed.

Mr. Steglich questioned if there were any further comments on the legislation. With there being no further comments, the meeting moved onto the second item listed for the Public Hearing – Proposal to Purchase 124.70 acres.

Mr. Steglich provided the back ground for the reasons that the county is considering the purchase. The Town of Manila had approached the county about two years ago stating that the town needs to close the landfill as they were getting shot at. The County Attorney's, John Stearmer and Grant Charles, advised the county to close the shooting range to keep anyone from getting hurt. The shooting range was located on SITLA ground with a five year contract. The contract had expired and SITLA was not willing to renew the contract because of the evolution of environmental concerns. The county needed to buy the property or they would not be allowed to use the property so the county purchased 40 acres from SITLA and was able to put in a pistol range. Upon receiving the coordinates from SITLA the property shifted to the west so the contamination was still on SITLA property. Mr. Steglich then approached SITLA and asked them to consider selling more property. SITLA came back with the proposal that the county needs to buy the 124.7 acres for the same price per acre as the 40 acres or nothing. The Commission approved a Capital Project budget in the amount of \$150,000.00 to purchase this land which was derived from the sale of properties in Dutch John. Currently there is shooting being done in areas of the county that is not designated or safe for shooting. Sonny Bouck questioned if this would be the same area and Mrs.

Perry stated that the proposed 124.7 acres would be located to the south of the current location. Ms. Bouck also questioned how the county plans to keep people shooting in the proper location and Mr. Steglich responded that the county can control a lot better where the shooting would take place. Ms. Bouck stated that if it was the same general area there could be more instruction and signage as where the people were to be shooting. Mr. Blanchard stated that all three commissioners did pass a budget of \$150,000.00 for the year but all three Commissioners have not voted on this particular purchase. The Commissioners are wanting to obtain comments from the public to help them make up their minds. Mr. Steglich stated that he had proposed to some of the local ranchers that if the county purchased the land they could work on getting the grants and donations for an indoor arena. He is hoping the rodeo groups would organize to obtain grants and donations and put themselves as management of the facility so the county is out of it. Tammy Twitchell stated that the Vernal area created the Rod and Gun Club years ago. They had built trap shoots and etc. and a building which is used a lot for a lot of events. The indoor arena located in Big Piney has become a large revenue source. Due to the location of the county facility there is not room to expand. She feels it is a good approach and good to start looking at things like this. Mr. Steglich stated that Daggett County needs to diversify the recreation here in the county. There has been threats to take water from the Flaming Gorge Reservoir which would be a huge impact on Daggett County. The Rob Bishop bill and shooting range would help with this diversification. Threats for water will not go away and the battle over water will continue so there needs to be alternative forms of recreation. Mr. Blanchard stated that there is another alternative for the 124 acres as Daggett County owns 1800 acres in the Dutch John area and some of that land borders SITLA land and this land has not been considered. The county should consider trading land that the county already owns for the land here. Mr. Steglich then opened the matter up for public comment: Carol Force questioned if the entire 120 acres as proposed to buy is contaminated and Mr. Steglich replied that it was just where they were shooting rifles against the cliff and trap shooting so there is about 60 acres of ground that is under issue. There is however, a lot of flat and developable ground located in that area. Mrs. Force questioned if the EPA will need to be involved with the transaction and Mr. Steglich replied that SITLA goes through a process in determining if there is ground contamination and since they determined that there was no ground water contamination with the first 40 acres they were ready to proceed. The county does pay for any and all studies with the purchase price. They had originally looked at buying the 120 acres with a long term contract but SITLA replied that would not be acceptable and the county would need to pay up front if the land was used as a shooting range. Mrs. Force questioned where the county was considering to locate the indoor arena and Mr. Steglich stated that the ideal situation would be for them to be located at opposite ends of the property. Mrs. Force also stated that she liked Mr. Blanchard's option of trading land and requested that the county look into that and Mr. Steglich expressed that he had talked to SITLA and he has concerns with losing an asset in Dutch John. Tammy Twitchell questioned if the Swett Ranch acreage was the original land that was condemned by the Forest Service and Mr. Steglich stated affirmative. Brian Smith stated that he would like to see something happen for a horse arena and he feels it would be an asset to the community and could be used for more than horse events. If the county is not moving forward we are moving backward. Toby Force stated that he

