



Town of Dutch John **General Plan 2022**

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Executive Summary

LAND USE	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • There is a strong desire from the residents to preserve their rural heritage and small town feel. • Current growth projections should lead the Town to expect an infill pattern prior to expansion for major development. • The population of the Town of Dutch John has been declining slowly over the past decade. • The current development code needs to be updated with an analysis of likely development proposals. • Current residents want to balance development regulation with limited interference. 	<ul style="list-style-type: none"> • Residents desire a “rural” feel with building lots that are compatible with the neighboring ones. • Support high standards for community improvements, and promote voluntary property maintenance activities through a “community pride” program. • Partner with the County to develop conceptual land use plans for different County-held parcels. • 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 the General Plan.
HOUSING	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • Dutch John needs to find ways to support the development of workforce housing in order to strengthen their local economy. • Affordable housing is desired within the Town limits, focusing on providing three bedroom, two bathroom homes, averaging 1,400 square feet, with an average price of around \$200,000. 	<ul style="list-style-type: none"> • There is a potential for mixed commercial/residential development in the center of Town. • Senior housing and extended stay or “age in place” amenities are desired to meet the largest community cohort (55+).
LOCAL ECONOMY	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • The seasonal tourism demand in Dutch John makes commercial investment more difficult. • The community has parcels and corridors that are currently not meeting their highest and best use, allowing for sales tax market leakage. • The Town of Dutch John desires a strong, diverse, year-round economy that provides quality living-wage employment opportunities that will attract residents to the Town of Dutch John. 	<ul style="list-style-type: none"> • External forces are driving the major economic drivers within the region (tourism). The plan must adequately estimate Dutch John’s future scenario and plan for areas that can allow for all types of development. • Development should not outpace the ability of the local government to provide adequate services, EMS - (fire and medical response), and infrastructure to existing and potential community residents.

OPEN SPACE + RECREATION

Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • The current recreation opportunities are limited and in need of maintenance. Residents desire to maintain and improve these assets. • 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 maintain and increase this access. 	<ul style="list-style-type: none"> • Recreation opportunities for kids are perceived as being limited. Family-friendly recreation should be developed and marketed to the general public. • The Dutch John general plan will protect key wildlife habitat, visual quality, open space resources and other key amenities.

TRANSPORTATION

Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • An important part of the transportation element of the Town is the ability to provide for the needs of the citizens that includes biking and walking options throughout the community. 	<ul style="list-style-type: none"> • Update the Town’s policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.

INFRASTRUCTURE

Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • As more development occurs within close proximity to already established areas in the Town, operating efficiencies are expected to improve. • Infrastructure construction costs (due to remoteness) will negatively impact development in the area. • All development should pay the cost of providing services and infrastructure to all new projects within the Town and should bear the cost of consuming existing infrastructure surpluses that may be affected such as water and sewer treatment facilities that may need to be expanded as a result of growth. 	<ul style="list-style-type: none"> • Infrastructure improvements will be required to support the needs of the Town's growth and at the same time, replace existing facilities that have deteriorated due to age or that were poorly designed. • Careful planning is required so that the costs for such improvements will be shared by new development and existing residents and businesses. This might include revisions to the land use ordinance. • Explore the Community Facilities Grant program from the Rural Community Assistance Corporation (RCAC).

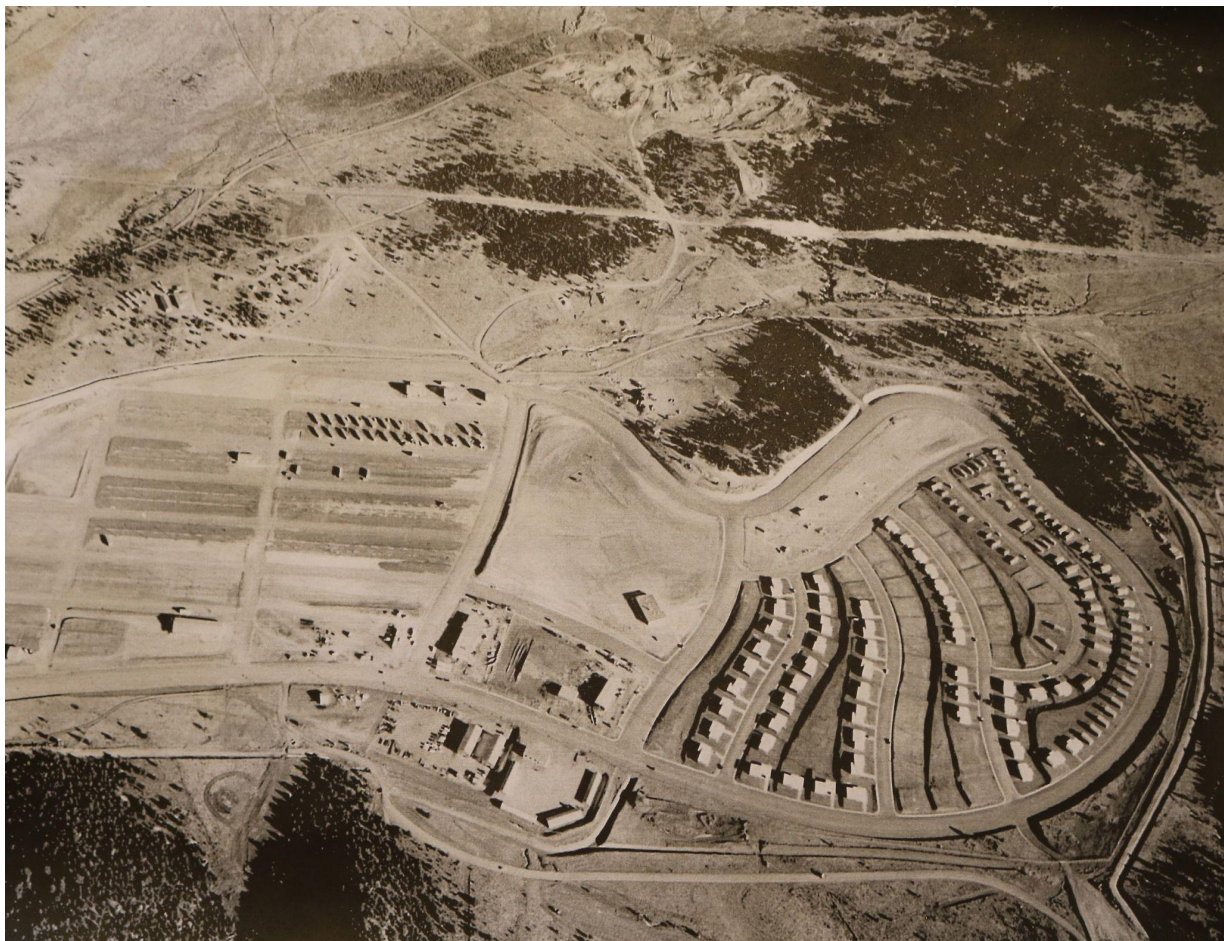
Chapter 1 – Community Context + Vision

History of the Town of Dutch John

Dutch John is a small incorporated 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.

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 approximately 137 people.



Aerial image of the original construction of the Town of Dutch John. ([Click here for the original](#)).

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. The land ownership in the area is mostly held by the federal government. Within the Town boundaries, a significant amount of undeveloped land is owned by the County.

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.

Located in the mountainous landscape of northeastern Utah, it (Dutch John) 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

Open space, outdoor recreation, sublime scenery, access to protected public land, and an amazing quality of life – are the Town of Dutch John’s competitive advantage in the changing global economy. The residents of The Town of Dutch John support a vision of a healthy landscape which supports a vibrant community with a resilient tourism-based economy where sustainability and prosperity go hand-in-hand. The Town of Dutch John sees itself as a steward and partner in securing and maintaining the Green River and Upper Colorado River stream flows and riparian habitat. With additional resources recently made available to the community, the possibility of economic growth due to internet-based businesses has also become a reality.

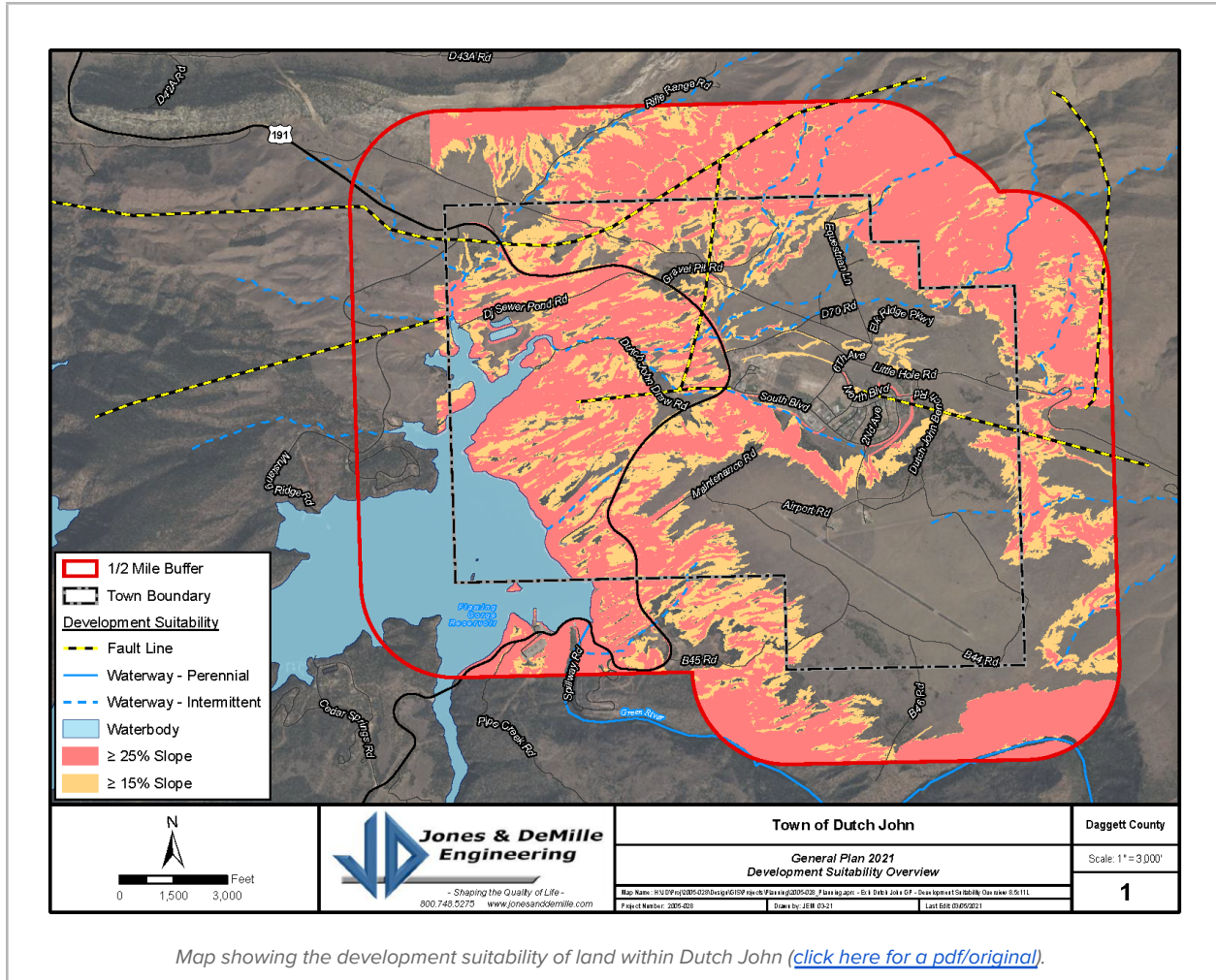
Socioeconomic Drivers



Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the Town. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, specifically areas with potentially problematic slopes, soils, or drainage (see graphic below). All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

