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 HallS
530 South Blvd.
November 29, 2023 6:00 P.M.

MINUTES FOR NOTICE OF PUBLIC HEARING

To all residents and landowners in the Town of Dutch John
The Dutch John Planning Commission will hold a Public Hearing to take comments on and discuss the proposed temporary use permit for Burdick Materials to construct and operate a hot plant (asphalt plant) located East of the Dutch John Airport.

CALL TO ORDER

ATTENDANCE: Amy McDonald, Rachel Albritton, Allen Parker (PnZ) Sandy Kunkel, Mayor, Harriet Dickerson, Clerk, Trevor Brooksby Town Council and Water/Sewer Department.

Audience: Terry Collier, Doug Holmberg, Sandy Holmberg, Bradan Holmberg, Vlad Karpayev, Pam Johns, Butch Johns, Gayle Wernsing, Sheena Patton, Julie Rogers, Doug Burton, Matt Lucas, Amanda Lucas , Evan Grover (Burdick Materials).

Ms. McDonald called the meeting to Order and stated the purpose of the meeting is to take comments and discuss the proposed temporary use permit being requested by Burdick Materials. She asked Mr. Grover to explain the proposed project to the audience.

Mr. Grover stated Burdick has a contract with UDOT for highway paying from Dutch John to the Junction and then from approximately Dowd Mountain to Manila. They would be using approximately 5 acres on the airport to hold approximately 36,000 lbs. of materials which would be used in their process. They anticipate the use of the airport property to be approximately 5 months. There would be approximately 12-15 trucks per day hauling materials up to the airport. When asked for a total he said approximately 1400 trucks to haul material in and 2,000 trucks to haul material out. He explained their proposed plan to maintain the Airport Bench Road, including a 4" roadbase, installing a culvert, and repairing any damage incurred. When asked he indicated the company is required to follow all state/federal regulations regarding the environment. They will purchase water from the Dutch John Water/Sewer Plant. They would have approximately 4 workers who would stay at facilities in Town.

Questions and concerns raised by the public were voiced mainly from Gayle Wernsing, Doug Holmberg, Doug Burton, and Matt Lucas.

draft

Ms. Wernsing discussed her bad interactions with the Burdick company last year when they were working on a different contract - trucks speeding and paying no attention to anything around them, noise levels, volume of dust/smoke daily, traffic interference with tourists and local guide businesses.

Mr. Holmberg discussed environmental issues and lack of control, insufficient information as to exactly how they would deal with destruction of the road, deal with traffic, reporting to Town officials, response plan to complaints that will arise. His biggest concern was lack of substantial information provided by Burdick to Town officials and felt mandatory that this be corrected before a decision is made.

Mr. Johns expressed possibility that permit could not be issued without a zone change. Mr. Parker believes if considered a construction project only, it could be issued. Further investigation will need to be pursued.

When asked how trucks affected his business, he said businesses have to deal but some days it turned an 8-hr. day into a 12-hr. day. He hoped this will be taken into consideration in the decision to be made, perhaps with a trucking schedule that was posted.

At 6:50 Ms. McDonald asked for final comments and there being none, she thanked participants for coming and said PnZ would review comments at their next PnZ regular meeting when making a recommendation to Town Council.

_____

Harriet Dickerson, Clerk

draft