



Dutch John Planning & Zoning Work Session

Minutes

Wednesday, July 16, 2025 at 7:00 pm

Work Session Agenda

1. Call to Order / Pledge of Alligence

Minutes:

- Meeting was called to order at 7:03pm

2. Attendance

Minutes:

- Committee: Rachel Albritton, James McGuirk, Jared Marquis
- Public: Don and Jackie Weaver

3. Establishment of Voting Members

4. Consent Agenda

Minutes:

Motion

- Rachel made a motion to accept the consent agenda. James seconded. All in favor.

a. Minutes

Minutes:

- July 2 minutes were accepted as presented.

b. Correspondence

Minutes:

- Matt Tate did get back to me stating that John Morton never asked for a final inspection on either of his permits. Both are now expired.
- Jared emailed the Weavers to inform them that the fence they are currently constructing is non-compliant.

c. Building Permits

5. Public Comment

Minutes:

- Don Weaver attended the meeting to discuss a variance request related to fencing regulations (Chapter 13, Section 1314). He is currently constructing a fence that does not comply with the ordinance. Mr. Weaver argued that the ordinance appears designed for square or rectangular lots, whereas his property has curves and irregular lines, making compliance less straightforward. He also noted that other cities, such as Salt Lake City and Park City, allow fences in front yards. Jared explained that obtaining a variance would likely be difficult. He outlined other options, including submitting a request for an ordinance amendment or modifying the fence to comply with the existing ordinance. Jared also advised that construction on the front yard fence must stop until the issue is resolved. Mr. Weaver stated that he would review the ordinance further, consider pursuing an ordinance amendment, and reach out to Mayor Butch Johns for a discussion.

6. Old Business / Work Items**a. Airport Overlay: Discussion and Possible Action****Minutes:**

- The current ordinance already includes development regulations around the airport, based on the same Utah State and federal laws cited in the draft overlay ordinance emailed by Town Council.
- Jared reviewed both state and federal codes and found only one reference to distance-based restrictions—the Airport Zoning Act (Chapter 10-401) only requires notification for properties within 5,000 feet of an airport runway—not the expansive restrictions suggested in the draft ordinance (ie Areas A, B, and C). Additionally, Jared noted that the current laws do mention specific height restrictions, however the Town's current ordinance is more restrictive and therefore additional mention of this within the provided draft is unnecessary.
- The draft ordinance appears overly restrictive and not tailored to the character or growth potential of Dutch John.
- The Commission expressed frustration over the lack of background, policy direction, or clear explanation from the Town Council. A map was only provided midway through the meeting, and it lacked basic information such as a legend. No additional information was given with the map to explain why mapped Areas (Area A, Area B, Area C) were cut off around town to the North. The Committee could only speculate.
- After reviewing the draft and existing ordinances, the Committee worked on proposed revisions that would incorporate some elements of the Council's draft while simplifying the language and ensuring alignment with both state/federal law and the Town's growth objectives.
- Jared will follow up with Mayor Butch and the Town Council to communicate the Committee's concerns and recommendations.

7. Closed Session, if necessary* Pursuant to 52-4-204**8. Adjournment**

Minutes:

- Meeting was adjourned at 8:50pm

| Minutes published on 09/06/2025, adopted on 09/03/2025


Deputy Clerk