



**NOTICE OF PUBLIC MEETING**  
**Town of Dutch John**  
**Planning Commission**  
**Dutch John Conference Hall**  
**September 23, 2024 7:00 P.M.**

## **NOTICE OF PUBLIC MEETING AND AGENDA**

Electronic participation will be available. See <https://dutchjohn.org/electronic-meetings> for more details.

**CALL TO ORDER 7:03pm**

### **ATTENDANCE**

#### Commision Members

Jared Marquis  
Rachel Albritton  
James McGuirk

#### Public Audience

Allen Parker  
David Orr  
Scott Gough  
Harriet Dickerson

#### Online

### **ESTABLISHMENT OF VOTING MEMBERS**

We do have a quorum

### **PLEDGE OF ALLEGIANCE**

### **1. CONSENT AGENDA**

The Consent portion of the Agenda is a means of expediting routine matters that must be acted on by the Commission. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any Commission member. Items removed from the Consent portion become the first item of business of the regular agenda.

#### **1.1 Minutes of meeting: September 9, 2024**

Minutes were reviewed and accepted as is.

#### **1.2 Review Building Permit List**

Building list was reviewed. An update is needed for the Morse property in Kestrel circle. The current building permit is on hold, and a new 'lot-line' adjustment application record needs to be created to accommodate for the review of the legal description and related legal processes the adjustment needs to go through. James will reach out to Andrew to let him know about this change and the need for a separate application and fee for this service.

#### **1.3 Correspondence**

The Committee received an email from Paul Maag with a proposed plan for Flaming Gorge Villas which is proposed for the old hospital site. The email only contained a plat and no application or additional documents needed for an official review. Jared will follow up with them.

Jared has reached out to several individuals at Daggett County, trying to get a GIS shapefile for the Towns iWorq with no success. He was able to talk with Jack Lytle (County Commissioner) and ask for his assistance. We should be receiving something this week.

### Motion

Jared motioned to accept the consent agenda. James second. All in favor.

## **2. PUBLIC COMMENT**

Limited to 5 minutes per individual or group spokesperson. Members of the public may address the Planning and Zoning Commission on matters that are not listed on the meeting agenda. The Commission cannot discuss or take legal action on any matters during the Public Comment, unless the matters are properly noticed for discussion and legal action. Commission members may or may not respond to those who have addressed the Commission or may ask that a matter be put on a future agenda. All Planning & Zoning Commission meetings are recorded.

No public comment.

## **3. NEW BUSINESS**

### **3.1 Updates from Butch Johns (mayor) - Discussion**

Butch provided an overview of a few issues that the Committee will eventually need to address or be prepared for.

- Residential dumpster. There have been issues with building material from local construction being thrown into the Towns dumpster. Butch asked us to make sure all building permit applications have an attached building permit waste plan. Additionally, there should be an added message to the building permit application that construction waste is not permitted in the Town dumpster that the applicant must acknowledge. If they want to use it for excess garbage they can contact Harriet or Amy. New financial policy - read document and sign it
- Zoning. Not all the land in the town boundary is currently zoned. As we update the ordinance, we need to make sure that this gets zoned.
- Upcoming Projects. There are several large development projects on the horizon. Completing current ordinance updates would be best sooner rather than later.
  - Butch is currently working on a potential affordable housing project for seasonal workers. Right now it's just in the brainstorming phase. When it comes to the ordinance, be mindful of density, location, and zoning. He recognizes the importance of the guide community and what it brings to the Town and there is a need to focus here. This will need to be a partnership between guides (GROGA) and the Town.

### **3.2 Dutch John Resort Subdivision - Discussion and Possible Action**

This subdivision of land was discussed during the previous meeting, however, there were not enough members to approve the concept plan. We have not received the review back from Sunrise Engineering yet. Therefore DJR cannot move forward with a final subdivision application. It is anticipated that the contract between the Town and Sunrise will be addressed in the next Town Council meeting. Once signed, the review should be sent over. The final review will require a Planning and Zoning meeting because it needs to be actioned by the Committee.

David Orr to provide us a check for \$1400 to pay for the concept and preliminary application fees. Once we get the report back from Sunrise, DJR can address the corrections in the report and then submit the corrected plat for the final.

### Motion

Jared proposed to approve both the concept and the preliminary plan for the property split. James seconded. All in favor.

## **4. OLD BUSINESS / WORK ITEMS**

### **4.1 Strange Short Term Rental - Discussion and Possible Action**

The inspection has been completed and approved.

### Motion

James motioned to send the application to the Town Council for final approval. Jared seconded. All in favor.

### **4.2 iWorq Review and Followup Items- Discussion**

Follow up items:

- Ask about cross account access for those who may already be in the iQorq system (Matt Tate, engineering firms etc.)
- Clarify between user accounts and employees in the system. If the employee list is to assign items to people then it seems to make sense that anyone assigned to something would also need an account.
- Amanda and Allen have a sandbox account. Need to ask Cody about getting them moved into the new account.

### **4.3 Ordinance Updates - Discussion**

N/A

## **MEETINGS / TRAINING / INFORMATION REPORT OUT**

**PUD Administrator - Allen Parker**

**Building Inspector - Matt Tate**

**Fire Chief - JayDee Guymon**

## **5. Executive Session, if necessary\* Pursuant to 52-4-204**

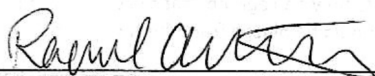
### **5.1 Discussion**

\*Closed session is for the purpose of discussing the character, professional competence, or physical or mental health of an individual; Collective Bargaining; Litigation, Purchase, Exchange or lease of real property.

## **6. Adjournment 8:19pm**

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communication aid and services) during the meeting should call 435-880-8042 at least 48 hours before the meeting.

Requests for items to be added to the agenda must be submitted by 5pm the Thursday prior to the scheduled meeting. Submittals must include details of agenda item and any documents etc. that pertain to subject item. Requests can be emailed to [ralbritton@dutchiohn.org](mailto:ralbritton@dutchiohn.org) and must be received by the above noted deadline. The Planning Commission may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.



Rachel Albritton , Planning & Zoning Secretary