



NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
November 18, 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 7:00pm

ATTENDANCE

Committee Members

Jared Marquis
Rachel Albritton
Amanda Lucas

Public

Brad Lovejoy
Dave Orr
Scott Gough
Matt Lucas
Andrew Morse (Online)

ESTABLISHMENT OF VOTING MEMBERS

There are enough members present 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: November 04, 2024

Minutes were accepted without any modifications.

1.2 Review Building Permit List

Need to issue an official CO for Waters/Schlegal

1.3 Correspondence

None

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.

No Public Comment

3. NEW BUSINESS

3.1 Dutch John Resort - Dutch John Draw PUD - Discussion

Dave Orr with Dutch John Resort shared a site plan for a proposed Planned Unit Development (PUD) in the area currently referred to as Dutch John Draw which is located along highway 191 directly West of Trout Creek Flies at the entrance to the Town. They would like to move forward in the application process for the PUD in hopes of beginning development in the Spring of 2025. Development would occur over phases, the order of which is yet to be determined.

The planned area would be composed of residential housing on the South end and a mixed use area to the North. The mixed use area would be office condos street side, and behind this would be storage units and warehouses.

The discussion was mainly focused on low income housing apartments and what that should include (studios, 1 bedroom / 2 bedroom apartments etc.)

Members in the audience expressed concern about the development of low income housing as well as industrial buildings (storage units etc) at the entrance into the town, noting that this is an area where the town should be placing there “best foot forward” (as stated in the Dutch John General Plan) and the proposed plan as presented, did not appear to align with that vision.

Discussion on the road setbacks was also raised. The current setback requirements are 150ft from the road. The first 75ft of this setback is required by UDOT. The additional 75ft is required in the current Planning and Zoning Ordinance. The plans presented only take into consideration the setback required by UDOT. Mr. Orr expressed that Sandy Kunkle, Town Council Member, is in support of only using the UDOT requirement if a guardrail is in place. Rachel Albritton, mentioned that while support from a Town Council member is a good start an Ordinance change requesting the removal of the additional 75ft setback is required. A request has been submitted and still needs to go through the review and consideration process.

Some discussion was also centered on the approval and placement of water and sewer lines. Mr. Orr has assured that everything is in place, approved or mitigated at this point and they are ready to draw up more detailed plans and move forward.

3.2 Review Public Hearing Comments - Discussion and Possible Action

Comments gathered from the public hearing were reviewed. Updates were made to mitigate discrepancies and remove references to section(s) that no longer existed.

Motion

Rachel motioned to send the ordinance to the Town Council for approval. Jared second. All in favor.

3.3 Meeting Schedule for 2025 - Discussion

The Committee discussed the meeting scheduled for 2025. It was agreed to keep the current meeting schedule for 2025; first and third Monday of each month with the second meeting being a focused work meeting. Rachel signed the public notice announcing the schedule and sent it to the Town Clerk.

4. OLD BUSINESS / WORK ITEMS

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

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.