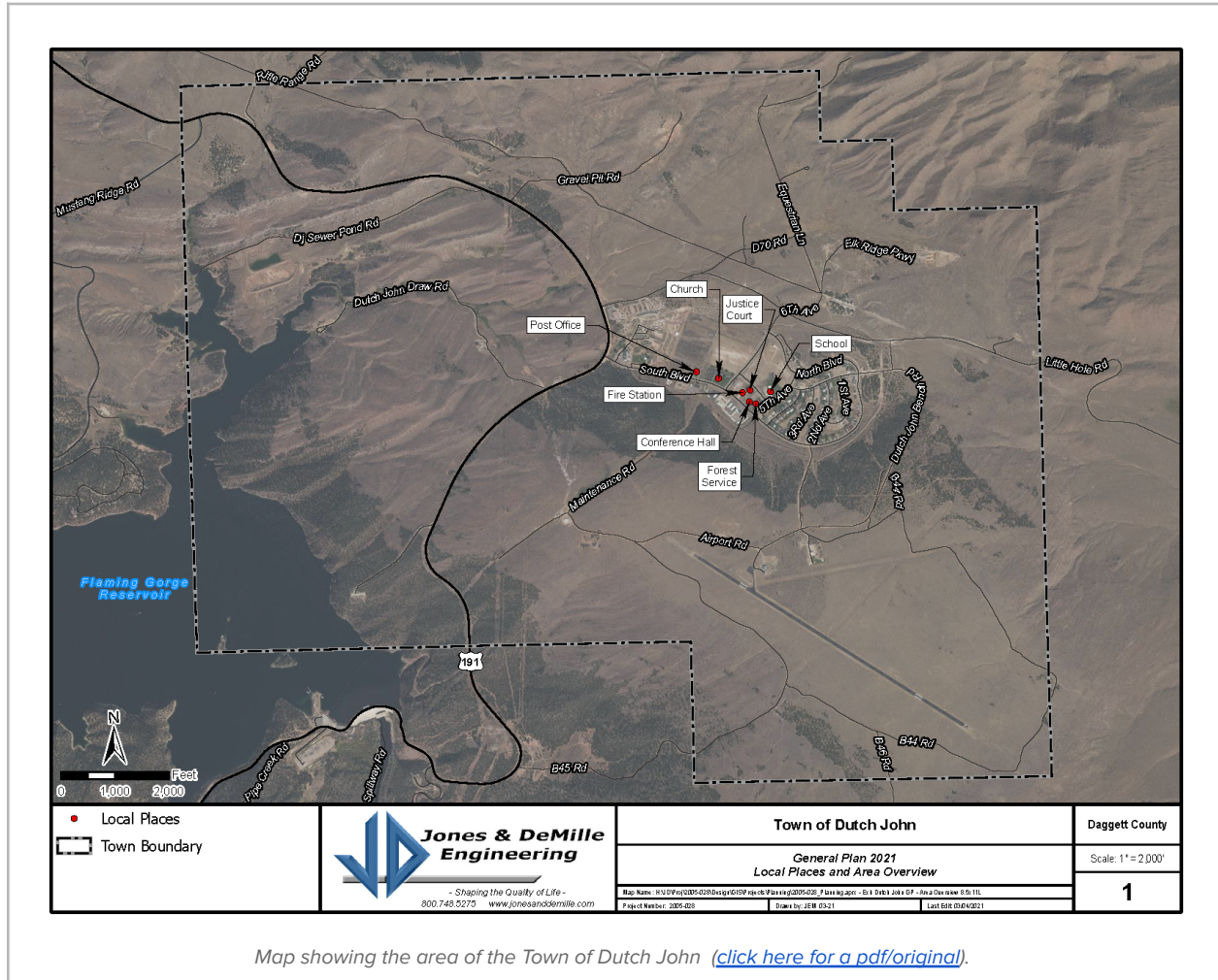
In order to provide cost-effective services, the community has a strong interest to grow from the inside-out as opposed to “leapfrog” development patterns.



Vision Statement

A community vision statement is a brief synopsis that summarizes a myriad of strategies and recommendations into a single statement. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan. The Town of Dutch John vision statement for the general plan is:

The Town of Dutch John is a small community that is remote from population centers, surrounded by federal lands Dutch John is united in its efforts to maintain a safe, clean, healthy, economically diverse, and attractive environment. It will be a friendly, progressive community that strives to be affordable and sustainable.



Map showing the area of the Town of Dutch John ([click here for a pdf/original](#)).

Chapter 2 - Environment

The factors affecting environmental quality within Dutch John are important to everyone, and therefore, directly affect the quality of life for its residents. 'Environmental quality' refers to the values related to natural resources, retention and enhancement of the existing open spaces, special geological elements, energy, scenic corridors, environmental hazards, conservation efforts, water resources, and air quality.



Existing Conditions & Trends

The Town of 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 Town'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 landowner around the Town of 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 Town of Dutch John 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 Town of Dutch John lies within the Uintah Mountains. The mountains trend east-west, and the topography is characterized by deep, inter-mountain valleys.

The Town of Dutch John is located at latitude 40.929 and longitude -109.391 at 6,430 feet above sea level.

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

Climate and Air Quality

The climate of the Town of Dutch John is typical for Utah's high mountain valleys. The average precipitation at the Town of 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 the Town of Dutch John, air quality in the Town of Dutch John area can be considered excellent.

Water Resources

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

Flaming Gorge Reservoir was created by the 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 quartzite inter-bedded with softer shales, siltstones, and argillates. About 1.5 miles (2.4 km) east of the dam, a road cut revealed a fault scarp on the southbound side with about 9 feet (3 m) of slippage.

The Green River drains from the Green River Basin in Wyoming north of the Town of Dutch John and flows into the Flaming Gorge Reservoir; it continues to flow to the south, downstream of the 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 the Town of Dutch John's potable water supply. In all uses, water quality is of supreme importance.

Fauna, Flora, and Natural Communities

Within the Town of 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*), Engelmann spruce (*Picea engelmannii*), 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 Town of Dutch John 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).

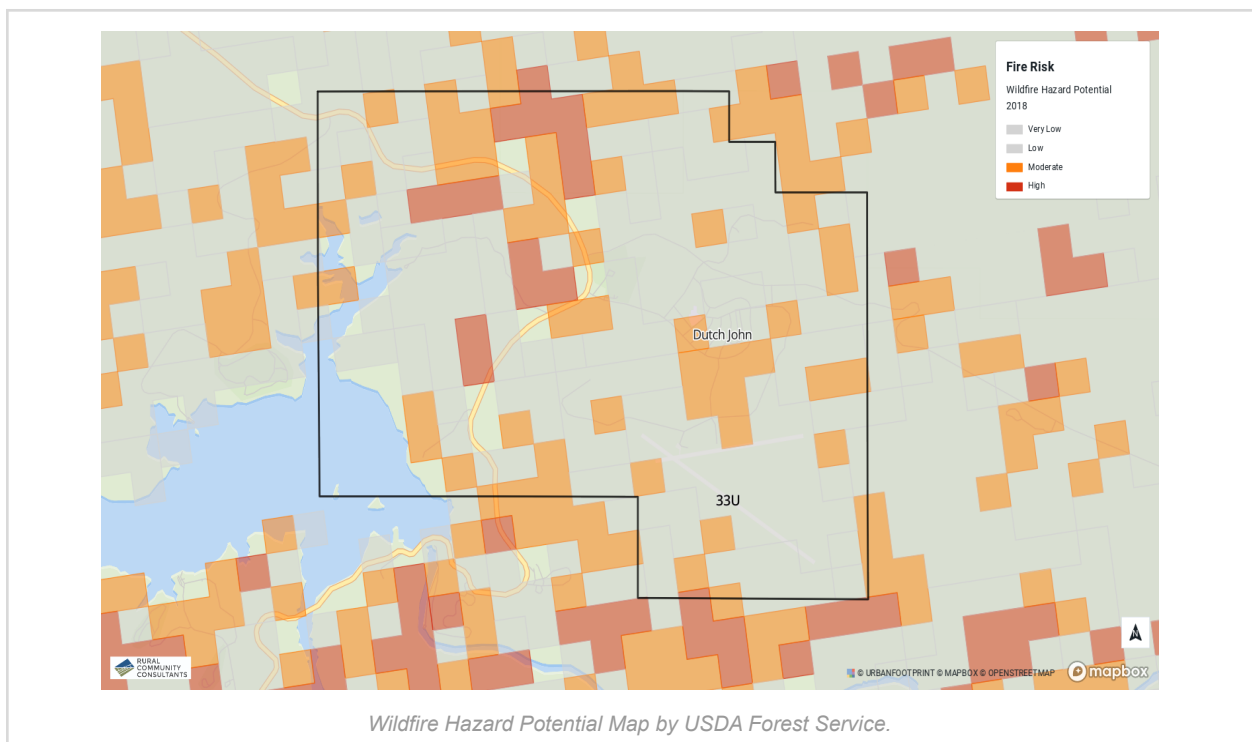
Hazardous Areas

Hazardous areas may result from faults, landslides, snow slides, and floodplains. Within the Town of Dutch John, 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 Town of Dutch John is relatively free of man-made hazardous areas which are found in larger metropolitan areas.

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

Wildland Fires

Wildland fires are a fact of life in the area, with the many campgrounds and open public spaces wildland fires happen too often. The Town of Dutch John and surrounding government agencies take many steps to prevent these fires.



Goals and Objectives - Environment

Goal 1: **Preserve and enhance the area's natural beauty**; recognize that the Town of 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, and 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 the Town of Dutch John's scenic beauty, including green and forested character and open, scenic views.

Objective 2.3: Manage and minimize the community's impact on the natural environment, including water and air quality, sound- and views, 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 the Town of Dutch John as an environmentally responsible community.**

Objective 3.1: Promote a community sense of environmental stewardship.

Policy: Support recycling and conservation activities.

Objective 3.2: Embrace and practice environmentally responsible community development.

Policy: Promote native and suitable substitute landscape materials.

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

Policy: Lead environmentally-responsible efforts by example.

Chapter 3 - Land Use

This general plan has been prepared to make recommendations for future growth patterns. This chapter is based on adopted planning beliefs that may affect the Town of Dutch John area.

This chapter also identifies the existing land uses in the Town of Dutch John and desired future land uses for the community. Public land ownership is discussed, as well as the Town of Dutch John's goals and objectives for future planning and decision-making, while addressing issues currently facing the Town of Dutch John. Issues of affordable housing, visitor accommodations, recreational and resort facilities, open space, and employment are incorporated within the Dutch John General plan; this general plan will identify areas of investment that can help the Town of Dutch John community achieve its community goals.

Existing Conditions & Trends Summary

The availability of vast areas of developable land is one of the major trend factors that will affect the Town of Dutch John's growth, economy, character and livability. Estimated at approximately 2,285 acres, there is a significant supply of potential development land in the Town of Dutch John community,

During the original 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 the Town of Dutch John can implement its general plan vision.

