Town of Dutch John
P.O. Box 235, Dutch John, UT 84023
(435) 885-3036 https://dutchjohn.org

Regular Town Council Meeting

Minutes

Wednesday, May 13, 2026 at 7:00 pm

Meeting Location: Dutch John Community Center 530 South Blvd.

Public Access

Meeting access is available electronically. See https://dutchjohn.gov/pages/calendar for more details.

1. **Call to Order / Pledge of Allegiance**

   Minutes:
   - Call to order at 7pm

2. **Roll Call**

   Minutes:
   - Town Council: Butch Johns, Harriet Dickerson, Sandy Kunkel, Amy McDonald, and Rachel Albritton.
   - Public: Corey Auger, Chad Happeger, Curt Smith (Sundrop Development, Online), Marcus Keller (Sundrop Development, online), and Peter Gunn (Ranch 8, Online).

3. **Consent Agenda**

   Minutes:
   Motion
   - Harriet made a motion to accept the consent agenda. Rachel second. All in favor. No opposed.

   a. **Minutes of meeting: April 22, 2026, May 1, 2026 and May 8, 2026**

      Minutes:
      - Minutes accepted with minor spelling/grammar corrections

   b. **Expenditures: Voucher List**

      Minutes:
      - A water overcharge on the voucher list, potentially caused by a

constantly running urinal, was briefly noted.

c. **Correspondence:**

4. **Committee / Staff Reports**

a. **Mayor's Report**

Minutes:

- The state requested a letter of support from the Council for State Parks to take over and develop Antelope Flat.
- Five to six RV campers are staying on Guide Row.Harriet Dickerson, will draft a letter, including the relevant ordinance reference, to require the campers to relocate within approximately one week. Rachel will provide Harriet with the relevant ordinance section(s) for the letter to reference.
- A funding request was submitted to Williams for a water tender, as new fire service vehicles have a two-year lead time, prompting a search for a used one.
- Regarding the ambulance project, Gold Cross will train the town's EMTs in Vernal. A vendor has a currently unspoken-for ambulance available next month, and a contract will be sent to hold it until funding is finalized.
- An Inter-local Agreement (ILA) draft for the airport project, presented as bullet points, for discussion with the county commission. The intent of the document was to provide a starting point for discussion, however, there was disagreement regarding the content of the draft provided. The commission agreed to review it and have their attorney contact the town's attorney.

b. **Volunteer Fire Department**

Minutes:

- Corey Auger, the County Fire Warden, will temporarily assist Daggett County with fire inspections for short-term rental business licenses, as the county's certified inspector quit. This work will be short-term and paid through the Uintah County Fire District billing Daggett County.
- The town's fire engine is still out of service and being worked on for water system issues.

c. **Planning and Zoning**

Minutes:

- The board is preparing a recommendation to deny the request for an exception for the 191 variants for DJR.
- The Mayor acquired a deed detailing road easements, including 100-foot easements on Little Hole Road and Dutch John Spring Road, and 66-foot easements on other roads.

d. **Building and Grounds**

e. **Cemetery**

f. **Freedom Festival: July 4, 2026**

Minutes:

- Harriet will begin working to secure insurance and send out donation request letters shortly.

g. **America 250 Utah Celebration**

Minutes:

- An appreciation potluck dinner is scheduled for Thursday, May 15th, at 6:00 PM at the school, featuring a professional storyteller and a color guard from Vernal.

5. **Public Comment**
6. **Old Business**

a. **Emergency Management - Discussion and Possible Action**

Minutes:

- Amy made a motion to approve the Memorandum of Understanding (MOU) with Daggett County Emergency Management. Sandy seconded. All in favor. no opposed.

