



# Dutch John Planning & Zoning Work Session

Minutes

Friday, April 24, 2026 at 3:00 pm

## Work Session Agenda

Electronic participation will be available. See <https://dutchjohn.gov/pages/calendar> for more details.

### 1. Call to Order

**Minutes:**

3:09 PM - Technical Difficulties Getting Online Meeting Going

### 2. Attendance

**Minutes:**

Council: Rachel Albritton, Jamie Barrus Public: Peter Guinn (online)

### 3. Work Items

**Minutes:**

Ordinance Review & Preparation for Public Hearing \*\* Technical difficulties displaying shared screen for public viewing.

- Rachel & Jamie Reviewed 1. Chapter 12- PNZ discussed changes made regarding: infrastructure requirements/ agreements must be in writing prior to subdivision starting- excluding minor subdivisions. Discussed changes identifying sidewalks, gutters, trails, parks, and open spaces as part of the purpose of subdivision/ developments. Discussed introduction to Trails and Parks map that will be introduced by Amy at Town Council to implement within the General Plan & Map to coincide with need to implement the trail and park requirements to be part of the development planning. Verified Utah Law allows - a city to require Trails, Open Spaces, and Parks within PUD and Subdivision developments. Discussion regarding trails, parks, and open spaces and conforming to the vision of the general plan and future growth and recreation. 2. Chapter 13/ Section 1304, 1306- PNZ discussed HOA regulations, risk of HOA's for the Town if they go bankrupt. Ordinances to ensure the Town is protected against unfinished development, developments with financial issues, and who maintains roads etc. until development is 75% finished. 3. Chapter 14- PNZ long discussion on all changes made. Discussed ordinance change ensuring protections and considerations of Environmental Sensitive and Critical Area protections. Discussed open space requirements to ensure the town conforms to the General Plan regarding the natural

environment of the Town ie. trails, parks, and open spaces, and what percentage of land should be allotted to accommodate. Reviewed implementation of buffer zones- to again ensure the openness of the Town, and also allow for areas off the road for the Deer and Elk to move and graze through the Town. Discussed max density chart- for each zone. Clarified and discussed application and approval process for PUD developments. 4. Discussed and prepared proposed PNZ Ordinance Changes document for Public Hearing.

#### **4. Adjournment**

Work Meeting Adjourned: 4:58 pm

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