

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 Conference Hall
August 3, 2022 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, Terri Winn, Sandy Kunkel, Rachel Albritton Harriet Dickerson. Pat Hedrick

1. CONSENT AGENDA

1.1 Minutes of meeting: July 6th and July 20th, 2022 Need to add Ms. Kunkel to review list.

1.2 Building Permits: Review List Re: McBride - Ms. McDonald reported water line easement had been evacuated and recorded.

Members reviewed existing permits.

Ms. Winn moved to approve Minutes and Consent Agenda with changes noted. Mr. Marquis seconded.

Motion passed unanimously.

1.3 Expenditures: None.

1.4 Correspondence: None.

2. PUBLIC COMMENT Ms. Kunkel asked about camper on the post office road and wondered if anyone knew anything about it.

3. OLD BUSINESS

3.1 Continue Ordinance Updates – Discussion It was determined that we can provide a list of changes that have been made and submit to the public to be ready for a public hearing.

3.2 Schedule Public Hearing for Ordinance Revision – Discussion and Possible Action After discussion, Ms. McDonald posted to calendar that public hearing will be set for September 21st. This will be finalized at the September 7th meeting.

Ms. Kunkel attended a meeting and learned that a company will be doing a study of all Town property to determine how protected we are from possible flooding. We have a old moat which could perhaps be dug out and be part of the safety net for the protection of everyone.

4. NEW BUSINESS

4.1 Pat Hedrick Guide Row Proposal and Questions – Discussion Only Ms. Hedrick has made an application to rezone the lots on Guide Row. It is currently zoned single family and she wants to rezone to multi-family. Ms. Kedrick said there is discussion to change lots from 1/3 acre to 1/4 acre to make more. She needs to discuss what can built then on a lot. Ms. McDonald said lots will be required to have hard surface parking – off street, sidewalks, and curb & gutter. Lots may also have an issue with how far out in the street the property goes. Ms. Kunkel said this land was considered “prime” land in the past. She asked if the people living there now are in agreement with her plan and will have first choice. Ms. Kedrick explained some of the requirements the County had explained to her. Ms. McDonald shared our Ordinance - R-1 has minimum of 1200 sq. ft., R-2- multi-family 12,000 sq. ft. Ms. McDonald also went through the fee schedule

which will be required. As these fees are non-refundable, she suggested Ms. Kedrick be sure of what she wants before filing. There is also an issue that says if the lots are resized then subdivision rules will also apply. There can't be single houses and multi-family right next to each other. An additional issue is whether ownership is encumbered by the County. Further long discussion of the project followed. Because of the number of unresolved questions, Ms. Kedrick decided to gather more information before making a request of PnZ at this time.

There being no further business the meeting was adjourned at 8:05 p.m.

A handwritten signature in cursive script, appearing to read "Harriet Dickerson", is written over a horizontal line.

Harriet Dickerson, Clerk