

Town of Dutch John



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

NOTICE OF PUBLIC MEETING Dutch John Planning Commission

Dutch John Community Center
530 South Boulevard
February 16, 2022 7:00 P.M.

ATTENDANCE and MINUTES FOR NOTICE OF PUBLIC MEETING FOR TOWN OF DUTCH JOHN GENERAL PLAN UPDATE

Public Hearing to receive input regarding the proposed update of the General Plan for the Town of Dutch John.

ATTENDANCE: : Amy McDonald, Jared Marquis, Sandy Kunkel, Harriet Dickerson. Terry Collier, Ryan Mosley, Brad Lovejoy. On-line: Dave McDonald, Terri Winn, Bob McCall. Ryan Robinson, Robert Bergman, Charlie Luke, Matt Lucas, Amanda Lucas.

Ms. McDonald stated the purpose of this hearing is to discuss the draft copy of our General Plan. This process has taken almost exactly one year to complete and has been posted on our webpage where anyone can read it and make comments and/or suggestions. Ryan Robinson is here representing Rural Community Consultants who have been in charge of preparing the draft. She turned the hearing over to Mr. Robinson for his PowerPoint presentation.

Mr. Robinson reviewed the process which has occurred in preparation of this update. He reminded everyone that this document is advisory - not rule or zoning. The goal is for the document to last about ten years. Their firm sent out a questionnaire to residents. There were 113 views, 70 people started commenting and 54 completed and submitted. This is good representation from our small community. Most people support economic development. Issues mentioned involved water and housing.

He highlighted the following:

Green space, mixed used and industrial definitions.

Capital Assets are now required by law and need to be updated yearly.

Re the Airport map he discussed infrastructure re roads and water storage and mentioned that the house currently there is a non-conforming use. The airport must also comply with all FAA regulations.

Rural Community Consultants is in the process of completing its implementation strategy report with suggestions for moving forward.

Mr. McDonald asked if their company saw any issues that need to be addressed in the current Planning & Zoning Ordinance. Basically, Mr. Robinson said the General Plan is the rationale for the Town and the Town then gets to decide how the Ordinance is written.

Ms. McDonald asked if there were public comments. Mayor Kunkel said she had reviewed the document thoroughly and it is impressive and contains things that give the Town a good look and plan for moving forward.

Robert Bergman felt there is a lot of interest in developing on the airport similar to what Matt Lucas has done and wondered if a block of land could be set up for this. The buffer zone was discussed and the effect it has. Mr. McDonald explained the reason this property was zoned Future Development was that we have not done any master planning for how we would want that to look. This should be a cooperative effort between the Town and the owner of the land. To date we don't have a master road plan, a land use plan, or anything that sets forth what we would like to see. Ms. McDonald believes the County is working on a Master Plan for the airport. Mr. Bergman shared some things he believes are included in other master plans. The airport is owned by the County and he believes the only thing existing is zoning for approach and departure and that there are substantial FAA regulations that you need to work with around airports. Some of these possibilities were discussed. Ms. Kunkel expressed her appreciation for the good information.

Mr. McDonald reminded everyone that the General Plan is a living document and if the Town finds something that needs to be changed it can be done. Mr. Robinson agreed and said to be an effective document it should be reviewed by the Town probably every other year, perhaps at the beginning of the calendar year or the beginning of the fiscal year, but scheduled and reviewed.

There being no further discussion, the public hearing closed at 7:50 p.m.



Harriet Dickerson, Clerk