7. **New Business**

a. **Business Licenses: Spencer Black, GreenRiverFlyfisher LLC, Redtail Development and Investment**

Minutes:

- Harriet made a motion to approve the business licenses. Rachel second. All in favor. No opposed.

b. **Cooperative agreement with Utah Division of Forestry, Fire and State Lands - Discussion and Possible Action**

Minutes:

- Corey Auger presented. This agreement renews every five years or when there are major legal changes. Everyone gets essentially the same agreement. There are slight modifications based on if it's a fire district, a county or a municipality.
- Butch pointed out that the date is incorrect, with the year being 2025 instead of 2026. Corey explained the history of this.
- Harriet made a motion to accept the cooperative agreement once its approved by the town lawyer that Butch has permission to sign the agreement. Amy second. All in favor. No opposed.

c. **Contractor for Sidewalks - Discussion Only**

Minutes:

- A contractor offering to grind down raised sidewalks to eliminate tripping hazards was discussed. The Council concluded that the town currently has no need for this service.

d. **Curb and Sidewalk on South Blvd. (Guide Row) - Discussion Only**

Minutes:

- The town needs to develop a solution regarding the guide row lots which extend several feet into the existing roadway. Because of this, development of these lots are unable to meet the existing ordinance requirement to build sidewalks, curb and gutter.
- The Council discussed the need to address and budget for sidewalk fixes, especially on 1st Avenue.

e. **Sun Drop Governing Documents - Discussion and Possible Action**

Minutes:

- Curt Smith, representatives for the proposed SunDrop development were present online to discuss the governing documents, including those related to the establishment of a Public Infrastructure District (PID).
- The documents, which are a follow-up to the development agreement, are currently being reviewed by the town's attorney.
- The purpose of a PID was reviewed as a refresher since it had been several months since the original discussion, noting that a PID is a mechanism for those bringing new infrastructure needs to pay for it via an additional property tax, which will not be passed on to current Dutch John residents.
- The item was tabled until the Council receives the final approved documents and can schedule a public hearing (minimum 10 days notice) and a final vote.

f. **Dutch John Student Scholarship - Discussion and Possible Action**

Minutes:

- The Council approved a Dutch John Student Scholarship with the following details:
  - Total funding of $3,000 for the year, awarding $1,000 each to three winners.
  - Seniors will submit a short video detailing their life goals, dreams, and how the scholarship will help them.
  - Submissions are due June 17th, and the award will be given on June 24th.

g. **Planning and Zoning Ordinance Updates - Discussion and Possible Action**

Minutes:

- A public hearing for the proposed ordinance changes is scheduled for May 20th at 6:30 PM, with action anticipated at the May 27th town council meeting.

h. **Franchise Ordinance with Strata Network - Discussion and Possible Action**

Minutes:

- A draft franchise ordinance for Strata Network (for fiber optics) was forwarded to Amy to be put on the drive and sent to the town attorney for review.

- Strata Network is exploring opportunities to work with local developers to install conduit during current infrastructure projects.
- No Action taken

i. **Employee Policy and Procedures Manual Adoption - Discussion and Possible Action**

Minutes:

- Sandy made a motion to adopt the Employee Policy and Procedures Manual. Harriet second.

VOTE

- Butch Johns - yes
- Harriet Dickerson - yes
- Sandy Kunkel - yes
- Amy McDonald - yes
- Rachel Albritton - yes

j. **Schedule an Additional Meeting May 22, 2026 - Discussion and Possible Action**

Minutes:

- The proposed special meeting for May 22nd was canceled as it falls close to the high school graduation and the Council decided to utilize the regular May 27th meeting and potentially another one on May 29th for budget and outstanding items.

8. **Closed Session, if necessary* Pursuant to 52-4-20**
    a. **Potential Legal Issues - Discussion Only**
9. **Adjournment**

Minutes:

- The regular meeting was adjourned at 8:11pm, and the Council moved into a Closed Session in order to discuss potential legal issues.

VOTE

- Butch Johns - yes
- Harriet Dickerson - yes
- Sandy Kunkel - yes
- Amy McDonald - yes
- Rachel Albritton - yes

Deputy Clerk