

Town of Dutch John



P. O. Box 235
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NOTICE OF PUBLIC MEETING

Town of Dutch John
Planning Commission
Dutch John Conference Hall
February 2, 2022 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis (on line), John Morton, Sandy Kunkel, Harriet Dickerson. David Orr, Scott Gough, Tom Winterton,, Don Worthington, Brad Lovejoy, Thompson Davis, Craig Blunt (on line).

1. CONSENT AGENDA

- 1.1 Minutes of meeting: January 5 and 19, 2022
- 1.2 Building Permits:
- 1.3 Expenditures:
- 1.4 Correspondence:

Ms. Kunkel moved to accept the Consent Agenda with corrections to Minutes. Mr. Marquis seconded. Motion passed unanimously.

2. PUBLIC COMMENT None

3. OLD BUSINESS

3.1 General Plan Update, Public Hearing Scheduled for Feb. 16th at 7:00 P.M. – Discussion.

Ms. McDonald encouraged everyone to review the Plan before the public hearing. She believes Mike Hansen will not be present but will be on-line. Ms. Kunkel asked if two public hearings were required. Ms. McDonald said the PnZ one is required; the Town Council one optional but she scheduled both.

3.2 Dutch John Resort PUD Final Application – Discussion and Possible Action. Ms.

McDonald asked Mr. Blunt for comments. He hopes that with the binder and attachments there is a completed application. Mr. Orr said the question Mr. Blunt had previously asked about the easement had been corrected and he wondered if Mr. Blunt was aware of this. Mr. Orr said the easement has been recorded and includes the language PnZ required. Ms. Kunkel asked Mr. Blunt if it was a requirement for the applicant to be in “good standing” with the Town prior to approval. Mr. Blunt said yes, it was, if the situation involved the PUD. Ms. Kunkel said her question involved a road which she believes UDOT said couldn’t be used. Discussion followed. Mr. Orr believed the road had been blocked off, but Ms. Kunkel had pictures which showed differently. Ms. Kunkel believes UDOT said there cannot be an access to Hwy. 191 off that property. It was decided that she would contact UDOT to get a letter of “good standing”. We need to maintain our good relationship with UDOT and something in

writing would be good for everyone. Mr. Blunt felt the approval could be granted as long as this issue is taken care of. Mr. Marquis questioned if someone had gone through the checklist and is willing to check all the boxes as completed so signatures can be added to the plat.

Mr. Marquis moved to approve the Dutch John Resort final PUD application and provide a positive recommendation to Town Council for next week pending the receipt of official documentation from UDOT and final completion of the checklist by Mr. Blunt, Ms. McDonald and Mr. Davis. Mr. Morton seconded. Motion passed

4. NEW BUSINESS

4.1 Don Worthington Development Presentation – Discussion and Possible Action

Mr. Worthington would like to present his short term and long term plans for the future. His observation is that we have lots of people who come but don't spend their money here. This needs to change. The goal is to have people come and be happy while spending money and enjoying what we have to offer.

Mr. Worthington needs to present his proposal and receive positive feedback from both PnZ and Town Council before spending large amounts of money to get required permits, permissions from and requirements from UDOT, determine utility costs and feasibility, etc. before beginning his project. He is very interested in developing here in Dutch John. He loves the area and intends to retire here eventually. His desire is to make our area better for those who visit and those who live here permanently.

His facility will be located across from Trout Creek off Hwy. 191. Initially there will be a pizza/sports bar facility of approximately 3,000 sq. ft. It will basically be a place for people to gather before and after fishing or other recreating. The second phase will be an ice cream/coffee shop with a powerful Wi-Fi connection. Third phase will be an "essential" grocery store for people who are visiting and residents as well. He also intends to provide adventure-type experiences for people. Possibilities include renting small convertibles to tour around with; side-by-side vehicles which could be used to go as far as 3-Corners, and canvass wall tents for "city" folks who want to try "wilderness camping".

Mr. Worthington also has a component which can provide employee housing as well as low income housing for the area. Because he has heard of our needs for an RV park for use by the Guides, he is willing to change some of his plans to accommodate this need as well. Mr. Worthington's presentation was very informative, interesting and well received by those in attendance. Discussion of changes which would need to be made to facilitate this will be started.

4.2 Matt Lucas, Zone Change Application – Discussion and Possible Action Mr. Marquis has looked through the packet that Mr. Lucas submitted and verified it is complete. Mr. Morton asked Mr. Lucas to explain what he wants to do. Mr. Lucas is asking for a zone change for property behind the DNR and Forest Service buildings. He is proposing an R2 change from Future Development. He will build multi-family and residential housing. He is anticipating 7 residential multi-family lots and 2-16 single low-income houses. Ms. McDonald

put up map on big screen and Mr. Lucas described his plans. Discussion of slope and rocks followed. Ms. McDonald said there is a public hearing for this on the 16th at 6:30 p.m. and the Town Council one is the 23rd at 6:00 p.m. She doesn't anticipate people being opposed, but public hearings are required. PnZ can't vote until after the public hearing.

4.3 Matt Lucas, Subdivision Application, Concept Plan – Discussion and Possible Action
Ms. McDonald said there isn't a public hearing required for the subdivision application. We need approval of the concept plan. Mr. Lucas said the feasibility study was done by Uintah Engineering as part of their due diligence process. Mr. Marquis moved to approve the concept plan for Matt Lucas. Mr. Morton seconded. Motion passed unanimously.

5. MEETINGS / TRAINING / INFORMATION REPORT OUT

P&Z Administrator – Craig Blunt **No report.**

Building Inspector – Matt Tate **No report.**

Fire Chief – JayDee Guymon **No report.**

6. Executive Session, if necessary* Pursuant to 52-4-204 - None.

There being no further business, Mr. Morton moved to adjourn. Ms. Kunkel seconded.
Meeting adjourned at 8:50 p.m.



Harriet Dickerson, Clerk