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dutchjohn.org

NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
June 03, 2024 7:00 P.M.

NOTICE OF PUBLIC MEETING AND AGENDA

Electronic participation will be available. See <https://dutchjohn.org/electronic-meetings> for more details.

CALL TO ORDER

Meeting called to order at 7:05pm

ATTENDANCE

Commision Members

Jared Marquis
Rachel Albritton
Amanda Lucas (Alternate)

Public Audience

Harriet Dickerson
Allen Parker

Online

Jesse Lassely (JR Holdings)
Christian Colovich CJC
Enterprises
Steve McCutchan

ESTABLISHMENT OF VOTING MEMBERS

We do have enough for a quorum.

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

The Consent portion of the Agenda is a means of expediting routine matters that must be acted on by the Commission. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any Commission member. Items removed from the Consent portion become the first item of business of the regular agenda.

1.1 Minutes of meeting: May 20, 2024

Accepted as is.

1.2 Review Building Permit List

Action

Rachel tol follow up with Matt Tate and text him.

1.3 Correspondence:

Trevor Brooksby noticed that a pothole is forming at the entrance where Dominion drilled under the existing road in front of the new kestrel circle subdivision. Jack Lucas has contacted Dominion about the issue and is waiting to hear back. There is currently an orange traffic cone on top of the pothole to help steer people away from the area.

Rachel spoke with Kat Mueller. Her mortgage lender is requiring new plans so she will provide us with a copy of those once she has them.

Motion

Jared motioned to pass a consent agenda. Rachel seconded. All in favor.

2. PUBLIC COMMENT

Limited to 5 minutes per individual or group spokesperson. Members of the public may address the Planning and Zoning Commission on matters that are not listed on the meeting agenda. The Commission cannot discuss or take legal action on any matters during the Public Comment, unless the matters are properly noticed for discussion and legal action. Commission members may or may not respond to those who have addressed the Commission or may ask that a matter be put on a future agenda. All Planning & Zoning Commission meetings are recorded.

Christian (online) is working on purchasing land up at the airport. He wants to set up a meeting with PNZ for a meet and greet and introduce a concept plan. He wanted to know what the best next steps for him would be. Jared said that he will need to apply for a rezone since all of that land is currently zoned as future development. Harriet Dickerson asked if it would be best if Chirsitan came to a Planning and Zoning Meeting and the Committee could invite the Town Council. Rachel asked Christian to email us with a date that is best for him to get on the agenda.

Butch Johns (mayor) came in to give us an update on the Berthold property. Legal review has been done. Mr. Berthold has been told that he has to abide by whatever the ordinance was last year. Jared clarified to say that Berthold has to abide by whatever ordinance is in place when/if he decides to apply for a permit and fees have been paid in full.

3. NEW BUSINESS

3.1 JR Holdings Master Plan Introduction - Discussion

Review of Property Holdings

Steve McCutchan presented a "bubble plan" showcasing a map of all properties purchased by the corporation over the years. The parcels were color-coded. The plan outlines a broad idea for dividing the properties:

- Commercial Zone in the center.
- Core multi-family housing with the highest density surrounding the commercial zone(s).
- Additional levels of multi-family housing encircling the core.
- Townhomes and single-family homes in the outer layers.

Steve went on to explain that he has experience working with Towns wherein the developer works with him to develop a master plan for the development area. This master plan would then be presented to the Town in the hopes of being adopted into the ordinance. The adoption of this plan would adhere to state policy, being required to go through a public hearing process.

The idea of getting enough "roof-tops" to support a commercial zone was brought up on several occasions. The premise being, a commercial entity is not going to want to invest in a property or business if there are not enough year-round residents to support that proposed business. Therefore, there would be a focus on getting enough "roof-tops" to provide more affordable housing options, thereby allowing seasonal staff to have the opportunity to live in Dutch-john year-round.

Density and Affordability Considerations

Jared raised questions about density considerations for multi-family housing. The maximum proposed density is 35 units per acre. This is in the area directly surrounding the proposed commercial zoning area. Jesse is still working on concepts to ensure affordability and considering the idea of a walkable

community. It was acknowledged that significant infrastructure work, especially regarding utilities, will be required. The goal is to collaborate with existing companies.

Requests and Future Discussions

Jesse inquired about the process of ordinance update(s) and when the next update is planned. Jared responded that the Committee is aiming to do (2) updates a year and that the ordinance is a living document. As a follow up, Jesse believes that a general plan amendment would be necessary as the current zoning does not accommodate the proposed plan. He has requested to be involved in future work meetings for discussions related to rezoning and zoning that would be specific to this presented proposal so he and his team can be part of the discussion.

Amanda inquired about the timeframe that Jesse was looking to implement this proposed plan. Jesse acknowledged that the implementation of this plan would most likely be a ten-year plus process given the need for ordinance updates, zoning changes, and general planning in order for the vision to be a success.

4. OLD BUSINESS / WORK ITEMS

4.1 Ordinance Updates

Discussion on the best way to move forward with ordinance updates. Allen is working on an ordinance document but we don't have a living document to work in which means the Committee is documenting ideas and updates they want to make but do not currently have a way to make these changes. Allen thinks that he can have a draft document to the Committee within a month. Rachel also made a copy of the existing ordinance to make updates in, but acknowledged that this may create more work later on since changes would need to be made in the new document that Allen is putting together.

MEETINGS / TRAINING / INFORMATION REPORT OUT

PUD Administrator - Allen Parker

Building Inspector - Matt Tate

Fire Chief - JayDee Guymon

5. Executive Session, if necessary* Pursuant to 52-4-204

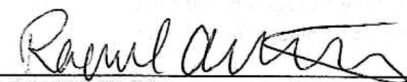
5.1 Discussion

*Closed session is for the purpose of discussing the character, professional competence, or physical or mental health of an individual; Collective Bargaining; Litigation, Purchase, Exchange or lease of real property.

6. Adjournment 8:25pm

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communication aid and services) during the meeting should call 435-880-8042 at least 48 hours before the meeting.

Requests for items to be added to the agenda must be submitted by 5pm the Thursday prior to the scheduled meeting. Submittals must include details of agenda item and any documents etc. that pertain to subject item. Requests can be emailed to ralbritton@dutchjohn.org and must be received by the above noted deadline. The Planning Commission may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.



Rachel Albritton , Planning & Zoning Secretary