

Town of Dutch John



P. O. Box 235
Dutch John, UT 84023
www.dutchjohn.org

NOTICE OF PUBLIC MEETING

Town of Dutch John
Planning Commission
Dutch John Conference Hall
June 7, 2023 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, Rachel Albritton, Sandy Kunkel, Harriet Dickerson, Trevor Brooksby, David Orr, Christian Colovich, Garrett Colovich.

1. CONSENT AGENDA

1.1 Minutes of meeting: May 17, 2023

1.2 Building Permits: Kevin Moser, Anthony Dixon

Kevin Moser – Ms. McDonald said Mr. Moser just wants to add a space on the side of his house so that he can have more roof. The question of setbacks was discussed but appears not to be an issue. The addition will extend out from the current roof. This can be passed on to Matt Tate for inspection.

Anthony Dixon – Mr. Marquis had reviewed this application. He has communicated with Mr. Dixon that he can make a proposal, but the garage is not allowed. He had at one time proposed the garage underneath and the house on top. Mr. Marquis said his application for his primary building is fine, but he didn't want him to be blindsided thinking the garage was ok. Ms. Kunkel asked about other applications needed and was told there was one for connections. Ms. Kunkel asked if he was still planning on bringing in two containers. Mr. Brooksby indicated this will be like a modular home and that the buildings will be placed on a concrete foundation. This will also be moved to Matt Tate for inspection.

1.3 Correspondence - Mr. Marquis had an email from Pat Hedrick's group. He provided them with the Ordinance. Ms. McDonald asked if they wanted a re-zone and they do. Ms. Kunkel said her correspondence regarding this was they wanted a survey. Ms. McDonald had also discussed this with Bryan Hunt and suggested they all get together for a new survey because we need to know where the corners are and doing the survey jointly should help with the cost. Ms. Kunkel said the lady who called her wanted the Town to provide a survey and she had told her the County owned the property and she should contact them about the survey. The lady had talked to the County and was referred back to the Town. Mr. Brooksby said he believed the lady had asked the County to survey the property and was told that the County didn't do surveys. The group will have to hire a survey company to survey the

property and it would be best if it could all be done at one time. Apparently, some people have bought lots without their being a current survey. Ms. McDonald reviewed that there are several different sizes of lots on this property. This needs to be reconciled so people will truly know what they are purchasing. The subject of rezoning was also discussed. This needs to be brought before the Commission if they want it discussed.

Ms. McDonald read the resignation letter from Terri Winn.

2. PUBLIC COMMENT – Ms. Kunkel mentioned a situation involving a small gas leak. She believed perhaps it needs to be addressed on the application form that blue stakes must be called when appropriate. Mr. Brooksby added to discussion that in this instance blue stakes had been called and safety precautions were being taken. The accident just happened.

Brief discussion about RedTail Subdivision breaking ground probably on the 19th. The process which will be followed seems to be in order. Commission reviewed maps and plans.

3. OLD BUSINESS

3.1

4. NEW BUSINESS

4.1 Dutch John Water & Sewer Subdivision, Preliminary Application – Discussion and Possible Action. Review of submitted documents found them to be in order. Ms. McDonald moved to approve the Dutch John Water & Sewer preliminary application. Ms. Albritton seconded. Motion passed unanimously.

4.2 Dutch John Resort, Natural Gas Building Permit – Discussion and Possible Action. Mr. Orr stated this permit is required because of the change from propane to Natural Gas. This is necessary so the building can be hooked up to the meter. The man-camps are all electric, so this doesn't include them.

4.3 Dutch John Resort, Unit 1 Discussion and Possible Action. This involves changing the location of buildings 5 and 1. Fees will need to be established by Matt Tate for this to go forward.

4.4 Building Permit Application Revision – Discussion and Possible Action. Due to lateness, this item was tabled.

Ms. McDonald moved to adjourn. Ms. Albritton seconded. Meeting adjourned at 9:10 p.m.


Harriet Dickerson, Clerk