



DRAFT

Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, May 6, 2026 at 7:00 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:

- Call To Order: 7:01 pm • Pledge of Allegiance

2. Attendance

Minutes:

Council: Butch Johns (Major), Rachel Albritton, Dave McDonald, Allen Parker , Jamie Barrus (Online), Amy McDonald (Online) Public: Peter Guinn (Online)

3. Establishment of Voting Members

Minutes:

Voting Members Established

4. Consent Agenda

Minutes:

- Rachel Motioned to accept Consent Agenda with the Minor Correction to 04/29 Regular Meeting Minutes. • Jamie/ Dave Seconded the Motion.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

a. Minutes of Meeting

Minutes:

Committee discussed meeting minutes.

- David gave his approval on all. • Rachel gave approval pending one correction on 04/29 Regular Meeting: 3 Ayes were given, meeting notes reflect 2 Ayes. Rachel reiterated there were no objections, therefore the record should show 3 Ayes. Upon correction meeting notes can be adopted.

b. Correspondence

Minutes:

- No correspondence received.

c. Building Permits

Minutes:

- Within Moratorium: No building permits.

5. Public Comment

Minutes:

Peter: No public comment.

6. Committee / Staff Reports

a. Mayors Report

Minutes:

Butch reported meeting with UDOT where they discussed highway 191 safety issues with future development. Discussion encompassed Little Hole Rd going south to the Town's boundary. Butch requested that UDOT put it on their list to review for safety analysis, and asked that they also consider the need for curb and sidewalk along the road. Butch mentioned that they may be looking at widening within the next couple years, and/ or adding turning lanes.

Rachel inquired if there was any discussion regarding taking over the management of Little Hole Rd.

Butch responded that it was Forest Service Road, and that the state did not seem interested in taking it. Rather, the Town would likely approach the Forest Service and ask to take ownership of Little Hole Rd. within the Town's boundary.

Butch circled back to UDOT as they additionally indicated to him they would be resurfacing the top of the Dam. They discussed traffic congestions and how the engineering would need to be established to allow for single lane bypass during that period. He anticipated that would be happening within the next 2 years.

Further, Butch explained their discussion regarding other future developments that would impact traffic and safety such as: the potential Ski Resort, potential growth of Airport, and Antelope Flat. Butch said they also discussed truck breaks, and the ability to regulate those through town.

Dave mentioned old discussions with Larry Montoya, regarding setting the speed limit down to 35 at Mustang so the trucks would already be slowed coming into Town, potentially eliminating the need to trucks to use their jake brakes. At that time, he Larry said they wouldn't have a problem making that change. The Town however was not incorporated at that time and was not able to regulate. Rachel agreed it was a good alternative.

Butch also stated that he mentioned to UDOT the need to know where the Center Line is to allow us to establish setbacks, and they where going to look into that and get back to him.

b. Land Use Administrator

Minutes:

Allen stated, a lot is in the works, but nothing ready for discussion.

7. New Business

Minutes:

No New Business

8. Old Business

Minutes:

Rachel noted: No representative was present from Delta Plan, Dutch John Draw.

Rachel stated for the record: • On April 15th, Dave Orr and Scott Goff came to the Planning and Zoning meeting requesting a variance from the additional 75ft setback the Town requires, Section 1324. At the time, they presented a letter from UDOT stating a guard rail would potentially resolve their safety concerns for part of the road, and a Map showing the plans for a partial guard rail.

Rachel gave the summary of what Planning and Zoning had discussed regarding the Dutch John Draw request. Stating, currently UDOT requires a 75ft setback from either side of the center line of right-of-way. This state requirement was established for future use, allowing for potential growth needs such as road widening and turning lanes. The Town, requires the additional 75ft to ensure that should the road be expanded there would be no structures butted up against the road, but the buffer could be used for a parking lot. Additionally, in that scenario it would not only be a safety concern, but a design issue as well. For those reasons the Planning and Zoning Commission concluded that it would recommend to stick with 75ft requirements within The Ordinance.

Dave mentioned that the issue had been raised previously, and that we also don't know where the Center Line of Right Away is. Until we have that map from the State the setback can not be established. Dave reiterated the additional set back he feels is appropriate, and reiterated that the additional 75ft can be used for landscaping and parking, just no structures.

• Dave Motioned: To put together a recommendation to Town Council and a statement to Delta Plan jointly that the Planning and Zoning Commission does not recommend an exemption to the additional 75ft setback and that the discussion be passed onto Town Council.

Rachel Seconded the Motion

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

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

10. Adjournment

Minutes:

Meeting Adjourned: 7:19pm