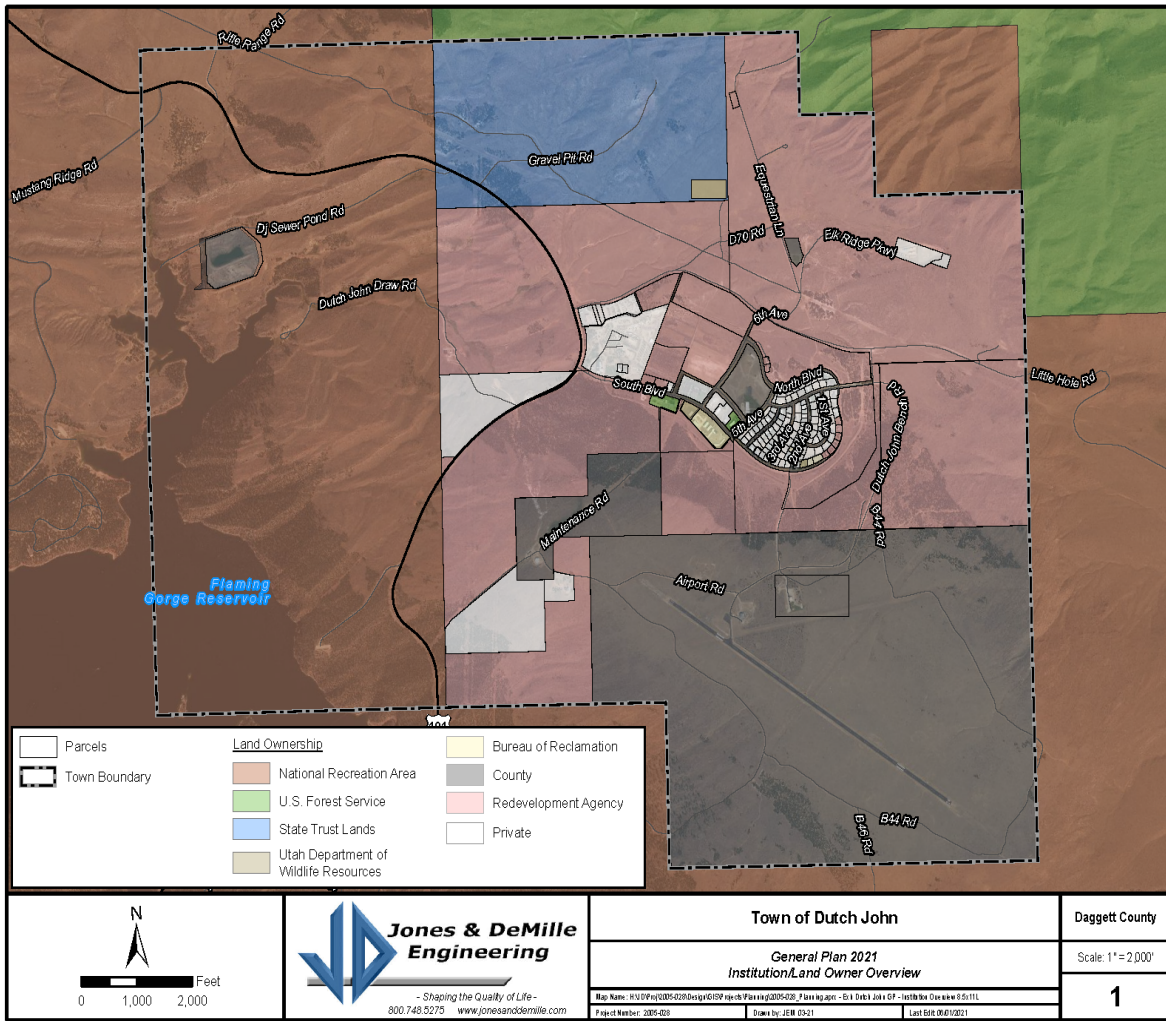
Existing Land Use

The Town of Dutch John area has land available for additional growth both within the Town of Dutch John limits, and on adjacent state lands. Within the Town of Dutch John limits, the primary land use is single family residential, with commercial land district along US 191, light industrial, civic land uses, and future development areas. The Town has begun to see the development of employee housing in recreational vehicles parked in 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 needs re-development.

Land Ownership

The primary landowners within, and immediately adjacent to the Town of Dutch John community include Daggett County, the State of Utah School and Institutional Trust Lands (SITLA), the U. S. Forest Service. The State of Utah Department of Wildlife Resources (DWR) manages wildlife within the State of Utah. The Town of Dutch John is within DWR big game Management Unit 8.

At the time of this plan's development, the County (and its Community Reinvestment Agency) held most of the large parcels that are adjacent to the developed core of the town. The Town would like to have an open and ongoing dialogue about these parcels since they have the potential to significantly affect the Town's vision for growth and their ability to provide services over time.



Map showing the 2021 land ownership and jurisdiction in the Town of Dutch John ([click here for a pdf/original](#)).

Mixed Use Districts

The Town of Dutch John's existing commercial areas need to retain their important core function of providing shopping and services, but they also need to be planned and/or redeveloped for a greater mix of uses and higher level of pedestrian-orientation.

Elements that are important to consider when considering mixed used development in the Town of 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 –The Town of Dutch John's higher density housing choices should be designed to provide workforce housing and support a sense of community.

- Boat Parking/Storage – Parking areas should be located to the side or rear of new development. Storage units should be in the light industrial zones.
- 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 light industrial area is part of one of the Town of Dutch John's Light Industrial zones. 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 the Town of Dutch John's need for employee housing, housing variety, open space and linked natural areas that complement the Town of 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, and
- clustering should consider topography and natural resources.

The Town's land use ordinances should be updated to implement these concepts.

Gateways

Two corridor gateways along Highway 191 are proposed to announce the "community" and "Little Hole" entries to the Town of 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 Town of Dutch John and access to "Little Hole" with clustering, setbacks, building height, and other development standards necessary to protect rural character and mountain vistas. Building or development along Highway 191 and these gateways into the Town of Dutch John should reflect this inviting character.

Special Protection Areas

Utah State statute requires that general plans "identify and consider each agriculture protection area" UCA §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

Annexation

Annexation is the process through which properties outside the Town's boundaries are incorporated as part of the Town. This process includes an application by property owners to the Town and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the Town are initiated by property owners and are often started with the intent of receiving services.

At the time of this plan's development (2021), Dutch John was not considering land outside of its current boundary for future annexation because of state and federal land ownership, and because of the lack of infrastructure services that can reasonably be provided. However, the Town will evaluate any annexation proposal based on its merits. The land use ordinance will need to be updated regularly to facilitate this.

Annexation petitions to the Town need to meet the criteria outlined in [Utah State Code 10-2-4](#).

- The land to be annexed must be located within the Dutch John future land use map, avoiding the creation of an island or peninsula.
- Meets the character of the community related to mixed residential, commercial and agricultural areas.
- The Town favors annexation that when needed provides the necessary water shares and the ability to connect infrastructure to meet the requirements of the Town for development.
- The Town will discourage any efforts of disincorporation.

Future Land Use Map

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

Single-Family Residential - Housing that is dominated by single-family detached housing. Minimum lot sizes of 12,000 sq. ft. 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.

Multi-Family Residential - Housing that is dominated by multifamily housing, townhomes, duplex, fourplex, 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.

Mixed-Use Development (*This area is designated on the future land use map as "Special Development Area"*) - Neighborhood-scaled, infill developments composed of a variety of uses including different densities of residential and commercial. Residential densities may vary throughout large-scale developments. Projects must include streetscape enhancements and community amenities, and site plan approvals are required.

Commercial - 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 the Town of Dutch John. 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.

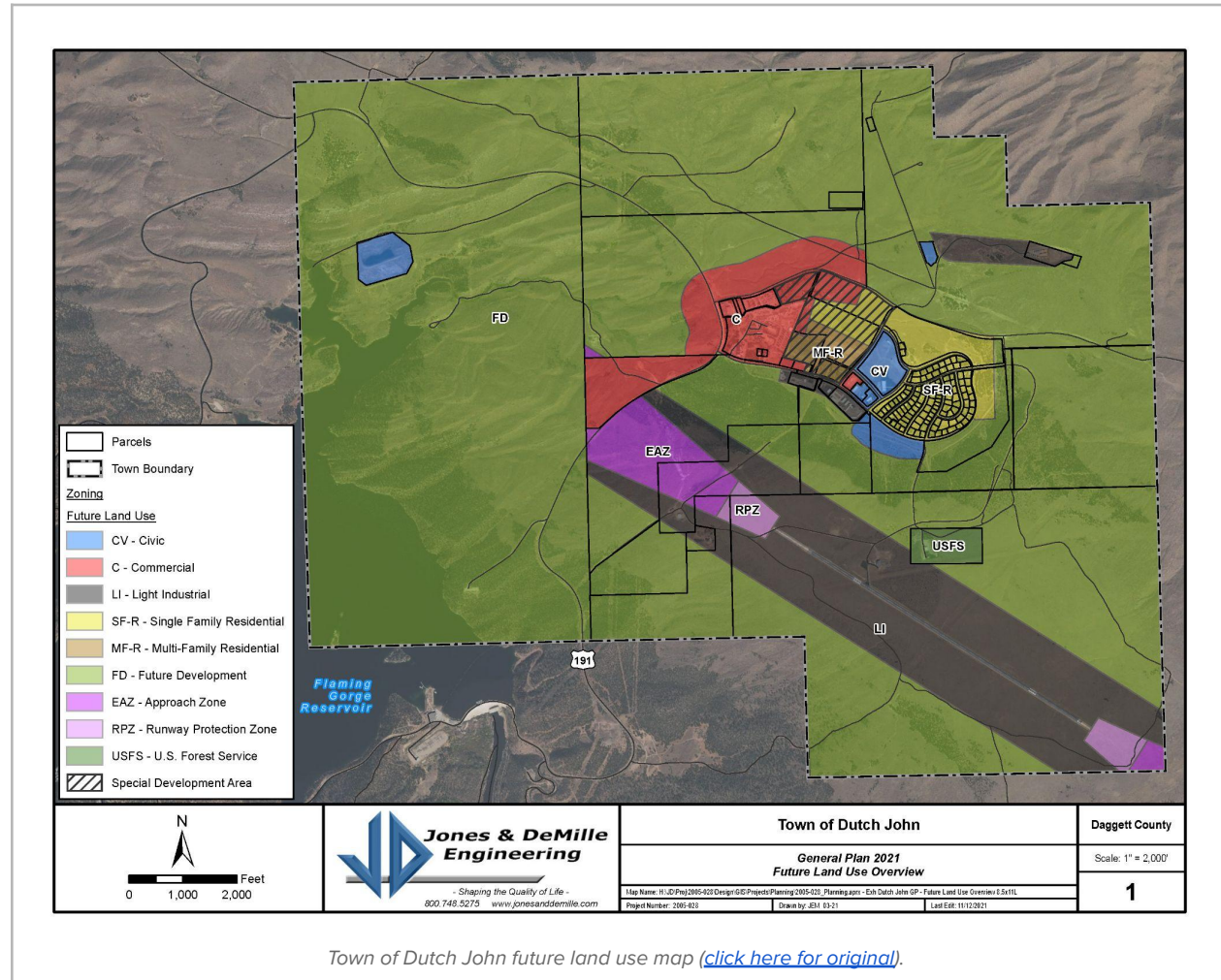
Civic Space - Any public space such as schools, churches, post office, fire station, police station, etc. These spaces must be open and accessible to all members of the public, regardless of ability.

Light Industrial/Manufacturing - Any operation that includes manufacturing, storage, shipping, or fabrication. Acceptable uses also include those that support the operation of the airport (including things such as hangars and potentially airpark hangar homes). These areas must be strictly monitored to ensure that landscape and facility design does not detract from the overall quality of the community.

