

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
November 15, 2023 7:00 P.M.**

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE; Jared Marquis, Rachel Albritton, Amy McDonald, Sandy Kunkel, Harriet Dickerson, Butch Johns.

1. 1 Minutes of meeting: November 1, 2023

1.2 Building Permits: Review list. Ms. McDonald shared an updated list of permits and current status for completion.

1.3 Correspondence: Mr. Marquis had a call regarding information about starting a B&B On Guide Row. He referred individuals to sections of the PnZ Ordinance, and if they comply with the rules, it will be approved. They also asked questions about short term and long-term rentals. Mayor Kunkel said Dave McDonald's was grandfathered in so this will be the first. Ms. McDonald asked if there is sufficient front footage on those lots. Mr. Marquis said that will be part of the process and he did tell them no permit can be issued until there is a building on the premises. Ms. McDonald moved to accept the Consent Agenda. Ms. Albritton seconded. Motion passed unanimously.

2. PUBLIC COMMENT: None

3. OLD BUSINESS:

3.1 Daggett County Subdivision for Division of Recreation – Discussion and possible action. Ms. McDonald moved to approve the Subdivision for the Daggett County – Division of Recreation. Ms. Albritton seconded. Motion passed unanimously. Mr. Marquis said he would send an email advising of the approval and requesting they obtain a mylar.

4. NEW BUSINESS

4.1 Burdick Materials Portable Hot Plant (Asphalt) – Discussion and Possible Action Ms. McDonald provided information as to their request. One possibility would be to issue a Conditional Use Permit, however, the land they are anticipating using is zoned Future Development. Mr. Marquis said Section 1502 of the Planning & Zoning Ordinance is the only place he found that gives the Commission the leeway to issue a permit for this project. It would be a temporary use. Mayor Kunkel said there will be an agreement written which can be included in the permit which will itemize what can and cannot be done on the property.

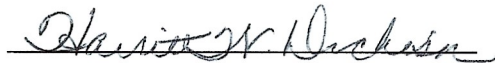
Thorough discussion followed as to possibilities with Mr. Johns providing there are regulations in The Code which can be considered. Noise, small, big trucks and road impact were discussed. Several options were generated in addition to the one currently being proposed by Burdick Materials. Mayor Kunkle said one of the conditions we can impose could be permanent improvement of the existing road. Daggett County Commission approved the use of the RDA property being proposed.

The PnZ Commission intends to accept the Burdick proposal, however, as part of the due diligence process they will schedule a public hearing so that residents can ask any questions they may have. Ms. McDonald will invite Burdick Materials to participate either in person or electronically. Ms McDonald moved the Commission hold a public hearing to receive input on the Burdick Materials request for permission to install a temporary asphalt plant. The meeting to be scheduled for November 29th at 6:00 p.m. Ms. Albritton seconded. Motion passed unanimously. This will then be moved to Town Council for final approval after all partes review the terms and conditions of the agreement prepared by our attorney. These provisions will be included in the permit issued by Planning & Zoning.

A last item, Mayaor Kunkel advised there has been a final walk-through of the Kestral Lane property which resulted in a requirement to install safety screens to cover the exposed portions of the culvert.

Mayor Kunkel also reported there had been a mock emergency bus incident training today as part of the Town's emergency preparedness training.

There being no further business, Ms. McDonald moved to adjourn. Ms. Albritton second. Meeting adjourned at 8:10 p.m.



Harriet Dickerson, Clerk