

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 Fire Station
July 6, 2022 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, John Morton,, Terri Winn, Rachel Albritton

1. CONSENT AGENDA

1.1 Minutes of meeting: June 1, 2022

1.2 Building Permits: McBride McGuirk, Hodges Re: McBride Ms. McDonald said we have not received communication from the County regarding the McBride abandoned easement issue. Mr. Marquis reminded that it is the responsibility of the landowner to resolve the issue. Ms. Winn stated this is not just a paperwork issue; it is important to resolve it. Ms. McDonald has been working to offer suggestions for helping but nothing has come together yet. Re: McGuirk The setbacks need to be checked as well as the corner markers. Fees also need to be paid before this permit can be issued. Re: Hodges. The Hodges have paid \$200.00 for building permit but Ms. McDonald is not sure if this is for inside remodel only or outside as well. They are installing a hot tub, which just needs to be inspected; additionally, they would like to build a 25 x 40 carport. She is not sure if there is sufficient access for this. Because the property is R-3, there is room for discussion. Setbacks are different based on which is front property, and which is side property. Whether the carport is attached or not will make a difference. You also can't put a permanent structure in a powerline easement and there is one there as well.

1.3 Expenditures: None.

1.4 Correspondence: Mr. Marquis received correspondence from Matt Lucas re property and signature on the plat.

Mr. Marquis moved to accept Consent Agenda with corrections to the Minutes. Ms. McDonald seconded.

Motion passed unanimously.

2. PUBLIC COMMENT None.

3. OLD BUSINESS

3.1 Changes to CUP Overnight Rentals – Discussion. Ms. McDonald needed to tell members the changes she has made to Ordinance. Ms. McDonald said the question of requiring every CUP Overnight Rental to have an annual inspection is still on the table. She reviewed the Ordinance and the State Code with regard to limiting the number of overnight rentals in a Town. State Code basically implied that you can't tell people they can't have an overnight rental. The original Ordinance said you had to "apply" each year and you don't. When you have a permit, it is yours unless you violate conditions of the permit. Having a minimal annual inspection for safety purposes is reasonable and should have a fee associated with it. An appropriate descriptive title for the entire section was explored. Medical insurance was discussed. Difficult area to make a determination. Property owners' responsibility is to have adequate insurance for possible outcomes. Changes improved the section.

4. NEW BUSINESS

4.1 Building Permit Expirations: 2019-03 Morton, 2021-01 Weaver – Discussion and possible Action
Re: Mr. Morton. This permit has expired. Ms. McDonald has letter of explanation. Letters added to the file help track how things occurred when someone reviews the filed at a later date. Mr. Morton will be required to purchase a new permit as his has already received an extension. Re: Weaver. The original permit was sent in 2021. After issuance, they decided to build the shed. There is a question of what the expiration date should therefore be based on the original date or the date of the change order. Mr. Weaver also has had extreme difficulty getting materials to complete the project. Mr. Marquis said the change-order question needs to be addressed in the Ordinance. A six-month extension would extend expiration until November. This also brought up a previous question as to the effect of an inspection with regard an effect on the expiration date. Mr. Marquis moved regarding the Weaver permit, that the change order is considered an extension of the original permit so November of 22 will the next due date. Ms. McDonald seconded. Motion passed unanimously.

4.2 Folkerson follow up on conditions – Discussion and Possible Action. Ms. McDonald stated one of the conditions for issuance of this permit was that landscaping be complete. Mr. Folkerson was granted an extension on this requirement until August 31, 2022. This time is fast approaching, and nothing is being done. She felt PnZ should write him a letter reminding him of his responsibilities.

4.3 Rachel Albritton Recommendation to be on Planning Commission – Discussion and Possible Action
Ms. McDonald made a motion for PnZ to ask Town Council to approve Rachel Albritton a new member of the PnZ Commission. Mr. Marquis seconded. Motion passed unanimously.

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


Harriet Dickerson, Clerk