is a hunter education instructor for the State of Utah and part of that class is to take 20 to 30 students to a gun range to shoot and he has been sending these students to Vernal. There are funds available through the State of Utah to help with a gun range. He also questioned if the County bought the land would the county be responsible for the lead contamination removal and Mr. Steglich stated that with any future development there is a lay down material to reclaim the lead. Rowdy Muir- U.S. Forest Service District Ranger, stated that he had met with the Commissioners in July regarding the proposals for Rob Bishops and his comment at that time was that it takes a congressional act to exchange land and the decision is not made locally. Mr. Muir stated that he needs to have an unbiased opinion but his responsibility is to help the Commission with the processes and he is neither for nor against any of the proposals. Upon any of this reaching Washington D.C., he would be required to provide comments. He does not truly understand what the benefit of changing the designation of BareTop would be. He feels that if there is a concern with the management that could be changed but not change the designation. Designations make Mr. Muir nervous and he feels that we need to be cautious and look at what the designation can or cannot do. The Forest Service bought the Swett Ranch from the Swetts a long time ago and through legislation it became National Forest lands and he does not know if the Forest Service can legally sell the land. Due to budget restrictions he is always looking at better uses of facilities not necessarily to sell it. With regards to the privatization of Deer Lodge it is in another district and under management of another district ranger. Half Moon Park is the same issue and he is surprised that they have not approached the county. The discussion of SITLA lands and the bordering agencies taking over management does not mean a lot of additional acreage so he does not see that as much consequence. The Forest Service is following their policy and managing the Green River as "Scenic" and if a designation comes the Forest Service would make the shift but all need to be careful as to what can or cannot be done with the designation change. He cautioned the Commission with the 6,800 acres as to who would be responsible for fire suppression as one large fire could cost a lot of money. Mr. Steglich thanked Mr. Muir and stated that he appreciates his open mindedness and John Erickson in Vernal, Forest Supervisor.

Mr. Steglich asked by a raise of hands of those that would be in support of the county acquiring the 124.7 acres either by a trade or cash exchange – there was a raise of hands. He then asked of how many would not support it and there were no hands raised. James Olsen stated that he had talked with those at the Spanish Fork facility and the land had been donated and he questioned if SITLA would consider donating the land to Daggett County. He then questioned the Pros and Cons of the facility and the reply was that if they could keep one kid from going to jail-the community is by far ahead. It is good for the community to pool together and provide recreational opportunities for the youth. Mr. Force stated that every year Hunter Education takes a large group of students from the state and have competitions. If the county had a nice facility, the students could be charged for the use and it could bring in people from all over the state which could benefit the entire county. He would like to see the county go for it. Mr. Steglich stated that Uintah County holds the largest trap shoot west of the Mississippi and they are always looking for new places to go. Hank Gutz, Lions Club member, stated that the Lions Club has sporting wagons which has always been a tremendous success. He questioned what the plans were for sanitation, power and water to the location. Mrs.

Perry stated that there is a well and power currently at the location. Jerilynn Smith stated that an arena would allow for clubs to start up such as quilting, baseball, golfing, TaeKwondo and a lot of other uses. Toby Force stated that he was also an ATV Instructor for the State of Utah and has used that area for classes and the students could be charged for that. The opportunities are endless. Mr. Steglich questioned if there were any further comments and he thanked everyone for coming and providing comments.

With no further comments, the meeting adjourned at 11:30 A.M.

/s/ Vicky McKee

/s/ Jerry Steglich

/s/ Karen Perry

/s/ Warren Blanchard