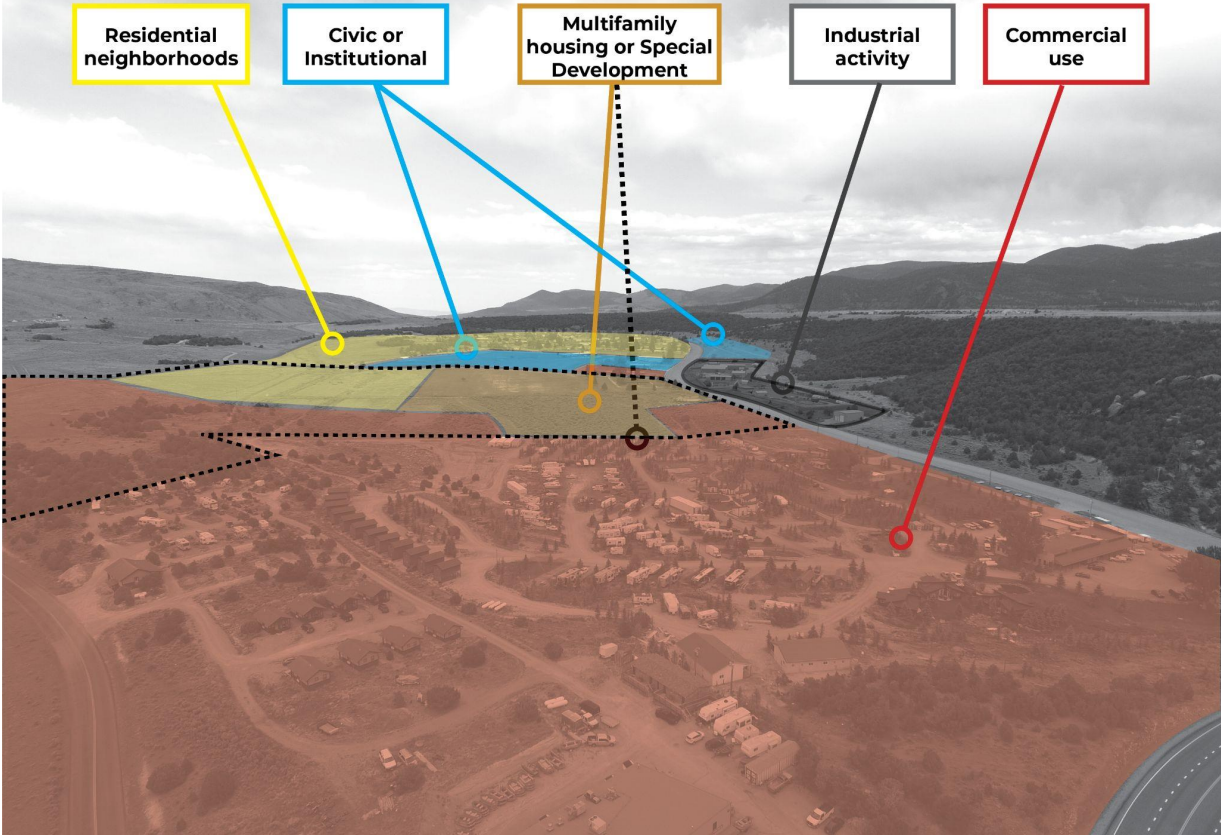
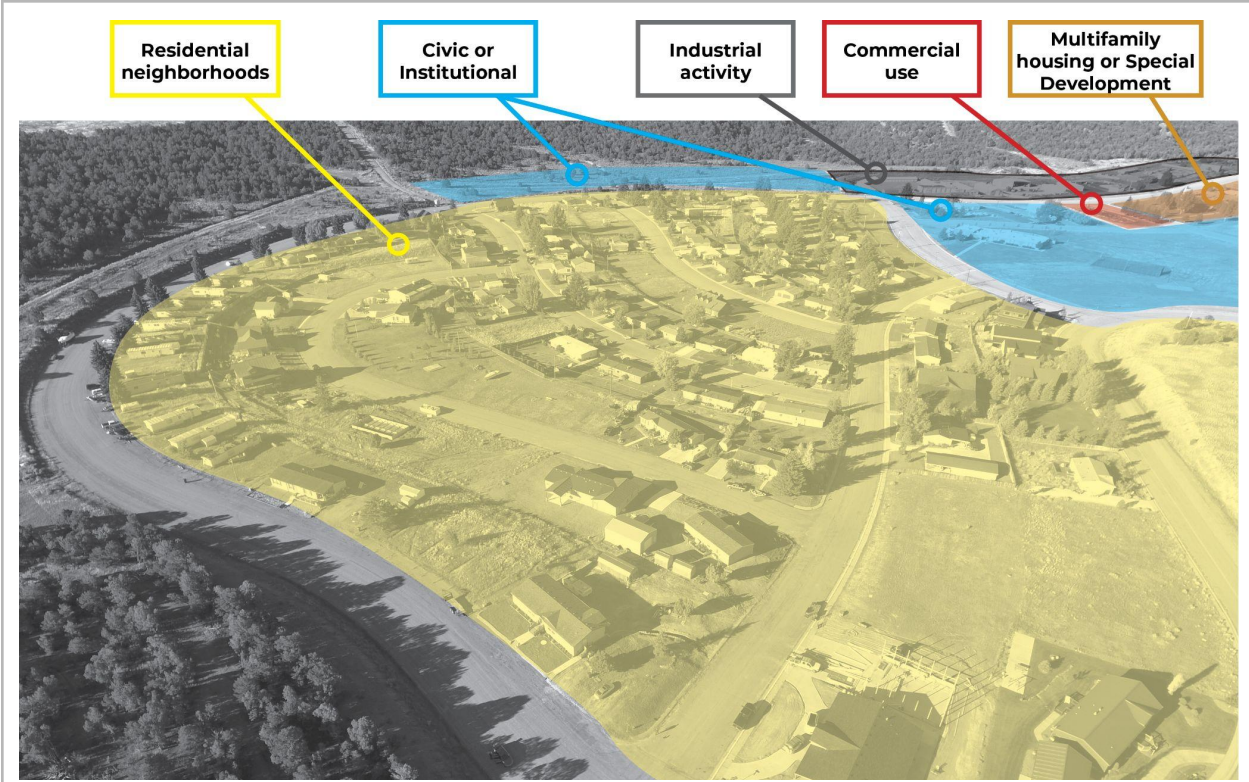
Future Development - The intent of the Future Development land use designation is to identify areas that would require significant investments to extend infrastructure and/or have topography that might

make the provision of Town services more difficult (i.e. steep slopes). It functions as a type of “urban growth boundary”. By default, the land use that is permitted in the Future Development area is agricultural. Any development proposals for a land use other than agriculture need to be discussed with the Town’s Planning Commission and will likely require a development agreement and/or an amendment to the general plan. (Note that the general plan may not need to be updated with individual developments that have this designation, though the zoning map will).

Airport Operations (EAZ and RPZ) - Functions that rely on proximity to the airport for the core business operations. The Town’s intent is that storage and shipping in this area should be restricted to businesses related to air travel and transport.



Town of Dutch John future land use map ([click here for original](#)).



Illustrations of the Town of Dutch John future land use map ([click here for the east area \(top\)](#) -or- [click here for the west area](#)).

Goals and Objectives - Land Use

Land use goals for the Town of Dutch John are developed and updated by a process of hearings of the Town of Dutch John's governing bodies with input from the community. These goals have been refined and further developed for this general plan. Action items are noted throughout the document to move the Town of Dutch John toward achievement of these goals:

Goal 1: **Encourage development within the existing Town's footprint to conserve resources, limit public infrastructure costs, increase neighborhood stability, preserve open space, and foster a village setting.**

Objective 1.1: Prioritize development within the Town of Dutch John so that underutilized utility infrastructure can reduce development costs.

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

Policy: Ensure that future development carries the cost of infrastructure enhancement or expansions such that the cost of such expansions does not fall back on the existing population of the town.

Policy: Ensure that any future development is required to install all infrastructure such that it does not become an issue in future or becomes an excessive burden on the Town Budget for maintenance.

Policy: Consider the establishment of an impact fee program for the Town to fund the development of community amenities and services such as water, sewer, EMS, and fire.

Objective 1.2: Where appropriate, require new developments to incorporate open space into their Plan of Development to develop a network of open space and trails within the community.

Policy: Update Town's 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 Town to fund the development of community amenities and services such as parks.

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

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

Goal 2: **Encourage the preservation of open lands.**

Objective 2.1: Concentrate development within the existing footprint of the Town 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 the Town of Dutch John to limit development in areas of special consideration (views, habitat, steep slopes, vegetation, etc.)

Policy: Incentivize development within the existing Town of Dutch John footprint with density and flexibility in standards (setbacks, heights, minimum lot sizes), and consider

regulating new development in the core of the Town based on form rather than land use.

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

Objective 2.2: Encourage development of open space and trails networks within new developments in the community to link residents and visitors with the open space surrounding the Town of Dutch John.

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

Policy: Support the implementation of the Daggett County Trails Master Plan.

Goal 3: Promote walkability and foster a sense of place in the Town of Dutch John.

Objective 3.1: Ensure all new development creates a 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 the Town of Dutch John for residents and visitors.

Objective 3.2: Encourage the use of the local vernacular architecture and materials of the Uintah Basin to develop a strong sense of place in the Town of Dutch John.

Policy: Consider developing a set of commercial design guidelines that identify appropriate materials, site design and building orientation, or building types for the Town of Dutch John.

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

Objective 3.3: Ensure maintenance and upkeep of all the Town of Dutch John properties and promote a safe and attractive community character.

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

Goal 4: Promote development of the area around the airport to protect any future facility expansion and operation of the airport.

Objective 4.1: The airport needs an updated general plan that projects the needs for the area to perform operations, maintenance and allows for future development.

Policy: Work with the Daggett County Commission to provide the Airport general plan that incorporates the guidelines of the FAA and Utah's DOT for airports.

Objective 4.2: Provide for a cohesive development between residential and commercial properties.

Policy: Follow the Dutch John Planning & Zoning ordinance and this Dutch John general plan.

Objective 4.3: Provide area for overnight transient parking and camping.

Policy: Include in the Airport general plan an area designated for the flying public for overnight parking and camping.

Chapter 5 - Community Character

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

Community Conditions & Trends

The Town of 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 the Town of 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 the Town of Dutch John and ensuring its competitiveness as a world class outdoor recreation community.

The Town of Dutch John seeks to promote a vital community, with mixed use, compact development in selected places, buildings orientated to streets, compatibility with adjacent uses, and protection of natural resource areas.

Beautification

Community beautification issues focus on the visual appearance of the Town (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form-meets-function process that the Town will be able to create, market and retain their unique character and appearance. Property owners, including public property, will be encouraged to keep their property clean and free of weeds and debris.

Well-planned community design improves both the visual and functional characteristics of the Town. It can make the Town more aesthetically pleasing while enhancing the flow of goods and people. The term "nuisances" refers to conduct or use of land that interferes with another's ability to enjoy and use their property. They can also potentially have a negative impact on area property values. Typical property nuisances in rural communities include: light pollution, non-conforming land uses, and inappropriate use of Right Of Way (ROW) property.

There are opportunities in Dutch John for reinvestment in community design, specifically within the areas of community unification and integration. These include: community signage, gateway and entrance signage, and enforcing new land uses to comply with the intent of the general plan.

Goals and Objectives - Character

Goal 1: Preserve, protect the Town of Dutch John 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: The Town of Dutch John's built character should blend into, be complementary to, and emphasize the Town of Dutch John's natural environment and small mountain town setting.

Policy: Encourage central growth as opposed to sprawl.

Policy: Improve travel corridors throughout the community.

Policy: Define the unique character of the Town 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: The Town of Dutch John should have clear boundaries with a clear "entry identity".

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

Policy: Promote a pedestrian, 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 the Town of Dutch John's natural environment and mountain town setting.

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

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

Objective 1.3: Development of a welcoming site-specific gateway.

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.

Chapter 6 - Housing

High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.



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.

Housing Trends

Key Town of Dutch John Housing Facts (Census estimates 2018):

- 53 percent of housing units in the Town of Dutch John are detached single family homes;
- 43 percent of housing units in the Town of Dutch John are mobile homes;
- 56 percent of housing units in the Town of Dutch John are for Seasonal/Recreational Use - (2010);

- Median home value is \$243,000 (2018)
- 69 percent of housing was built in 1970 or earlier.

