



Public Hearing

Minutes

Wednesday, May 20, 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 and Pledge of Allegiance

Minutes:

- Public Hearing was called to order at 6:30pm

2. Attendance

Minutes:

- Town Council: Butch Johns, Harriet Dickerson, Sandy Kunkel, Rachel Albritton
- Planning & Zoning & Staff : Dave McDonald, Jamie Barrus (online), Allen Parker
- Public: Peter Guinn (online)

3. Receive Public Comments on the listed Planning and Zoning Ordinance Changes:

Minutes:

Peter Guinn:

- Section 1305.4 (Curb, Gutter, and Sidewalk): He believes the proposed change eliminates the possibility of a waiver and mandates curb, gutter, and sidewalks on both front- and rear-facing R1 lots. This contradicts the General Plan's support for alternative pathway options. It adds a substantial cost (estimated at \$34,000 per lot) which hinders the goal of increasing affordable housing. Chapter 14 (Planned Unit Developments - PUDs):
- The proposed changes disincentivize PUDs, which are the main tool for implementing clustering and mixed-use concepts. Standard density clustering should offer a density increase (e.g., 15%) in exchange for setting aside land for open space. The proposal moves density in the opposite direction, reducing the

allowed density from the standard 3.6 units per acre to 3 units per acre.

- Important planning concepts like "net acre" and "gross acre" are undefined, and it is unclear if the required buffer is included in open space or acreage calculations.
- Current R2 zoning (12,000 sq. ft. minimum lot size) is too restrictive to support housing options like townhomes, which require better alignment to meet the General Plan's mixed-use goals.

Butch Johns (Mayor):

- Street Width: Chapter 13, Section 1304, changes the minimum street width to 32 feet. Concern was raised that if a street is less than 44 feet (the minimum for two lanes of travel and parking on both sides), the ordinance needs explicit language requiring no on-street parking to ensure safety.
- Clarification is required for the statement that public improvements must be "accepted by the town." This phrasing is ambiguous and needs to be clarified, possibly by defining who "the town" is in this context (e.g., if it refers to the Land Use Administrator or the Town Council).
- Noted the need for grammar checks, including striking "who" in a sentence regarding street grade recommendations (Chapter 13 and 16) and changing all references of "Vernal town" to "Vernal city".

4. Adjournment

Minutes:

Public hearing adjourned at 6:57pm

Contact: Amy McDonald (amcdonald@dutchjohn.org 801-243-1463) | Minutes published on 05/28/2026, adopted on 05/27/2026



Deputy Clerk