

Town of Dutch John



P. O. Box 235
Dutch John, UT 84023
www.dutchjohn.org

NOTICE OF PUBLIC MEETING
Planning and Zoning Work Meeting
Dutch John Conference Hall
January 19, 2022 7:00 P.M.

MINUTES FOR **NOTICE OF PUBLIC MEETING AND AGENDA** **Planning and Zoning Work Meeting**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, Sandy Kunkel, John Morton, Harriet Dickerson, David Orr, Brad Lovejoy, Don Worthington, Matt Abbott. On-line: Dave McDonald, Craig Blunt, Thompson Davis.

Ms. McDonald asked Mr. Worthington if he or Mr. Lovejoy wanted to speak or if they just came to observe. She stated work meetings do not generally have public comment but she would allow them time.

WORK ITEMS:

1. **General Plan Update – Continue Work** Clarification of the update process was explained as well as how to access the draft plan on line and make comments. Our first plan was mostly copied from the County; Mr. Johns put forth lots of effort into the second draft and this is the third and we have help from Jones & DeMille with this one. After it is complete the Planning & Zoning Ordinance will also be updated. It will be put on line when the Commission has a good first draft together.

Mr. McDonald reviewed that the Ordinance and the General Plan are considered life working documents, the one that is in effect if a person wants to request a permit is the one contained on our website. Ms. McDonald suggested the audience review the draft as we are looking for as much public input as possible and individuals can make comments on line and these will be reviewed. Ms. McDonald put website on the screen and walked everyone through the process and content.

Regarding the zoning map, Ms. McDonald said it could be possible to create overlays that explain things more clearly. Mr. McDonald said one overlay showed the possibility of mixed use but didn't require it in a given area. These are the kinds of options that are possible with overlays. Ms. Kunkel asked about RV park. Mr. McDonald said that would be in a commercial zone but will be put on the overlay as well.

Basically, overlays show the underlying original intent and then possibilities for consideration.

Jones & DeMille has added pictures and overlays which can be reviewed, but the document is really close to public hearing status. It is probably time to do this hearing. Most people feel it is a good document.

Ms. McDonald reviewed a couple of charts showing break-out of housing and current market value of property.

Mr. Blunt had a question about wording regarding new mobile home construction. This was apparently an error which was caught and corrected.

2. Planning and Zoning Ordinance – Continue Update Discussion began with minimum lot sizes and minimum front footage. Mr. McDonald said these existed with the County, but he did not believe they still existed. Mr. Morton offered that the mother-in-law apartments do have these restrictions. Both are true. Mr. Marquis also referred to the International Building Code and its incorporation into the definitions included in our Ordinance. Discussion of ADU's followed, but Mr. McDonald reminded everyone that this discussion was not pursued because the State of Utah is in the process of creating policies which will be required to be followed in this area. Short discussion also followed about the nightly rental situation and what requirements may be coming our way from the State legislature as well. Mr. McDonald stated the parking situation seems to be of high interest at the State level. Hopefully municipalities will be able to incorporate their desires in this regard. Mr. McDonald said unfortunately it seems what the legislature does works well on the Wasatch Front but not necessarily in Dutch John. Nightly rentals can compete with local businesses and this isn't always desirable. Ms. Kunkel also added that our Town is so small, we need residents as well.

Discussion also followed about construction in "sensitive areas" from a wildlife standpoint among others, and we have never put together a map that shows where areas might be in which we discouraged development. We need to do this soon. Ms. Kunkel feels there is so much interest in the area that this should be reviewed. The slope issue is one; drainages that need to be maintained; and designation of open space is a third. We need to define some areas and provide protection for the future.

Meeting ended with final discussion of points in the General Plan. Ms. McDonald reviewed the survey originally put out by Jones & DeMille and the resulting information submitted by the public regarding our area and what they liked and what they would like to see changed.

Meeting adjourned at 8:20 p.m.

A handwritten signature in cursive script, reading "Harriet Dickerson", is written over a horizontal line.

Harriet Dickerson, Clerk