Future Projections

The Town of Dutch John area has substantial area for additional growth both within the Town of Dutch John limits (infill) including the possibility of development on State Trust Lands. (*When the infill of Dutch John is complete, the Federal Government has a statute that will allow for the community to obtain additional lands for continued growth so as a community that is completely within the Flaming Gorge National Recreation Area it will never be land limited in its growth potential*). In the short term, 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 an 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 the resident population. PAOT will continue growing in the Town of 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 Types

Single Family Detached Housing: The majority of housing in the Town of Dutch John 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 50 years ago, while only a few were newly constructed in recent years. Most homes have mature landscaping and contribute positively to the rural village character of the Town of Dutch John. However, due to the lack of new construction or housing choice, the Town of Dutch John has a significant lack of affordable, workforce housing.

Multifamily Attached Housing: The Town of Dutch John currently contains no multifamily housing. There is strong demand for more affordable housing in the Town of Dutch John area, but housing options are extremely limited.

Manufactured Housing and Mobile Homes: Several homes throughout the Town of 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 the Town of Dutch John is indistinguishable from other single-family detached housing, some of the mobile homes are suffering from neglect and insufficient maintenance. A majority of the 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 need of a housing stock upgrade or replacement. In conjunction with UCA §15a-1-302 and §10-9a-514, mobile homes that were built before June 15, 1976 will not be allowed in the Town of Dutch John by ordinance.

Estate Housing: The 2019 Town of Dutch John general plan does not designate any areas of the community as estate housing. There is a need for larger and more exclusive lots in an area that will offer additional amenities. Areas for estate housing are undeveloped currently (2020) but they are available. Estate lot sizes should be limited to one acre or smaller in order to minimize public service costs.

Housing and Market Needs Assessment

There is clearly a shortage of both rental housing and homes available for purchase in the Town of 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.
- Old mobile homes and RV parks are being used to house employees.
- Conversion of existing homes into short-term rentals has restricted the supply of available housing.

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 amenities will encourage more part-time housing use by seasonal employees.
- 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.

Goals and Objectives - Housing

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 and work with non-profit housing organizations and the Uintah Basin AOG to develop housing and expand housing programs in the area.

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

Objective 2.1: Preserve the 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 a housing ordinance that encourages accessible parks, community/open spaces, and trails for all residents.

Objective 2.2: Encourage new, high-quality multifamily housing in the Town of Dutch John to provide more housing options.

Policy: Update zoning for the Town of 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.

Policy: Dutch John is supportive of the development of accessory dwelling units that can still meet zoning requirements (i.e. setbacks).

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.

Chapter 7 - Public Facilities, Utilities, Services

This element of the general plan addresses issues related to public buildings, facilities, and services that are necessary to the vitality of the community. It includes things like schools, civic buildings, fire stations, distribution systems for culinary water, wastewater and storm drainage systems, parks, and the Town cemetery.

Wastewater

The Dutch John wastewater collection system is owned and operated by Daggett County. The County has made improvements to the BOR system that was inherited when Dutch John was privatized. The sewer system has significant unused capacity, and should require new development to utilize it.

Water Supply

The culinary water system is owned and operated by Daggett County. It consists of a treatment plant, storage tanks, and a distribution system. The Town would like to work with the County in order to transfer the ownership and responsibility for the water system to the Town.

The Town of Dutch John gets all of its water from the reservoir, which is supplied by the BOR under the agreement. Water quality has been described as needing improvement, and the cost of water is high relative to other communities.

The Town is pursuing a secondary / irrigation water system as resources become available.

Communication Systems

Basic - The basic telephone service in the Dutch John area is provided by Union Telephone. Union Telephone 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.

Internet - There is a fiber line that serves the school, but does not provide high-speed internet to town residents. Residents identify fast internet service as a critical need.

Natural Gas/Propane

The Dutch John natural gas is provided by the Dominion Energy Company. Propane service is provided by local suppliers either from Rock Spring, WY, or from the Vernal, Utah area.

Electrical

Dutch John's electric power is provided by Bridger Valley Electric Association.

TV/Cable

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

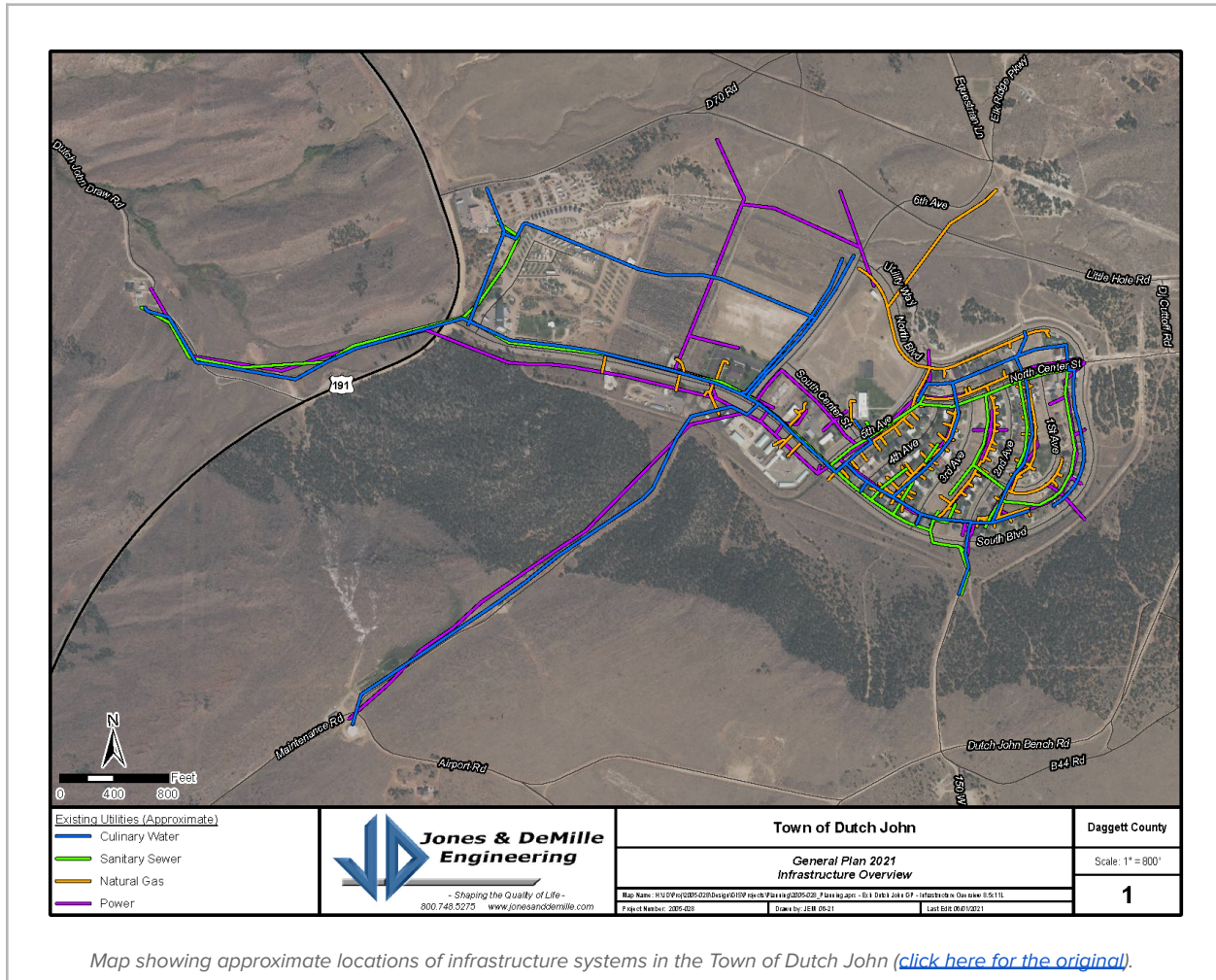
Solid Waste Management

The Town of Dutch John provides solid waste disposal service for the Town of Dutch John through a private contractor.

Public Safety Capabilities

The Town of Dutch John relies on Daggett County to provide police services and does not have a police force dedicated specifically to the town currently.

Dutch John does have a volunteer fire department with a facility located within the town to meet the emergency needs of the community as a whole.



Demand Assumptions + Potential Improvements

Infrastructure improvements will be required to support the needs of the Town's growth and, at the same time, it replaces existing facilities that have deteriorated due to age. Careful planning is required so that the costs for improvements to the existing system will be shared by all residents and businesses and that new development will bear the costs of system expansion.

Goals and Objectives - Public Facilities

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 vision of the general plan, and be responsive to identified social, physical, economic and environmental constraints.

Objective 1.1: Maintain outstanding public 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 services and opportunities.

Policy: Conduct a capital asset inventory and maintain it annually.

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: Ensure that the Town's infrastructure systems operate efficiently.

Policy: Update the Town's ordinances to ensure that all new development is required to link to the Town's utilities.

Objective 2.2: 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, rates, and age of the system.

Policy: Adopt and keep current appropriate impact fees.

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 the development of additional vehicular routes or increased community ATV, bicycle, and pedestrian trails.

Airport and Aviation Facilities

The Dutch John Airport is important to the current and future of the Town 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 general plan.
- Provide public participation in the planning and monitoring of improvements at the airport.
- Monitor the need for new airport facilities to serve the Town of 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.
- 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 the Town of Dutch John.
- Involve Daggett County, UDOT, the Town of Dutch John, Dutch John Fire and EMS, and transportation providers in transportation planning efforts.

Pedestrian, ATV + Bicycle Facilities

The existing, dedicated on-street network of pedestrian, ATV, and bicycle facilities are extremely limited in the town. Much of the existing roadway network has been constructed to a rural standard, without curb and gutter, striping, sidewalks, or pathways. The Town's proximity to outdoor recreation amenities lends itself to future trail development.

Transportation System Vision + Recommendations

With the potential for growth in the Town of Dutch John over the next 20 years, traffic on the roadway system is expected to increase significantly during the peak summer season, 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 the development of additional vehicular routes or increased community ATV, bicycle, and pedestrian trails.

Along with the 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.

The Town of Dutch John's system of bicycle, ATV, and walking paths should be highly connected and easily accessible throughout the community. Given the active lifestyles of the Town 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, the Town of Dutch John's on-street network of ATV, pedestrian and bicycle facilities should be expanded and enhanced to increase walkability and bike-ability throughout 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.

The Town of Dutch John should seek opportunities to create an interconnected system of complete streets throughout the community that serves multiple modes of travel and enhances 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, 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.

Impact Fees + Traffic Impact Studies

Dutch John does not currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the Town. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, Dutch John may consider requiring an impact fee for any new development and for larger developments a Traffic Impact Study (TIS). A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from new development. Since residential and private roads are not part of the Future Road Way map, TIS reports allow the Town flexibility when deciding these smaller roads locations.

Goals and Objectives - Transportation

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

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

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

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

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

Policy: Implement the Town of Dutch John's bicycle lanes, multipurpose pathways, priority sidewalks, and trails plan shown in this general 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 hangar sites.

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

Chapter 9 - Parks, Recreation, Open Space

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

Community Conditions & Trends

The Town of Dutch John's location near the Flaming Gorge Reservoir and the Green River as well as the abundance of 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, trail, 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 the year-round Town of 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 the Town of 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, bike-able 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 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 needs 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 the Town of 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.

