

Town of Dutch John



P. O. Box 235
Dutch John, UT 84023
www.dutchjohn.org
[435 885 3036](tel:4358853036)

NOTICE OF PUBLIC MEETING

Town of Dutch John
Planning Commission
Dutch John Conference Hall
February 7, 2024 7:00 P.M.

**MINUTES FOR
NOTICE OF PUBLIC MEETING AND AGENDA**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL: Rachel Albritton, Amy McDonald. Jared Marquis, excused.
Mayor Butch Johns, Harriet Dickerson, Al Pulham, Devin Cook (DC Contracting)
On-line: Andrew Morse, Rick Carter

1. CONSENT AGENDA

1.1 Minutes of meeting: January 17, 2024

Ms. Albritton made a motion to accept the Consent Agenda with corrections to the Minutes. Ms. McDonald seconded. Motion passed unanimously.

2. PUBLIC COMMENT. Mr. Cook is the contractor for Andrew Morse and he has plans to present.

3. OLD BUSINESS

3.1 None

4. NEW BUSINESS

4.1 Rick and Wendee Carter Short Term Rental – Discussion and Possible Action. Ms. McDonald told Mr. Carter that they were on the agenda because it was time to get an update as to their progress and plan. Mr. Carter explained how their cement contract online for the Fall fell through. Now they are contracting with a company from Rock Springs which hopefully will be more reliable. They believe they are on the schedule for probably the 1st part of May. They are going to do another driveway as well as curb and gutter. Mr. Carter asked if they were to sell the house would the Conditional Use Permit go with the house. Ms. McDonald said she thought if all the conditions were met and the CUP was in effect, it would. Otherwise, no. The Commission would recommend to Town Council and they would decide. Ms. Albritton moved to review this project at the first PnZ meeting in June. Ms. McDonald seconded. Motion passed unanimously.

4.2 DC Contracting Questions – Discussion Only. Mr. Morse explained his project at length as well as reasoning for the decisions they are making. They anticipate building a duplex with 2400 sq. ft. on each side and an additional building of approximately 1800 sq. ft. They anticipate the duplex will be short term rentals, and the third large garage space with living space for one son. Mayor Johns said he believes the garage with living space on top of it might not be allowed under the Ordinance unless

that structure was attached to the house. Mr. Morse explained his position. Ms. McDonald said this project is the first Multi-Family that the Commission has received. The Commission will review the Code to ensure that everything is done right. Mr. Morse said he had talked with Matt Tate who told him to make sure the Commission approved his project and they do want to obey all the rules. He mentioned our General Plan discusses a wide range of housing and he feels this is a project that meets this criteria. He will be spending 1.5 million dollars and it will encourage economic development. Ms. McDonald said the first proposal to PnZ stated the project was going to be for low income/affordable housing not short-term rentals.

Mr. Cook said he had some suggestions as to how their plans could meet the requirements of the Ordinance and if a permit was issued, they could be ready to start building when weather permitted, i.e. the first part of May. The goal at the moment is to come up with a project that Mr. Morse like and that PnZ could support, and they will work toward that goal. He will try and get new documents for the next meeting.

The project will be reviewed in connection with the Ordinance by Jared Marquis, PnZ Chairman and Allen Parker, our Planning & Zoning Administrator.

Correspondence and documents should be sent to pnz@dutchjohn.org

4.3 Planning Commission Member Recommendations for Town Council – Discussion and Possible Action. Ms. McDonald reviewed the suggested list and said only Trevor Brooksby and Oran Hatch are the left for consideration. Mayor Johns asked if Scott Gough was a consideration. Ms. McDonald said no one had talked to him and asked if Mayor Johns had. He will go talk to him. He would also like to talk to whoever they recommended to make sure we can all work together. Ms. McDonald made the motion to recommend to Town Council Trevor Brooksby, Oran Hatch, and Scott Gough as members of Planning & Zoning Commission for the available position. Rachel seconded. Motion passed unanimously. It was mentioned both Trevor and Scott could have conflicts of interest. Mayor Johns said this is why it is important that everyone is committed to working together.

There being no further business the meeting adjourned at 8:20 p.m.



Harriet Dickerson, Clerk