

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
January 4, 2023 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, Sandy Kunkel, Terri Winn, Harriet Dickerson. On-line John Morton. Trevor Brooksby, David Orr, Scott Gough.

1. CONSENT AGENDA

- 1.1 Minutes of meeting:
- 1.2 Building Permits:
- 1.3 Correspondence:

2. PUBLIC COMMENT.

Mr. Orr asked how hard would it be to move the building that is on the water line within the PUD process. Ms. McDonald would have to review that process but there is a process for modifying a PUD that has been approved.

3. OLD BUSINESS

3.1

4. NEW BUSINESS

4.1 Western Rivers Subdivision, Preliminary Application and Plat – Discussion and Possible Action. Mr. Marquis stated he felt we need to remind Western Rivers that the Commission needs paper copies of the documents before a decision can be made, so discussion tabled until the January 18th meeting. The Commission believes they have the documentation; it just needs to be forwarded to the Commission. Ms. McDonald moved to table action on this until the January 18th meeting Mr. Marquis seconded. Motion passed unanimously.

4.2 Dutch John Planning and Zoning Ordinance Document Update – Discussion and Possible Action. Mayor Kunkel set Town Council finished going through the draft Ordinance at their last meeting. Rather than go through the suggestions/questions tonight it was decided that Ms. McDonald would be given the written record and she will enter the changes for a final review by everyone. Ms. Dickerson reminded the commission we have tentative arrangements for a presentation by a company to discuss codification of the Ordinance. Ms. McDonald has already completed this. Mayor Kunkel advised the Commission our attorney has found a possible person to be our Administrator. His name is Allen Parker and he is retired from Vernal City.

4.3 Delta Plan Potential Building Permit Violation – Discussion and Possible Action. Mr. Marquis showed everyone what has happened – focusing on #3,4, and 5. Moving the buildings changed things and moving ended up with building 5 on the water line. Mr. Orr said #3 and 4 were under the power line so they decided to move the buildings. He didn't believe it was a big deal. Mr. Brooksby explained that it is a big deal and must be corrected. The building cannot stay on the water line. Ms. McDonald asked if the Resort

had called for blue stakes before commencing – they didn't. Mr. Gough explained how this all occurred. He didn't really know where all the lines were. Building 5 is really two of the mancamps joined together into one building which increases the amount covering the water line. Mr. Brooksby stated the water department is not going to move the line for several reasons, one of which is not setting a precedent for future issues which may arise – the building needs to be moved. Long discussion ensued. Although the Resort accepts responsibility for the placement of the buildings with Mr. Gough in charge of the work that was done, but they are looking for a way to solve the problem without moving the buildings.

The Resort has an issue with the Daggett County Water/Sewer Department because they have located a building over a water line which is against all rules and must be moved. The Resort has an issue with the Town of Dutch John and its Planning & Zoning Commission because they did not follow their approved PUD plan. An expired building permit is also an issue. Mr. Orr also discussed other water usage on their property stating they use three water permits through one permitted well to provide additional water for their property, one on Sixth Avenue, one across the street on Hwy 191, and one on Resort property.

Mr. Orr sees the issues as being separated between the County and the Town, but Ms. Winn clarified that they chose not to follow the approved plan and moved a building over a water line. The changes they made caused the problem with the County which in turn also caused a problem with the Town. Mr. Brooksby felt the Resort was trying to decide if they only had a problem with the County Water/Sewer Department only or also with the Town. Mayor Kunkel said both is the answer. We don't have all the answers. Mr. Brooksby explained where everything is located in detail, including the pertinent easement. Mr. Gough asked for the Commission to let them know what needs to be done. Ms. McDonald is feeling like it would be a major amendment to their PUD and she would look up the process. After more long discussion, Ms. McDonald moved to defer the issue of the moving of buildings 3, 4, and 5 to Dennis Judd and Matt Tate. Mr. Morton seconded. Motion passed unanimously. Mr. Morton suggested we follow the County's lead because it is their water line. Mayor Kunkel said she believes there are two violations.

There being no further business Mr. Marquis moved to adjourn. Meeting adjourned at 8:30 p.m.



Harriet Dickerson, Clerk