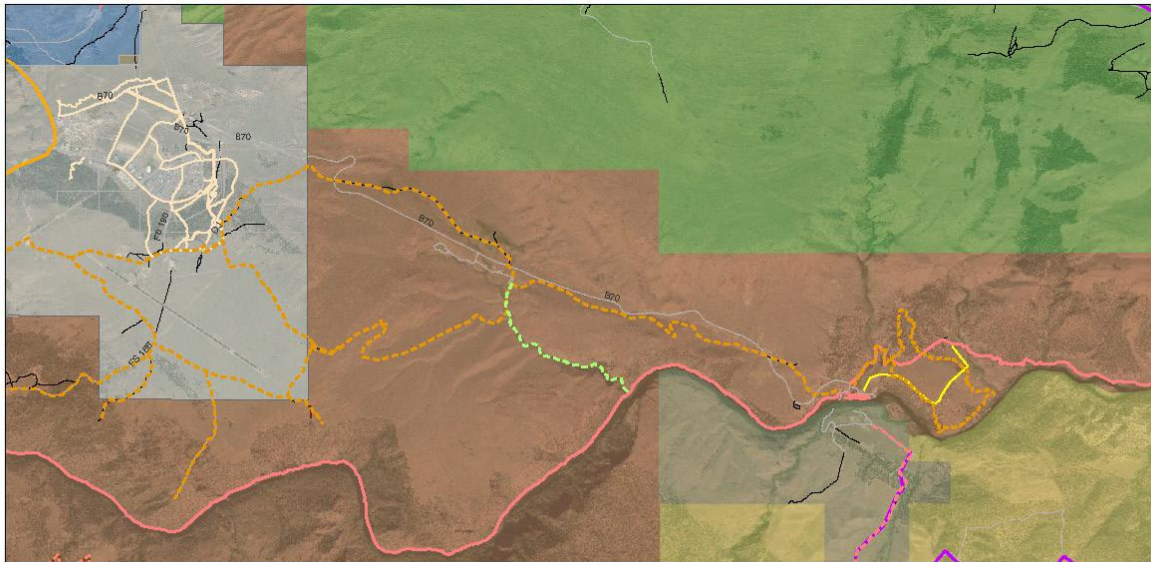
DUTCH JOHN TRAILS



3/24/2021, 11:58:04 AM	BICYCLE	Municipalities	National Recreation Area
Proposed Project Points	BIKE HIKE	Parcels	National Forest
Other	FOUR WHEEL DRIVE > 50'	RMSDGI_DAGGETT_RDS	Private
Proposed Project Lines	HIKER/PEDESTRIAN	Roads	State Wildlife Reserve/Management Area
NOT SPECIFIED	BIK-20X (Cycling/Bike Lanes)	Daggett County	
Trails	Dutch John Trails	Connector Route	
ATV BIKE HIKE MTRCYCL			

Scale: 0 0.1 0.2 0.4 mi / 0 0.17 0.35 0.7 km
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 Sunrise Engineering
 Source: Cloud SMARTGIS®

DUTCH JOHN CONNECTING TRAILS



3/24/2021, 12:19:36 PM	Generic Line	Parcels	Bureau of Land Management
Proposed Project Lines	Named Trails or Routes	RMSDGI_DAGGETT_RDS	National Recreation Area
BIKE-20X (Cycling/Bike Lanes)	Roads	Daggett County	National Forest
HIKER/PEDESTRIAN	FOUR WHEEL DRIVE > 50'	Connector Route	Private
NOT SPECIFIED	Dutch John Trails	Inventory Roads	State Trust Lands
BIKE-10X (Mountain Biking)	Municipalities		State Wildlife Reserve/Management Area
ATV BIKE HIKE MTRCYCL			

Scale: 0 0.33 0.65 1.3 mi / 0 0.5 1 2 km
 © 2021 Microsoft Corporation © 2021 Invar ©ONES (2021) Distribution Atlas DS
 Sunrise Engineering
 Source: Cloud SMARTGIS®

Two maps showing trails within and adjacent to the Town of Dutch John.
 (Click [here for the original of the town trails](#) and [here for the connecting trails](#)).

Goals and Objectives - Parks + Recreation

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

Objective 1.1: Enhance the 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 Town 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 playfields.

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, and ATV trails and pathways interconnected throughout the Town of 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 Wayfinding.

Chapter 10 - 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 the Town 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.



Community Conditions & Trends

The Town of 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 Town of Dutch John is a gateway to outdoor recreation activities and attractions in the surrounding region, but fishing and recreation 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. The Town of Dutch John’s visitor population peak is in the summer; although opportunities for early spring and later fall usages are getting stronger.

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

The Town of 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, the Town of 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 the Town of Dutch John attractive.

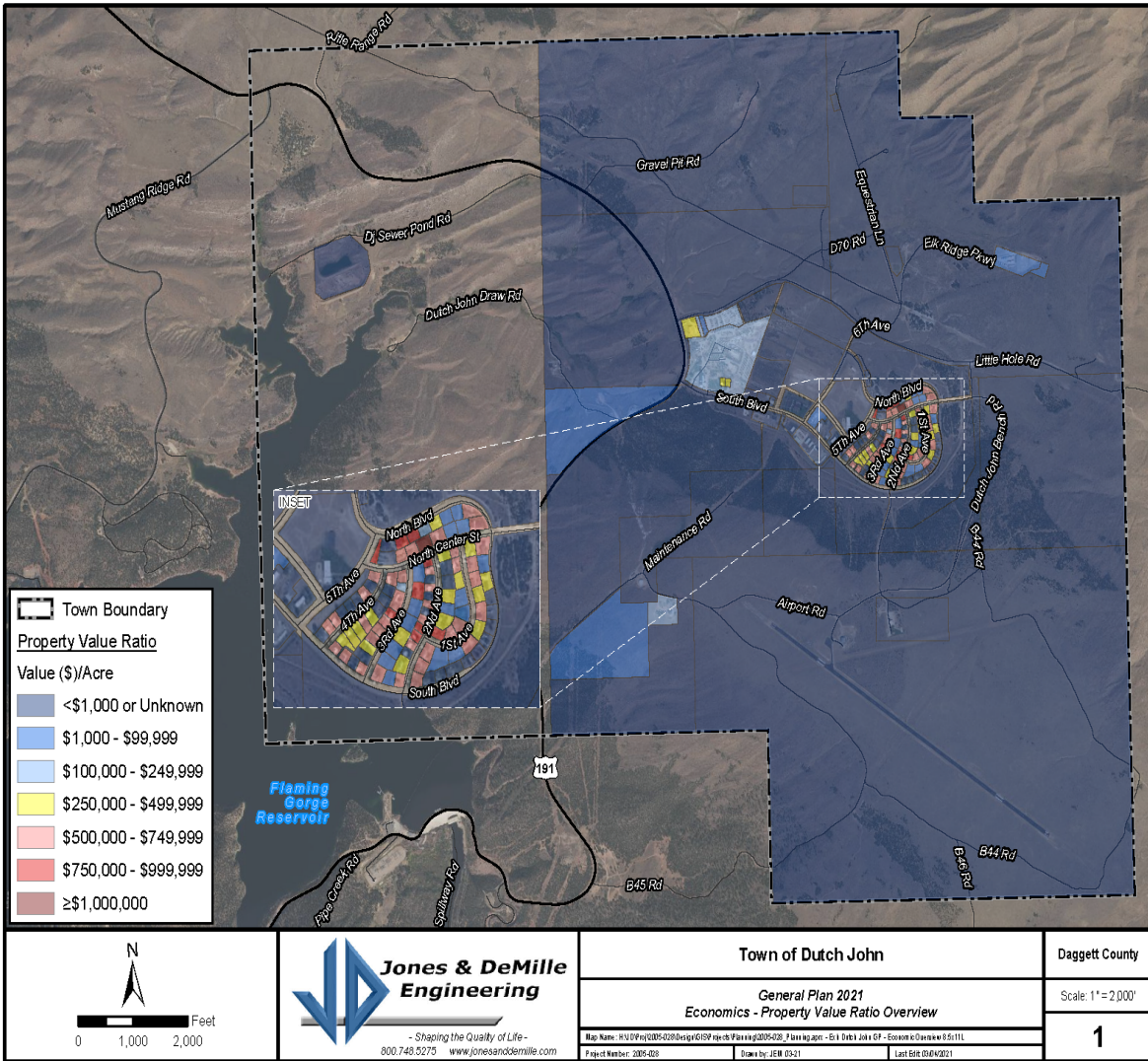
Employment and Wages/Economic Base

The local employment pattern is very typical of resort communities around the Mountain West. Services (hospitality/fishing) and government employment, even with relatively flat growth, remain the largest employment sectors.

The primary businesses of the Town of Dutch John are hospitality, recreation, and government and most of these jobs are service-oriented.

The key factors influencing the Town of Dutch John area growth are:

- Success at expanding overnight lodging sector;
- Success at branding/marketing the Town of Dutch John as an attractive destination to the surrounding major (i.e. Salt Lake & Denver metro areas);
- 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).
- The Town of Dutch John's angler guiding community and outdoor recreational assets thrive and are nationally recognized.



Map showing the assessed property values (per acre) in the Town of Dutch John ([click here for a pdf/original](#)).

Visitation

Although the Town of Dutch John can be considered a visitor-oriented community, the current inventory of overnight lodging is very limited. The current rental base inventory consists of a mix of RV parking spots, hotel rooms, cabins and nightly rental rooms in residential facilities.

This number does not include available campsites in the surrounding State and Federal lands. Visitation and occupancy in the Town of 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.

Demand Assumptions + Areas of Potential

The Dutch John area has the potential for additional growth within and around the Town boundary including the possibility of development on State lands.

The local demand will be for more modestly priced homes that are not supplied by the current market. In order to attract an 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 the Town of Dutch John by air (and land) remains an important element for increasing tourism and diversifying the economy.

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

The Town of Dutch John desires “A strong, diverse, year-round economy that provides quality living wage employment opportunities that attract residents and visitors to the Town of 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, the Dutch John’s officials 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 Town of Dutch John is resolute in overcoming these challenges and building a diverse and sustainable economy. During the general plan update process, the following strategies were discussed and then included as objectives for the general plan :

1. **Address affordable/employee housing needs.** This challenge is one of the highest priority economic strategies.
2. **Provide and advertise the availability of zoned and serviced land for business parks, light industry, support of startups and the expansion of small businesses.**
3. **Recruitment of educational, cultural and arts facilities, programs and institutions.** The Town of Dutch John’s cultural infrastructure is as important as its utility infrastructure. Continued support and growth of arts and culture in the Town of Dutch John will help attract and retain the entrepreneurs who will be at the center of future job growth.
4. **Business retention and small business start-up assistance.** Assistance to existing and new local businesses are one of the highest priorities actions the Town of Dutch John 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.

5. **Making improvements to the commercial district and Little Hole Road corridor.** After the lake and other iconic elements of the Town of Dutch John's beautiful landscape, these two districts are the Town of 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 the Town of Dutch John's reputation as a beautiful place.
6. **Protecting the Town of Dutch John's scenic beauty and livability.** The Town of 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 the "Town of Dutch John" what it is.
7. **Explore ways that the Town can better accommodate amenity-based operations (such as storage facilities, RV parks, etc).**

Goals and Objectives - Economy

Goal 1. Make the Town of 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 the Town of 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 Town of Dutch John.

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

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

Policy: Explore the feasibility of implementing a municipal-level transient room tax.

Goal 2: Improve the quality of life for the Town of 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: 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 the Town of 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 startup assistance.

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

Policy: Address affordable/employee housing needs.

Policy: Protect the Town of 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.

Chapter 11 - Implementation

The 2021 update of the general plan reflects a long-range horizon of many 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.

The following ideas are suggestions of implementation best practices, and that the Town is not obligated to implement any of them or consider them policy.

Implementation Tools

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

Periodic Plan Review

The general 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 general 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 general 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 ensure compatibility with the zoning and development ordinances and the general plan. The Planning Commission then makes recommendations to the Town of Dutch John's Town Council. The Town of Dutch John's Town Council makes the final decision on a development issue.

Subdivision regulations are contained within the Town of Dutch John's Planning & Zoning 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 2019 general plan designations for many properties in the Town of Dutch John, in most cases, the general plan designations have been updated to match current zoning.

