Town of Dutch John
P. O. Box 235
Dutch John, UT 84023
www.dutchjohn.org
435 885 3036
Mayor: 307 350 0739

NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
February 21, 2024 7:00 P.M.

MINUTES FOR
NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL : February 21, 2024, 2024		Present	Absent	Excused
PnZ Chair	Jared Marquis	x		
Commission members:	Rachel Albritton	x		
	Amy McDonald	x		
Alternate:	_____			
	_____			

Mayor Butch Johns, Al Pulham, Andrew Morse, Garrett Morse, Devin Cook, James McQuirk

On-line: Brad Lovejoy, Don Worthington

1. CONSENT AGENDA
   1.1 Minutes of meeting: February 7, 2024 – Corrections
   1.2 Building Permits: Denise Rogers. Ms. McDonald explained this application is for a single family dwelling on property that is in an area zoned multi-family so it will require a Conditional Use Permit if permitted. Plans show it is a pole barn type structure and discussion of setbacks and road access followed. Ms. McDonald has forwarded this information to Allen Parker, Zoning Administrator, for his input.
   1.3 Correspondence: None

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

2. PUBLIC COMMENT. None

3. OLD BUSINESS
   3.1 None

4. NEW BUSINESS

4.1 Andrew Morse, Multifamily Dwelling – Discussion. Ms. McDonald told Mr. Morse that they had updated Mr. Marquis with information from the last meeting and asked him if he had brought other information. Mr. Morse discussed the PnZ Ordinance at length explaining his interpretation of certain areas. He stressed that he felt the document was flexible enough to allow his project to go forward and encourage the Commission to not only consider this but approve it. He feels strongly that the Ordinance allows them to do this. He mentioned the General Plan and how his plan maintains the scenic beauty of the area by not forcing cutting down of multiple trees. Another serious problem for him is the cost of removing bedrock to allow water to be located between the buildings if an alternative needs to be used.

Ms. Albritton mentioned there is still the question of two separate buildings which the Ordinance doesn't allow. Mr. Cook references the General Plan provides for a variety of multiple family buildings and this interpretation gives the Commission flexibility to allow Mr. Morse's first submission be approved. This discussion was thorough and informative.

Mr. Morse desires to have his plan as presented approved, but if that is not possible he brought a Plan "B" which would include an outdoor observation corridor to connect the third building. It is way more than a walkway. Mr. Cook and Mr. Morse explained these plans in detail. This will also need to be reviewed but the consensus is that it may be something that can be approved. Mayor Johns reminded that each building would have its own separate utilities. This will also be submitted to Allen Parker for review.

4.2 New Zoning Map – Discussion and Possible Action. Ms. McDonald presented a copy of a new zoning map which will be part of the General Plan Update. Mr. Marquis moved to accept this map and publish it on our website. Ms. McDonald seconded. Motion passed unanimously.

4.3 Plan Work Items for the Year – Discussion

Mr. Marquis would like to have some structure for future meetings, i.e. utilities, multi-family dwellings etc. It was decided that:

March 6 – CUP, Single family dwelling, possible Ordinance for airport development.

March 20 – Subdivisions, affordable housing.

Mr. Worthington said the County RDA is also interested in affordable housing and has some ideas and plans to present to the Commission. They can present their proposal at a future meeting.

April 3 – Short term rentals, Annual inspections, etc. Who will be responsible for keeping track of these kinds of things.

There being no further business to come before the Commission, the meeting was adjourned at 8:50 p.m.

Harriet Dickerson

Harriet Dickerson, Clerk