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dutchjohn.org

NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
August 31, 2024 10:00 A.M.

NOTICE OF PUBLIC MEETING AND AGENDA

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

CALL TO ORDER 10am

ATTENDANCE

Committee Members:

Jared Marquis
James McGuirk
Rachel Albritton
Amanda Lucas
Allen Parker

WORK ITEMS

1. Ordinance Updates - Subdivision

The Utah Legislature designed and enacted SB 174 (and the recent HB 476) to streamline the development process for 1- and 2-family subdivisions in the state of Utah. This law aims to: (1) limit the Town to four review cycles with a developer when considering subdivision improvement plans, with only one public hearing during the preliminary review phase; (2) set review deadlines; (3) prohibit the Town from considering subdivision improvement plans in both the preliminary and final application phases; (4) make subdivision decisions administrative; and (5) require the Town to approve applications that comply with local ordinances.

The purpose of today's work meeting was to review a memo and address the three questions posed by the Hansen group regarding the ordinance changes needed to comply with the new legislation.

The first 30-40 minutes of the meeting were dedicated to reviewing the initial audit of Dutch John's current subdivision ordinance and the recent amendment completed by the Hansen Planning Group. The discussion focused on understanding the two preliminary and final review processes outlined in the new law. The first process, referred to as the "red" process due to the color used in the memo's diagram, includes an additional review cycle that can occur either during the preliminary or final review. The second process, referred to as the "blue" process or the combined approach, is slightly more streamlined.

The committee expressed concerns about time constraints and emphasized the need to allow ample time for their review and that of external parties, such as engineering and plan reviews, especially

given the volunteer nature of the group. As a result, the committee favored the “red” option, as it closely aligns with their current review cycle.

Next, the Committee focused on *when* they preferred to review subdivision improvement plans; in the preliminary phase or the final phase. The Committee unanimously agreed that they wanted the review in the preliminary phase in order to identify possible issues at the beginning of the application process so that they could be corrected immediately rather than in the final phase.

Lastly, the Committee needed to decide if they wanted the new “red” process to be applied to all other subdivision types (commercial, industrial, and multi-family) within the ordinance, or only to the current mandated subdivision types. There was some discussion on keeping the processes separate out of a concern of placing too much time restriction on the Committee. However, once the memo wording was reviewed it was noted that only the process would be the same, but the time for each cycle to be completed could be extended. At this point the Committee unanimously agreed to use the same process across all subdivisions to allow for uniformity with the option to lengthen timelines. It was also identified that the current Zoning Administrator would be the authority for other applications not covered by SB 174 (commercial, multi-family, industrial, etc.).

2. Address questions for Hansen's team

Rachel will email the Hansen group back with the answer outlined above. She will also email Butch prior to emailing the Hansen group in order to keep him in the loop.

3. Other

The meeting ended by reviewing what was needed to be done for the transition to iWorq.

It was also decided to reschedule September meetings to the second and fourth Mondays for the month of September due to the first Monday being a holiday and the absence of members on the third Monday.

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.