In other cases, new designations have been applied that will require an update to the Town of Dutch John zoning map.

Future Concept Plans. The Town of Dutch John's general plan provides integrated planning for the Town of 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 Town of Dutch John should identify other areas that will benefit from concept plans and seek property owner support and grants to undertake them.

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

Review of the general plan is desirable on an as-needed basis by the Planning & Zoning Commission and the Town of Dutch John's Town Council.

The Utah Code provides for amendment to the general plan. Any group or person may petition the Planning and Zoning Commission for a plan amendment at any time. The Planning and Zoning Commission may recommend amendments to the general plan to the Town of Dutch John's Town Council.

Goals and Objectives - Administration

Goal 1. The general plan and related ordinances will be used by citizens and Town's leaders to shape the future of the Town of Dutch John and surrounding areas.

Policy: Update the Zoning Ordinance and Zoning Map to be in conformance with the intent of the adopted general plan.

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

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

Policy: Educate the public and advisory boards so that they understand the general plan's legal elements and content in relation to Town Ordinances.

Appendix A: Public Interaction

Public Engagement Summary

Facilitating community involvement and input opportunities was a high priority for the Town Council. Because of the restrictions caused by the Covid pandemic, the public meetings and workshops were hosted in-person and online.



Image of a promotional poster displayed prominently at the Post Office.

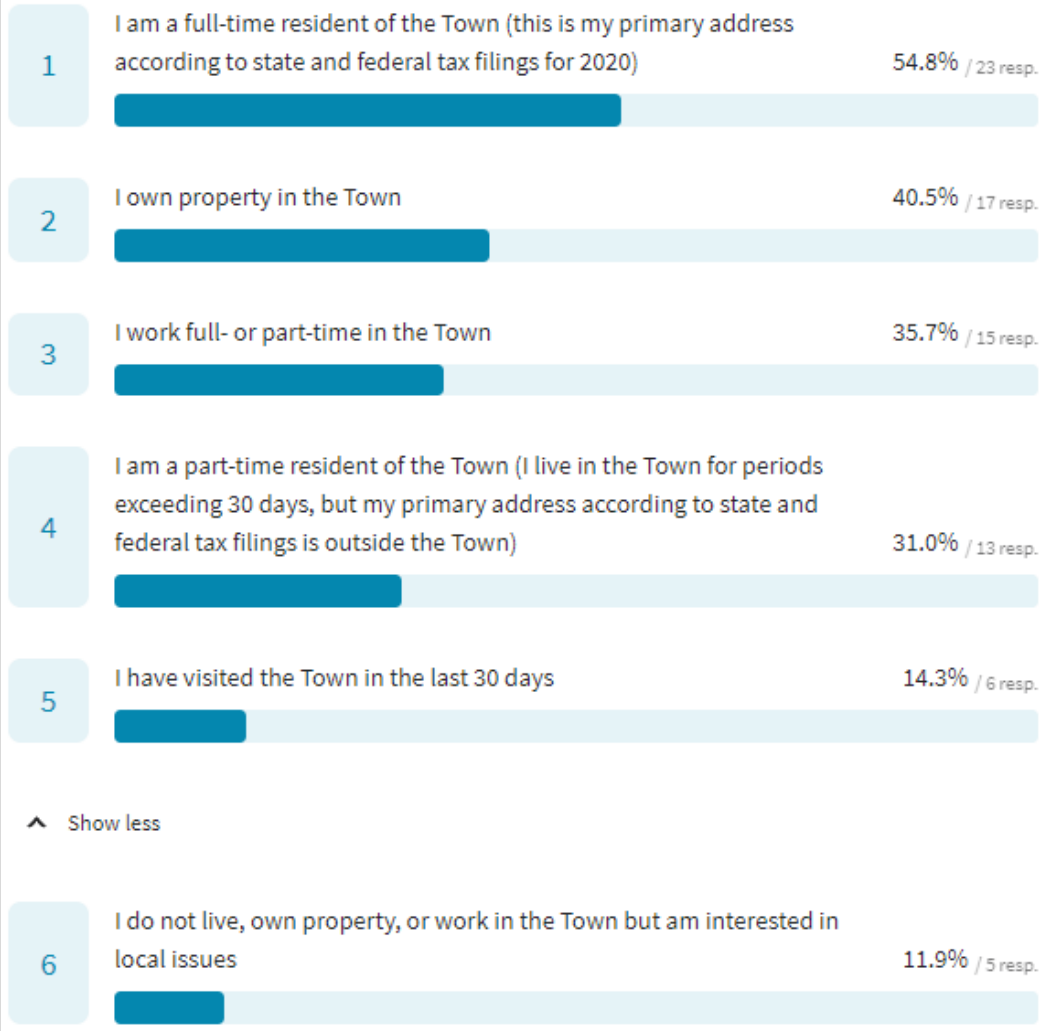
Community Vision Survey

At the beginning of the Plan update process, public surveys were advertised through flyers and posters in the Post Office. The survey about “community vision” generated 58 responses.

- The charts showing the [responses to the opinion \(Likert scale\) questions are available at this link.](#)
- The document with the [open text responses to the vision statement is at this link.](#)

Please mark all that apply to you:

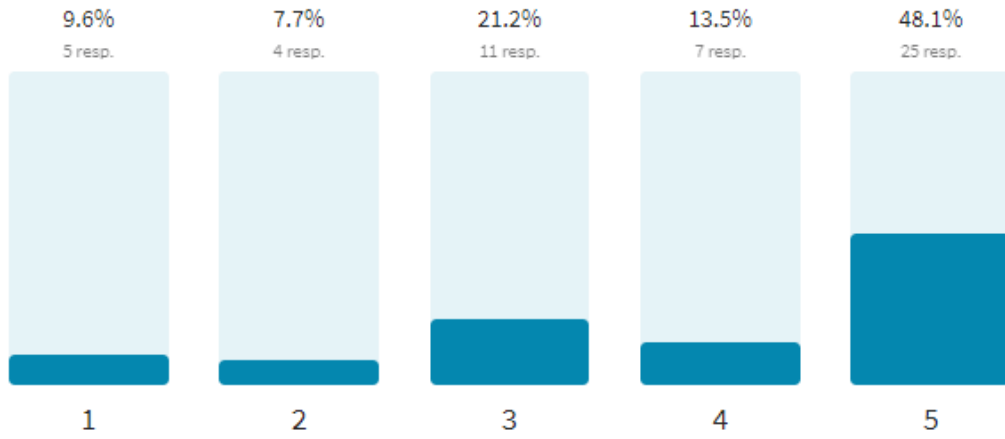
42 out of 54 answered



How important is it for Dutch John to maintain its rural character?

52 out of 54 answered

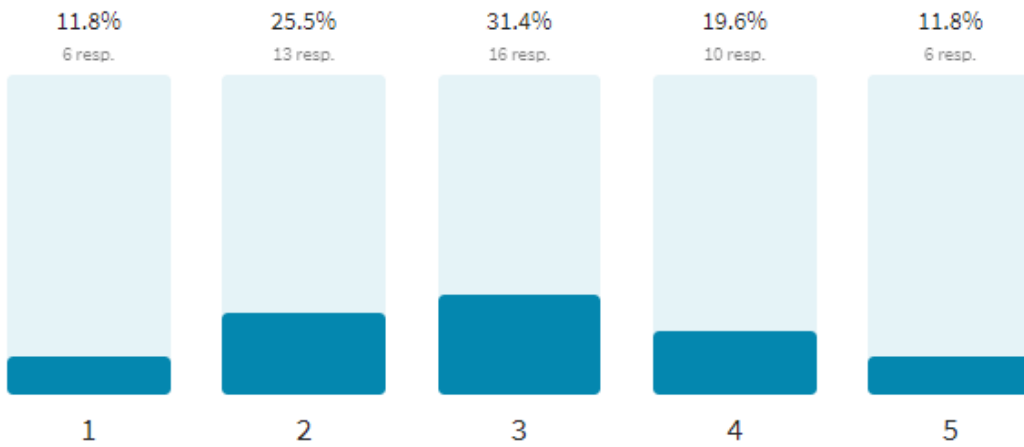
● 3.8 Average rating



How would you rate the maintenance of local roads in the Town?

