



**DRAFT**

# Dutch John Planning & Zoning Work Session & Regular Meeting

Wednesday, April 15, 2026 at 7:00 pm

## Work Session

1. Attendance
2. Work Items
  - a. Ordinance Updates
3. Adjournment

## Notice of Public Meeting & Agenda, 7:00 pm

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

4. Call to Order / Pledge of Allegiance
5. Attendance
6. Establishment of Voting Members
7. Consent Agenda
  - a. Minutes of Meeting
    - Meeting Notes: 03/18/26
    - Meeting Notes: Work Session 03/24/26
  - b. Correspondence
  - c. Building Permits

## 8. Public Comment

Limited to 5 minutes per individual or group spokesperson. Members of the public may address the Planning and Zoning Commission on matters that are not listed on the meeting agenda. The Commission cannot discuss or take legal action on any matters during the Public Comment, unless the matters are properly noticed for discussion and legal action. Commission members may or may not respond to those who have addressed the Commission or may ask that a matter be put on a future agenda. All Planning & Zoning Commission meetings are recorded.

9. Committee / Staff Reports
  - a. Mayors Report
  - b. Land Use Administrator

**10. Old Business**

- a. Dutch John Resort, Dutch John Draw PUD

**11. New Business**

- a. Elections
- b. Ordinance Review & Recommendations to Town Council

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

\*Closed session is for the purpose of discussing the character, professional competence, or physical or mental health of an individual; Collective Bargaining; Litigation, Purchase, Exchange or lease of real property.

**13. Adjournment**

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communication aid and services) during the meeting should call 435-880-8042 at least 48 hours before the meeting. Requests for items to be added to the agenda must be submitted by 5pm the Thursday prior to the scheduled meeting. Submittals must include details of agenda item and any documents etc. that pertain to subject item. Requests can be emailed to [ralbritton@dutchjohn.org](mailto:ralbritton@dutchjohn.org) and must be received by the above noted deadline. The Planning Commission may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.

# Dutch John Planning & Zoning Work Session

## Minutes

Tuesday , March 24th, 2026 at 6:30 pm

### Call to Order

Call to order at 7:02pm

### Minutes:

Call to Order at 7:05pm

### Attendance:

Committee and Town Members: Rachel Albritton, Dave McDonald, Allen Parker, Butch Johns, Jamie Barrus, James McGuirk, Amy McDonald.

Public: Peter Guinn

### Work Items

#### Minutes:

Planning Commission Ordinance

Moratorium Review:

The committee discussed Moratorium time-line; committee members deliberated on the main issues within the Ordinance and what priorities could realistically get done in the constrained timeline.

The committee outlined the main ordinance goals for to accomplish with the Moratorium time frame, and assigned ordinances to Committee members as detailed:

- **Dave McDonald**  
Chapter 12 - Subdivision  
Developer Improvements (also in 13)  
  
Chapter 13 - section 1305  
Curb, Gutter, Sidewalk exceptions  
Developer Improvements (also in 12)

- **Jamie Barrus**  
Chapter 14 - PUD  
Chapter 5  
Trails Overlay Ordinance
  - **James McGuirk**  
Chapter 15 - Supplementary Requirements  
Chapter 19 - Signs
- Rachel Albritton**  
Chapter 10 - Short Term Rentals (draft completed)

The committee discussed the goal for all assigned ordinance reviews/ changes to be ready for review and discussion by the April 15th Planning & Zoning Work Session.

Adjournment

Meeting adjourned at 8:55 pm.

# Business Meeting

## Call to Order

Call to order at 7:02pm

## Pledge of Allegiance

### Roll Call

- Committee and Town Staff: Rachel Albritton, Dave McDonald, Jamie Barrus, Allen Parker, Butch Johns (Mayor), Harriet Dickerson (Town Clerk & Council Member), Amy McDonald (Treasurer, Recorder & Council Member),
- Online: Peter Guinn

## Consent Agenda

- Minutes of meeting
  - Minutes accepted as presented
- Building Permits
- Correspondence
  - None

## Committee / Staff Reports

- Mayor
- Land Use Administrator

## Public Comment

- None

## Old Business

- **Ordinance Updates - Discussion**
  - **Possible Moratorium:**
    1. Major Johns discussed requirements to implement moratorium. Informed Planning and Zoning that there needed to be compelling reasoning in order for the Town Council to approve, and the timeline for the moratorium would need to be as short as possible.
    2. Several issues within the ordinance were discussed mainly regarding lack of clarity or guidelines for; traffic control, density, setbacks, sidewalk, curb, gutter, trails, and park regulations. Discussion surrounding future community impact and infrastructure issues that the town would be open to if the issues within the ordinance were left unaddressed.
    3. Following discussion, it was agreed that the Planning and Zoning would make a recommendation to the Town Council for a Moratorium based on the issues discussed.

**New Business**

•  
**Closed Session, if necessary\* Pursuant to 52-4-20**

**Adjournment 8:55 pm**

DRAFT