



NOTICE OF PUBLIC MEETING
Town of Dutch John
Planning Commission
Dutch John Conference Hall
March 17, 2025 6:00 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 6:10pm

ATTENDANCE

- Committee: Jared Maquis, Rachel Albritton, Dave McDonald (alternate)
- Town: Allen Parker

1. WORK ITEMS

4.1 R2 Zoning Ordinance Updates - Discussion

- R-2 Discussion
 - Reviewed R-2 Definition(s) and current issues.
 - R-2 District (Section 602, Zone Area)
 - R-2 District (Section 603, Zone Purpose)
 - Multi-Family Dwelling
 - On-going discussion to make small but meaningful changes that would allow the definition and development of R-2 to be clear and more straight forward for both those who want to develop in this zone as well as for the Committee who is tasked with administering the ordinance.
 - There is a need to decide the maximum number of residences that could exist in an R2 zone. Discussion was focused between 2-4 (duplex / triplex / fourplex). Concerns were raised about the ability to get emergency vehicles (fire trucks, EMS etc.) to some R2 areas that are built up against steep terrain.
 - Thought also needs to be given to parking spaces for a given number of residences.
 - The original intention of R2 was envisioned for duplexes and Resort Residential was meant to capture larger densities.
 - The Committee drafted an updated the R-2 district definition (section 602) to clearly state that this zone is meant to accommodate a multi-family dwelling up to a duplex.
 - Clarified that each dwelling must connect to Dutch John Water and Sewar.
- Big Picture Zoning Discussion
 - Allen presented big picture concepts of the types of zoning so that the Committee could begin to re-align zones with Dutch John with the vision of the Dutch John General Plan.
 - Matrix of existing zones over zoning properties
 - Density
 - Lot coverage
 - Setbacks
 - Lot Size

- Landscaping
 - Once each zone has been updated (if necessary) then the zoning map will need to be updated to reflect the changes.
- Possible Next Steps:
 - Start building definitions from the lowest density upward to better define which characteristics higher density zones will inherit from lower density zones.
 - Have a brainstorming session with all the types of buildings (residential, commercial etc.) that we would like to see in town, and map each item to one or more zones. Based on this, update or refine the definitions of each zone.
 - Revisit the zoning map of Dutch John and start defining what Future Development (FD) zones should potentially be rezoned to.

2. Adjournment 8:00pm

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.



Deputy Clerk