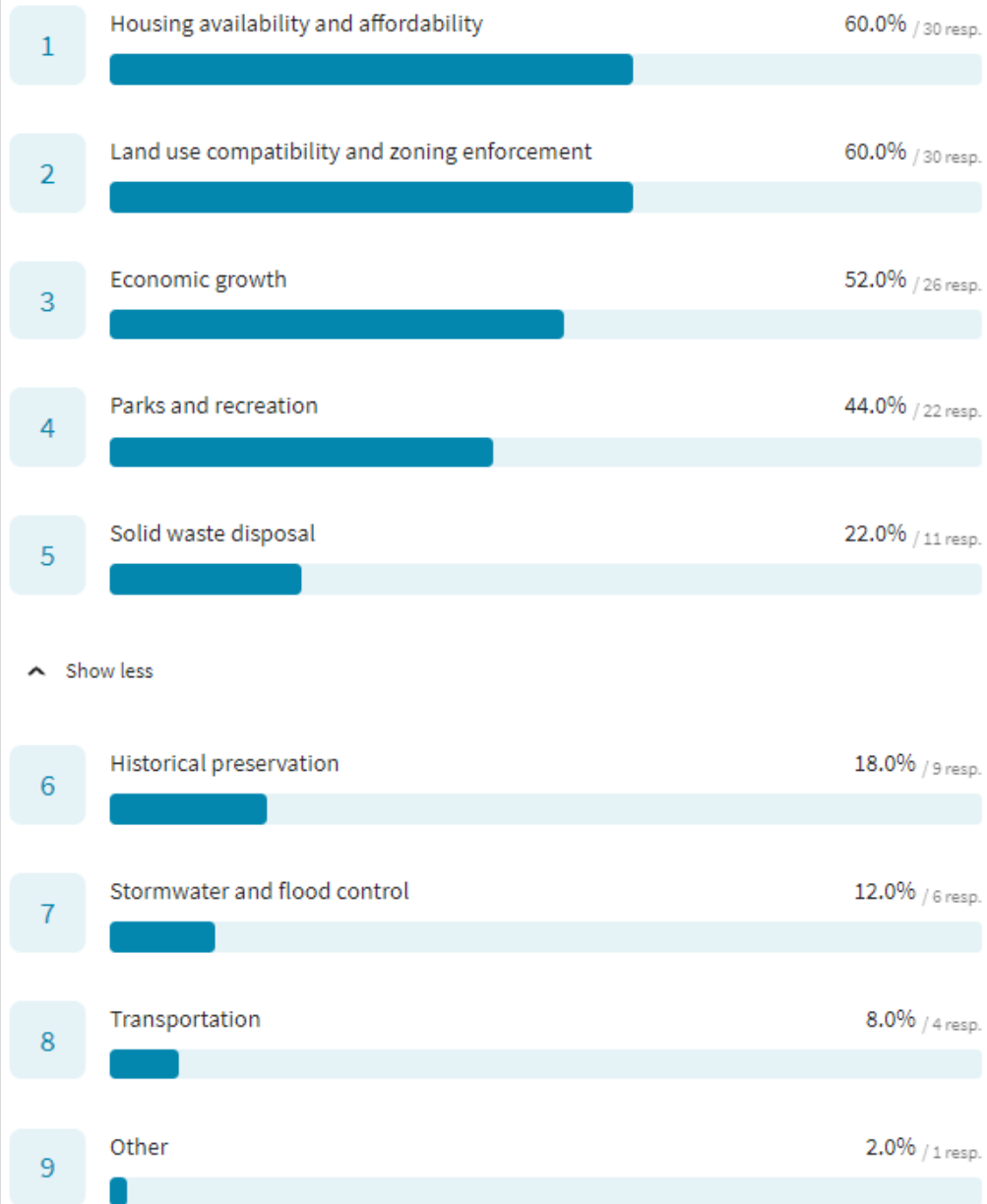
51 out of 54 answered

● 2.9 Average rating



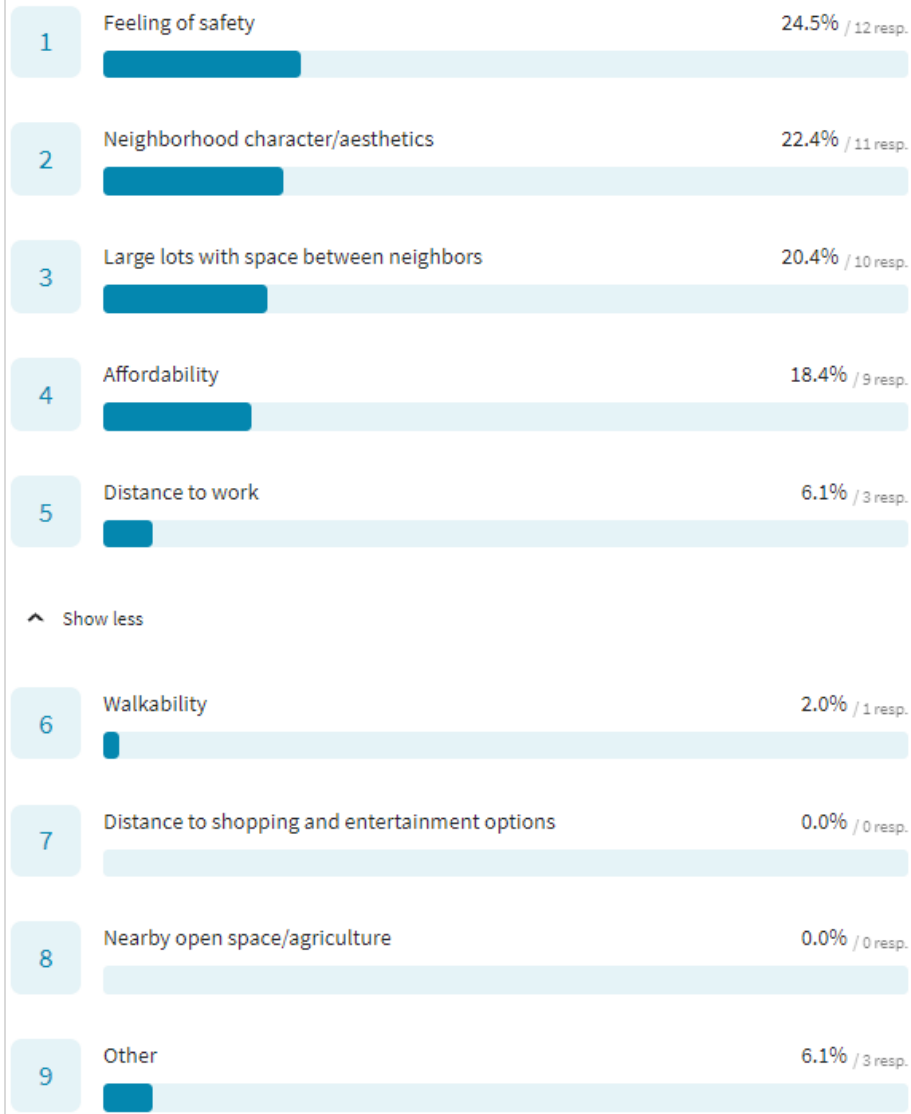
Which of these topics do you feel needs more attention in the Town?

50 out of 54 answered



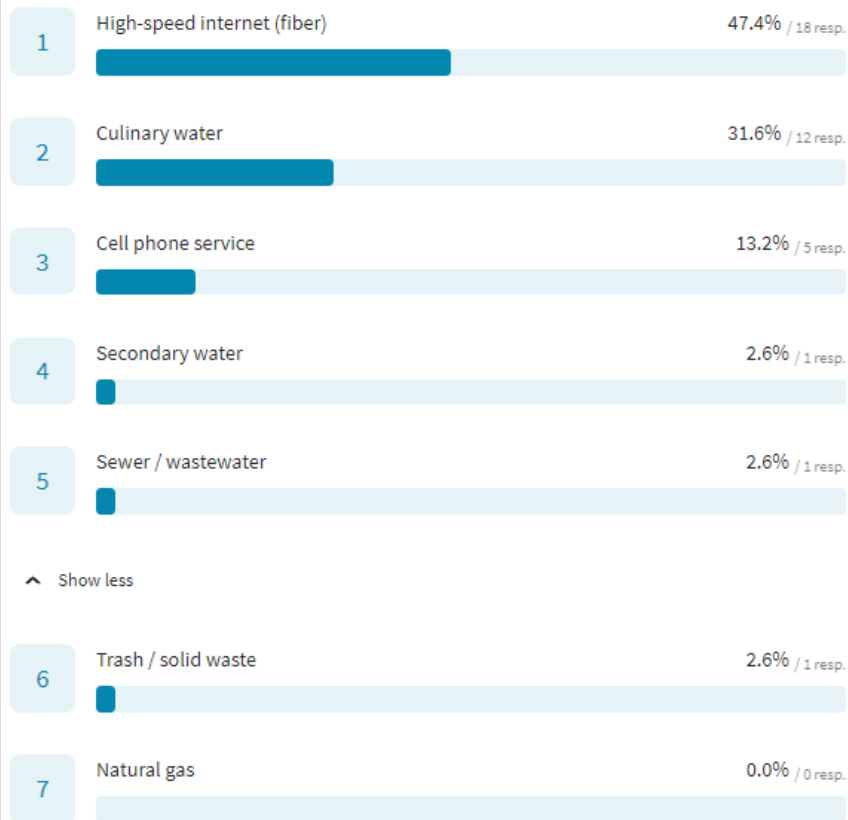
Assume you are moving in the next few years. What is the highest priority in your choice of what neighborhood to live in?

49 out of 54 answered



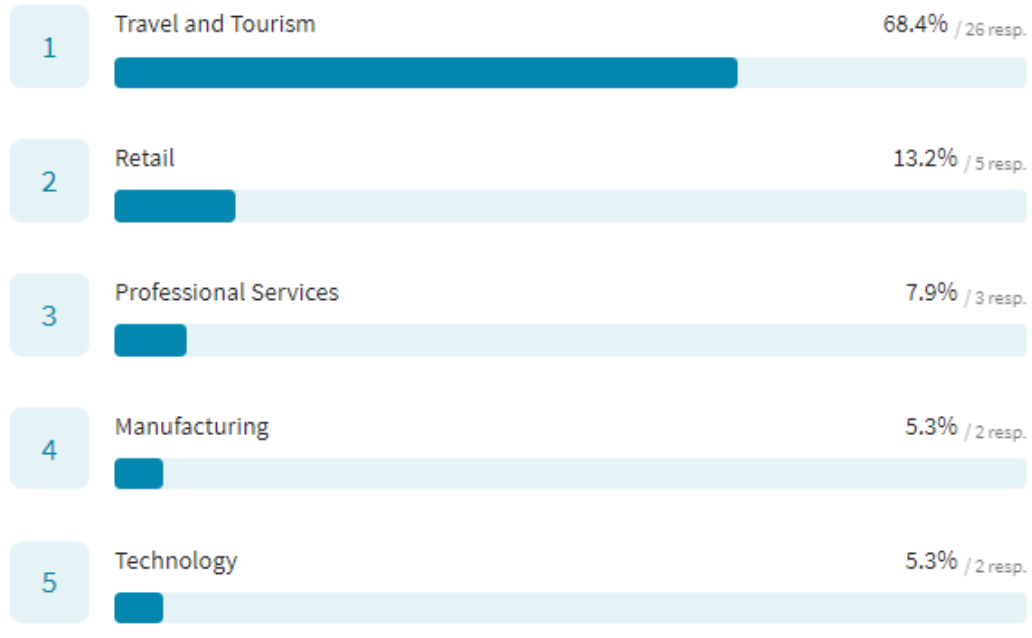
When considering utility infrastructure, which of the following is in MOST need of expansion or improvement?

38 out of 54 answered



What industries should be prioritized for our local economy?

38 out of 54 answered



Appendix B: Role of the General Plan

Plan Purpose and Scope

The purpose of the Town of Dutch John's general plan is to integrate the concerns and expressions of the community into a document that guides how the Town of Dutch John should grow and develop. All legislative requirements, specifically the Utah Land Use and Development Management Act, are also addressed in the plan which requires local plans and development guidelines to address general health, safety, morals and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community as well as the goals for the near and distant future.

This plan includes goals, and objectives and action items developed by the citizens to guide future development. The plan uses maps and narrative to describe the community, provide a vision of a desired future, and recommend specific measures to reach that future.

The Dutch John general plan and map is an illustration of the Town's desired future. The text and map describe what land uses the Town would like to see in Dutch John in the future, and where those land uses should take place. This map is a guide for The Town of Dutch John's staff and officials as they are evaluating development proposals or revisions to The Town of Dutch John's policy.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

Amending the General Plan

The General Plan is intended to be a steady, but not static, foundation for future planning. As such, great care should be taken when the decision is made to amend the plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this general plan remains relevant to the ongoing strategic planning process, it is intended to be reviewed annually and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions.

Implementation

Implementation of the General Plan by the Mayor, Town Council, and Planning Commission fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials, as well as goals, policies, and potential action steps that the community intends to pursue to promote the achievement of the vision of this plan.

It is recommended that implementation of the strategic plans vision or goals be reviewed and amended annually to ensure the goals are being met. To prepare the community for the necessity of implementation, it is strongly recommended that the community undergo a strategic planning exercise to rank and prioritize projects as well as determine the roles and responsibilities for each task.

Appendix C: Socioeconomic Indicators

Population

The purpose of the general 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 general 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.

Forecast Methodology

The land use forecasting process for the Town of Dutch John starts with a regional housing forecast for the Town of Dutch John. The Town of Dutch John is part of the larger Daggett County region and will be impacted by growth or loss of population 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 the Town of Dutch John, growth is expected to continue to be determined by second home ownership, recreation and hospitality developments and employment opportunities.

The Town of 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.

Tourism Estimates

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 information demonstrates the seasonality of visitors to the Town of 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

Appendix D: FAQ

How is the Dutch John land protected?

As noted above, a general plan can change the land use designations to limit or expand uses in specific areas. The Town of Dutch John is unique in that most of the land in the Dutch John townsite is owned by Daggett County, while the area surrounding the Town-site is federal land managed by the United States Forest Service. The Dutch John general plan can identify the way areas within the Town of 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 the Dutch John general plan.

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 Dutch John general plan 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 development 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.

What can the Town do about short-term rentals?

This topic could easily be described as a "moving target" as the legislature and court rulings are continuing to look at ways they can legally improve the requirements imposed by a community. Currently, communities in Utah still have the ability to restrict short-term rentals throughout their jurisdiction except in relation to online postings. This can place communities in difficult situations requiring those who want to rent-out their dwelling unit on a short-term basis to do so without standards or against the community code (illegally) in order to do so.

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 general plan or general plan Update or a Planning and Zoning ordinance or update to the Planning and Zoning Ordinance 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.

What if I don't like the changes proposed in the general plan?

Developing a general plan is a lengthy legal process that strives to consider all those who live and/or 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 general plan amendment. Although approval is not guaranteed, it does allow the Planning and Zoning Commission and Town's Council to consider unique circumstances on a case-by-case basis.

What Makes the Town of Dutch John, Dutch John?

What are the characteristics that make the Town of 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

The Town of 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 the Town of Dutch John. The dramatic landforms in and around the Town of 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 the Town of 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.