

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
January 18, 2023 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, Rachel Albritton, Sandy Kunkel, Harriet Dickerson. Thompson Davis, David Orr, Scott Gough, Trevor Brooksby.

1. CONSENT AGENDA

1.1 Minutes of meeting: November 16, 2022, December 7, 2022, January 4, 2023

1.2 Building Permits:

1.3 Correspondence:

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

2. PUBLIC COMMENT. Mr. Orr mention the possibility of having a putt putt course on big lawn.

Ms. Kunkel asked if John Morton had a current building permit. Ms. McDonald said he applied for new permit and she just received fees from Matt Tate for this permit.

3. OLD BUSINESS

3.1 Planning and Zoning Ordinance Proposed Amendments – Discussion and Possible Action. Set meeting for February 4, 2023 at 12:00 at Conference Hall to continue review.

3.2 Western Rivers Flyfisher Subdivision, Preliminary Review – Discussion and Possible Action
Western Rivers is parceling a chunk of land from their original area for financing purposes. They will build on the smaller portion first and then move forward with the remainder. The new plat added public utilities easement and moved some utilities to a different spot. Discussion regarding the map and necessary signatures followed. After discussion and review Mr. Marquis moved to approve the preliminary plat and advised they wait for word from our attorney before submitting the final plat. Ms. Albritton seconded. Motion passed unanimously.

3.3 Daggett County Airport Subdivision Preliminary Review – Discussion and Possible Action
Ms. McDonald said subdivision fees have not been paid nor has the Commission received a formal request to waive the money as this application is between two public entities, so the County is required to follow the steps outlined in the Ordinance She will update all the documents in their file on the shared drive.

3.4 Delta Plan Violations, Update – Discussion and Possible Action
Dennis Judd has not responded to our questions. We do not know if both attorneys have met as yet, nor do we know if Matt Tate has red-flagged the violations. Ms. McDonald reviewed the situation for Ms. Albritton who was absent for the last meeting Mr. Orr reviewed the map as well. He then advised the Commission they have decided to move #5 to the space now occupied by #1. They will build smaller unit in the vacated space of #5 and take out the part of the foundation that covers the water line.

Ms. Kunkel stated the other issue still exists – their deviating from their approved PUD plan.

Mr. Davis said they had received lots of pressure when creating the PUD. He believed building placement was approximate not exact and annoying. He also said they have agreed to the most expensive solution presented to them.

Ms. Kunkel reminded them that they made the mistake – mistakes have consequences and Mr. Thompson said he was willing to do that.

Mr. Thompson was extremely agitated, saying the Commission had cost him hundreds of thousands of dollars, questioned the knowledge of the Commission, brought up liability and reiterated the buildings in question were in general proximity to the requirements of the PUD.

It was suggested in the future if Mr. Thompson wanted to deviate from the approved PUD, he follow the procedures listed in the ordinance to amend the PUD to accommodate his new proposed plan. There are two options – a major and a minor request with directions for each in Section 1110 of the Ordinance.

4. NEW BUSINESS

4.1 Amendment to Ordinance to Allow Bars – Discussion and Possible Action

Mr. Marquis said this is not included in our Ordinance. Mr. Davis said the DAB has set standards for building and operating bars and we can't refuse his right to have one, but only impose restrictions.

Ms. McDonald said our Ordinance now reads if something is not included then it is prohibited.

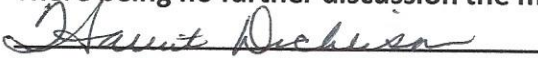
The matter will require further investigation.

4.2 Delta Plan Variance – Discussion Only. Delta Plan is requesting a variance from the Ordinance based on the extreme costs involved in the construction of utilities. They would like to only be required to put utilities in a 5-acre parcel.

4.3 Delta Plan, Dutch John Draw Development – Discussion Only

Delta Plan objects to the setback requirements. They purchased 39 acres from the County and because of easements only 13 acres can be developed. The matter can be reviewed.

There being no further discussion the meeting was adjourned at 9:10 p.m.



Harriet Dickerson, Clerk