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

Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, June 17, 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 7:03 pm • Pledge

2. **Attendance**

   Minutes:
   Council: Butch Johns (Major), Rachel Albritton, Allen Parker , Jamie Barrus (Online)

3. **Establishment of Voting Members**

4. **Consent Agenda**

   Minutes:
   • Rachel motioned to accept Consent Agends

   Vote results:
   Ayes: 1 / Nays: 0 / Abstains: 0

   a. **Minutes of Meeting**

      Minutes:
      Rachel reviewed minutes - stated minutes looked good, she had no changes

   b. **Correspondence**

      Minutes:
      • Rachel informed council that the Certificate of Occupancy could be issued for the lodging portion of the Westerns development, and she corresponded with Matt Tate on that. • Jamie had no correspondence

   c. **Building Permits**

      Minutes:
      • No new applications for building permits • Morotorium was officially lifted

June 10th • Next meeting a review of permits is needed to address any expired / renewals needed

5. **Public Comment**

Minutes:
• No Public Comment

6. **Committee / Staff Reports**

a. **Mayors Report**

Minutes:
• Mayor Johns reminded council that this would be the last meeting in the building, and future meetings would be held Fire Hall until sometime in September. He also stated that they will start removing furniture and bringing in equipment starting July 5th.
• Council discussed need for contractor to apply for building permit. Allen stated he had met with Matt Tate preliminarily, and would ensure that would be initiated.

b. **Land Use Administrator**

Minutes:
• Allen had no additional items

7. **New Business**

a. **Discussion to establish next priorities.**

Minutes:
• Rachel informed council she was originally going to use Utah's Cities and Counties Newsletter to discuss changes, but in discussion with Mayor Butch, it had been brought to the Town's attention that some of the information distributed may be misleading. The Town attorney is reviewing and once verified we will bring it to PNZ to address.
• Allen informed council he has been working on Ordinance Change Recommendations for Zoning. Allen presented a brief overview of the changes such as: a. Resort Residential with Mixed Use: Changing density is primary. b. Updating table uses: Incorporating Mixed Use, establishing Resort Residential, and adding a new Transient Residential Zone, and adding the Federal and State Zone requirements.
c. Definition updates for the new Zones. * Allen mentioned he should be ready to present next meeting. Rachel stated she liked the idea of the new changes, but had questions she would reserve for the actual presentation. Jamie asked for a preliminary copy of the drafted changes to have the time to review and research. Allen stated he would distribute prior to the packet going out.
• Rachel advised that this be the next priority for PNZ, and that keeping the scope for the next changes more focused would be ideal, and asked for feedback. Jamie stated, CUPs and Short Term Rentals discussed on the 20th should also be prioritized. She also stated that she would like to also establish the discussion for a Dark Sky designation for the Town. Lastly, she mentioned density within the ordinance still had clarity requirements per the Town

Council's recommendation.

8. **Old Business**

Minutes:
• None

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

10. **Adjournment**

Minutes:
• Rachel motioned to adjourn. • Meeting adjourned at 7:24 pm

Vote results:

Ayes: 1 / Nays: 0 / Abstains: 0