

Town of Dutch John



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

NOTICE OF PUBLIC MEETING

Town of Dutch John
Dutch John Conference Hall
530 South Blvd.
October 5, 2022 7:00 P.M.

MINUTES FOR NOTICE OF PUBLIC HEARING

To all residents and landowners in the Town of Dutch John

The Dutch John Planning Commission will hold a Public Hearing to discuss the adoption of the revised Dutch John Planning and Zoning Ordinance on October 5th at 7:00 PM at the Dutch John Conference Center.

A copy of the current ordinance, the proposed ordinance and a list of the changes can be found at <https://dutchjohn.org/public-hearings> or by contacting Amy McDonald (amcdonald@dutchjohn.org) or Harriet Dickerson (hdickerson@dutchjohn.org).

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ATTENDANCE: Amy McDonald, Jared Marquis, John Morton, Sandy Kunkel, Brian Hunt, Commissioner Jack Lytle, Rachel Albritton, Brad Lovejoy, Bruce Hoskisson, Matt and Amanda Lucas, Don Worthington.

Ms. McDonald presented marked up draft copy for viewing by anyone present as well as a summary of things which had been changed.

Ms. McDonald said they split out all things regarding building permits and put them in their own chapter. They added a new chapter dealing with Accessory Dwelling Units that makes it easier to follow. Subdivisions is also its own chapter now. Other changes are minor and formatting was adjusted.

It was asked if the purpose of the meeting is for new changes people would like to see or just comments on changes the Commission is proposing. Ms. McDonald said this meeting is for comments on proposed changes. Mr. Marquis said the Commission will approve and move to Town Council, who will then hold a public hearing. The Commission reviewed all changes.

Re: Accessory Dwelling Units, Ms. McDonald pointed out these would be long term occupancy, 900 ft., with extra parking. One comment was that 900 sq. ft. stating it seemed large. Mr. Morton explained that the space has to have several rooms. Ms. Kunkel read the May 2022 State regulations regarding size. Our Ordinance only applies to single family residential homes. We are trying to maintain the residential "look". Discussion of attached or unattached followed commenting that the State is still working on its Code regarding these structures. Commissioner Lytle stated these structures were meant to address the State-wide housing shortage. Other questions were about separate door accessibility and square footage being based on a percentage of the square footage of the main structure.

(Commissioner Lytle asked about the plan for the Commission's reaction to comments being made at this meeting. Mr. Marquis said the Commission is open to accepting changes and they would then decide how to proceed. Commissioner Lytle expressed his appreciation for the Commission's willingness to listen.)

Ms. McDonald said perhaps the maximum should be no more than 50% of primary structure and then the only decision left would be the minimum. She felt ADU did change the nature or feel of a neighborhood. In our Town it could be difficult to construct an ADU following the setbacks, but new construction could be planned out. The setback issue is difficult partly because of the housing that already exists. Another issue involves buildings that already exist and are built over things where they probably shouldn't be.

Moving forward through the draft, Ms. McDonald asked for additional comments. Discussion of square footage for a duplex. Mr. Morton feels the document now requires each half to be 900 sq. ft. Commissioner Lytle suggested if the Town wanted a duplex to be built, then perhaps this needs to be reconsidered; if not, it can stay the same. Discussion of a Multi-family dwelling unit and how it might affect an apartment building or perhaps an apartment in the basement of a house was explored.

Discussion of Conditional Use Permits followed. Ms. McDonald said there were no changes to that, only to short-term rentals. Commissioner Lytle asked if a short-term rental was used for a long-term rental for a given period would the short-term requirements be changed. Ms. McDonald said the term is one year. A dwelling must be used as a short-term rental some time during each year to maintain their permit. Currently the Ordinance has a maximum of ten percent short-term rentals allowable in the Town. As the Town grows this will be re-visited.

The Town does need more options for housing, including manufactured, modular, structures constructed off-site and moved in, travel trailers parked in residential zones.

One objection was made to mandatory water/sewer hookups.

Discussion concluded and meeting ended at 8:46 p.m.

A handwritten signature in cursive script, appearing to read "Harriet Dickerson", written over a horizontal line.

Harriet Dickerson, Clerk