



Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, February 18, 2026 at 7:15 pm

Notice of Public Meeting & Agenda

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

1. Call to Order / Pledge of Allegiance

Minutes:

- Meeting called to order at 7:20pm

2. Attendance

Minutes:

- Committee and Town Staff: Rachel Albritton, James McGuirk, Jamie Barrus, Butch Johns, Allen Parker
- Public: Peter Guinn

3. Establishment of Voting Members

4. Consent Agenda

Minutes:

- Rachel motioned to accept the consent agenda. James seconded. All in favor.

a. Minutes of Meeting

Minutes:

- Minutes accepted as presented.
- James motioned to accept the minutes. Rachel second. All in favor.

b. Correspondence

Minutes:

- Rachel reported receiving several comments regarding the “No Trespassing” signs on Jesse Lasley’s property. Most of the signs appear to be posted to utility poles, which is the property of the utility company not his, while others are placed in front of the fence line, where it is unclear whether they are within a public easement. The Committee will

review the ordinance to determine whether any applicable regulations address this situation. Regardless, the signs should be removed from the utility poles and relocated within the property boundaries.

c. Building Permits

Minutes:

- Waiting on permit payment confirmation for Dave Abrahams.
- Waiting on application payment confirmation for Matt Lucas subdivision application.

5. Public Comment

Minutes:

- Allen Parker commented that there may still be a rule in place that requires new planning and zoning members to complete an online training before they can vote. He will look into it.

6. Committee / Staff Reports

a. Mayors Report

b. Land Use Administrator

7. New Business

a. Swear in Jamie Barrus - Discussion Only

Minutes:

- Rachel moved to push this item to the top of the agenda so that Jamie could be a sworn participant in the meeting. No objections.
- Jamie was sworn in as a regular planning and zoning member.

b. Officer Elections - Discussion and Possible Action

Minutes:

- The commission held elections for new officers for the 2026 Calendar year.
 - Chair: James McGuirk was elected.
 - Co-Chair: Dave McDonald was nominated and elected (in absentia).
 - Secretary: Jamie Barris was elected.

8. Old Business

a. Ranch 8: Curb, Gutter, Sidewalk Exemptions - Discussion and Possible Action

Minutes:

- The commission discussed making a recommendation to the Town Council regarding the Ranch 8 concept plan's request to be exempted from installing traditional curb, gutter, and sidewalks.
- The developer's representative (Peter Guinn) argued the private, gated,

52-lot community is intended to have quiet, slow-traffic streets (26 feet wide) with two-foot gravel shoulders serving as natural drainage/gutters, making sidewalks unnecessary. They stressed the need for a quick decision to proceed with preliminary engineering plans.

- Jamie raised concerns about consistency with past developments and the overall aesthetic of the town, and Rachel raised concerns about public safety for pedestrians given the narrow road width and high number of lots.
- Allen Parker suggested suggested that if the exemption is granted, the HOA should have a policy to manage and prohibit on-street parking to prevent visibility and safety issues.

Motion

- After extensive discussion, Rachel motioned to make a recommendation to Town Council for the curb, gutter, and sidewalk submission noting the following reasons:
 - The request meets the exemption criteria in Chapter 13, Section 1305.4.b, which allows exemptions on streets located entirely within residential zones.
 - The proposed design emphasizes a Western, rugged character intended to reflect the natural landscape and avoid a more urban appearance associated with curbs, gutters, and sidewalks. The development proposes natural landscaping with no lawns, irrigation, or fertilizer use, reducing the potential for polluted runoff into the natural drainage system. It should be noted that the project is not exempt from stormwater management requirements.
 - Ranch 8 is proposed as a gated community consisting of 52 lots. As a result, anticipated traffic volumes and speeds are expected to be relatively low, allowing for pedestrian and bicycle use within the neighborhood roadway network.
- All in favor. No opposed. Rachel will write an email to Town Council making the recommendation noting the reasons above along with any other relevant details.

b. Minor Subdivision Public Hearing Review - Discussion and Possible Action

Minutes:

- Rachel mad a motion to formally recommend the proposed update to the minor subdivision section, including the addition that the Daggett County Redevelopment Agency (RDA) will not be required to provide infrastructure for land divisions under this specific section, to the Town Council for approval. Jamie second. All in favor.

9. Closed Session, if necessary* Pursuant to 52-4-204

10. Adjournment

Minutes:

- Meeting was adjourned at 8:34pm

| Minutes published on 03/09/2026, adopted on 03/04/2026


Deputy Clerk