



Dutch John Planning & Zoning Work Session

Minutes

Friday, January 9, 2026 at 10:30 am

Work Session Agenda

1. Attendance

Minutes:

- Committee: Jared Marquis, Rachel Albritton, Allen Parker
- Public: Jesse Lassley, Peter Guinn

2. Work Items

Minutes:

- The primary focus of the working session was reviewing and amending the definition of an "Improved Lot" (Chapter 7) and its related infrastructure requirements (Chapter 13 Development Standards, Chapter 12 Subdivision Rules). The current definition is too restrictive, including physical requirements (curb, gutter, asphalt) that should be part of development standards, not the lot definition itself.
- It was decided to simplify the definition of an "Improved Lot" to only require buried electric, water, and sewer services (with consideration for removing electric). The previously listed infrastructure requirements were either already addressed within the ordinance or were updated to note exceptions.
- There was extensive conversation around whether external building rules (i.e. paved driveway) should be tied to the issuance of a Certificate of Occupancy (CO) or not. While the possibility exists to build this into the issuance, the Committee felt that that impeded too much on property rights and believes that an alternative solution is needed here. This will need more discussion in the near future.
- Additional minor changes were drafted that addressed references to incorrect chapters or information.
- After a lengthy discussion around improving the ordinance requirements around lot splitting w/o intention to develop it was decided to table the discussion for the next working meeting later this month. Additionally, the Committee needs to review rules related to minimum road widths. Rachel believes the ordinance contradicts itself by defining a minimum road width and also stating that "All

streets and alleys must conform to the requirements detailed in the currently adopted edition of the International Fire Code” which states a minimum road width of 26 feet. Jesse Lassley also stated that the state of Utah has a 32 foot maximum road width law that also needs to be reviewed.

3. Adjournment

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Deputy Clerk