



4500 E Main St. Duchesne, Utah 84021
PO Box 974, Duchesne, Utah 84021
phone (435) 738-2464
fax (435) 738-5394
office@duchesnecity.com

PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:11pm, June 9th, 2025

- **Commission Attendees:** Deborah Herron, Danita Hinton, Clay Crozier
- **Guest Attendees:** Wade Poulson, Alison Hyde

Agenda Items:

1. Prayer by Deborah Herron, Pledge of Allegiance
2. Meeting minutes, 4.7.2025 accepted by unanimous vote.
3. Land Use Application: Blue Bench Estates, Alan Poulson
 - a. Al would like to combine lots 9 and 10 of the blue bench estates to build a warehouse as a storage facility for extending Alan's carburetor business and requests a zoning variance to change to commercial.
 - b. Also would like to combine lots 11 and 12 for personal use.
 - c. Danita would like to see the whole blue bench estates be changed to commercial zoning, but that would require a hearing so discussed just approving the zoning variance for lots 9/10.
 - d. Danita made the motion to recommend that lots 9 and 10 be combined, lots 11 and 12 be combined, and change the zoning from residential to commercial for lots 9 and 10. Vote unanimous.
4. Short Term Rental: Deb
 - a. Discussed building and fire inspections under operational requirements of the proposed. Deb wants them to be subject to an inspection but not required to get their business license. Discussed the pros and cons, and possible liabilities.
 - b. Discussed parking being all off-street. Clay and Danita agree.

Action Items:

Motions:

1. Motion made by Deb Herron to accept the minutes, seconded by Danita Hinton, vote: unanimous.
2. Motion made by Danita Hinton to recommend that city council allow lots 9/10 to be combined, allow lots 11/12 to be combined and approve the zoning variance request from residential to commercial for lots 9/10 only, seconded by Deb, vote: unanimous.
3. Motion made by Danita Hinton to adjourn at 6:48, seconded by Deborah Herron, vote: unanimous.