



Public Hearing

Minutes

Wednesday, April 29, 2026 at 6:30 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

1. Welcome

Minutes:

Called to Order: 6:35 pm

2. Attendance

Minutes:

Council: Butch Johns, Rachel Albritton, Dave McDonald, Jamie Barrus, Amy McDonald (Online), Allen Parker (Online) Public: Peter Guinn (Online), Sheena Mapps, Stephanie Bolton, Scott Barrus

3. Receive Public Comments on

Planning & Zoning Proposed Ordinance Changes

Minutes:

- Peter Guinn: Discussed Dutch John General Plan from 2022. Pointed to how many times the General Plan points to the desire of affordable housing to be the top issue to keep in mind as changes are made to the Ordinances. Peter, in representation of Ranch 8 and Jesse Lassely's 160 acre interest- advocated that the proposed section 1305.4 should not be adopted. Peter asserted that this one change will increase the hard cost of a lot in Ranch 8 by \$34,000. Peter also highlighted that the General Plan does not highlight sidewalk, curb and gutter as the only means for pathways, and asserted that by removing the ability to waiver the requirement, and requiring curb, gutter, and sidewalk with not alternatives does not conform to the General Plan's rural esthetic desires. Further, Peter discussed the Chapter 14 changes, asserting that the changes to Max Density, Affordable House, Clustering, and Open Space is handy-capping a PUD. The changes as proposed removes all attractiveness as a developer to do a PUD,

and rather would be more attractive to do a subdivision. Peter, discussed his understanding of the Max Density Table- and asserted that the Max Density as it was stated, along with the streets, sidewalk, curb, gutter, and buffer zones- he would only be able to develop 16 lots vs 28 lots under a subdivision. Strongly encouraged more time and incentives established for PUD development. Addressed affordability, and construction cost- consequently making it impossible to establish affordable housing. Peter also pointed out grammatical errors and incomplete paragraphs needing correction within the Proposed Ordinance Changes. Peter said he would not recommend the changes to be moved forward due to all the issues addressed and that there is additionally no Ordinance support for Mixed Use, PUD flexibility, and he encourage more time spent in those areas of the Ordinance.

- David McDonald: Asked Peter for his notes and about the size of the Lots he was using to base his cost projections. Peter mentioned he did not know what the price of his lots would be, but that he heard Kestrel Circle's lots where priced at \$150 and he used that as a baseline to add the \$34k to.
- Rachel Albritton: Asked Peter if he defined affordable housing at \$150K without any building structure.
- General Discussion re: Clarification on affordable housing. Peter clarified he was not suggesting \$150K was deemed affordable- he was just using it to demonstrate an increase of \$34k in hard costs is significant. Request for Peter to give a written summary of his points to ensure everything is addressed accurately.
- Stephanie Bolton: Additionally commented that \$150k for a lot would not be anywhere close to affordable.
- General Discussion re: Price of other lots sold within the Town. Additional general discussion in regards to the Town's need for affordable housing. Discussed Sundrop has affordable housing defined in their agreement as 70% of average household income. Amy mentioned Dutch John has a higher median income. Rachel discussed that 74-85% of that the median income based off of Dutch John would still not affordable. Amy mentioned reviewing the economic blue print prepared recently by the Lieutenant Gov. Allen said the median income of the Town is \$97,600. Discussion furthered around establishing what is affordable for the Town residents, more of the guides and seasonal workers would buy housing if it was available. Because there are so many seasonal workers in the Town it is hard to establish accurate median income. Scott Barrus mentioned his guides average \$40-\$50k income. Major John's mentioned the State wants median income to be defined by the County Records.

4. Adjournment

Minutes:

Meeting Adjourned: 6:59pm