



# Public Hearing

## Minutes

Wednesday, September 3, 2025 at 7:00 pm

**Meeting Location: Dutch John Community Center 530 South Blvd.**

### Public Access

Meeting access is available electronically. See <https://dutchjohn.gov/pages/calendar> for more details.

### Public Hearing

A public hearing will be held to review updates to the current Planning and Zoning Ordinance.

#### Chapter 6

- Section 602
  - Update the definition of the R2 zone to remove reference to apartments and more clearly define what types of multi-family structures should be permitted.
  - Updated the definition of Resort Residential to clarify that utility connections are individual.
- Section 605 Table of Uses
  - Added P for R-2 Internal and External ADUs
- Section 608 - Parking Requirements
  - Updated to broaden what hardened surfaces should be permitted - see new definition added in Chapter 23, 'hardened surface.'

#### Chapter 9

- Section 902
  - ADU allowable uses updated to align with permitted use change in Chapter 6, section 605
  - Updated permitted and non-permitted uses in order to encourage more opportunity for long-term occupancy and assist primary residents with additional income opportunities.

## Chapter 10

- Section 1007
  - Removed the stipulation that STR can only comprise 10% of the town homes since this is against Utah state law.

## Chapter 11

- Section 1114
  - Additional language added to specify fee requirements in order for application(s) to be reviewed.

## Chapter 18

- Updated to bring in language proposed by the Town Council for the Airport Overlay.

## Chapter 23

- Added definition for hardened surface.

### 1. Call to Order / Public Comment

#### **Minutes:**

- Public hearing was called to order at 7:00pm
- Attendance: Jared Marquis and Rachel Albritton.
- Peter Guinn called in to participate in the regular Planning and Zoning Meeting and the Committee provided him an overview of the purpose of the public hearing. He had no comment regarding that.
- No one else joined for the public hearing. The meeting was closed at 7:17pm