

Daggett County Planning and Zoning Meeting Minutes
June 17, 2025 at 6:00 PM
95 North 1st West, Manila Utah 84046
Commission Chambers

- **Board Members Present:**
 - **Chad Reed-Chair-arrived at 5:30 PM**
 - **Allan Wood-Vice Chair**
 - **Heidi Steele**
 - **Tammy Twitchell**
 - **Carrie Poulsen-Secretary and alternate**
- **Board Members Absent**
 - **None**
- **Guest: Bryan Smith-Rocky Ridge**

Chad Reed welcomed everyone and called the meeting to order at 6:00 PM.

Public Comments: Bryan Smith thanked everyone for all their hard work.

- Discussion and consideration of the Minutes from May 20, 2025 regular meeting and work session. Allan Wood motioned to approve the minutes from May 20, 2025 work and regular meeting. Heidi Steele seconded the motion. All in favor, motion carried.
- Old Business: The board agreed to move old business discussion ahead in the agenda to accommodate Mr. Smith. Mr. Smith advised the board that he had purchased a building permit in 2008 for 6 cabins that he never built. He wanted to ask since he was approved in the past for those cabins would he be approved for a new 30 foot silo with sleeping quarters and a bathroom instead. Mr. Reed said he would need a new site plan and permit. Mrs. Poulsen said Tri-County Health may need to approve it and he might need to have engineered plans. Mr. Smith stated that he believes the septic system should be large enough to expand. But he may need to get approval from Tri County Health stating that. He also said that Tri County Health may limit what he can do based on how many people can be on the water system. Carrie advised Mr. Smith to speak with the building inspector in regards to what information he will need on the permit.
- Discussion and Consideration: Ordinance review of permitted and conditional uses in residential and agricultural zones. The board would like this part moved on to the Commission. Heidi Steele made a motion to approve the draft of the ordinance change and move it onto the Commission. Tammy Twitchell seconded the motion. All in favor, motion carried.
- Discussion and Consideration: Ordinance review of permitted and conditional uses in all commercial and industrial zones. Continued discussion in the next work meeting
- Discussion and Consideration: Review accessory dwelling units ordinance. Waiting review from the County Attorney. Move to next month's agenda.
- Discussion and Consideration: Legislative requirements in adopting a Water Conservation Plan into Daggett County General Plan. Mrs. Poulsen said she has

received some contact information for Darell Gilman who is with the Utah Conservation Council and acts as an advisor to the Daggett County Conservation District regarding canals. She passed that information onto to Jay Olsen . She also forwarded the Garden Club information to Jay Olsen . Tabled for now.

- Discussion and Consideration: Updated By-Laws for Planning and Zoning Board. Tabled waiting review from the County Attorney.
- Discussion: Utah State Code update S.B. 104. State Code 17-27a-522 and 17-27a-523, boundary adjustments. Discussion on when there is a boundary line adjustment in a recorded subdivision is a plat is required? Discussion on how the board will give consent on simple boundary line adjustments. The board will review the handout.
- Building Permit report. The board reviewed the report. Mrs. Poulsen stated that the building inspector is trying to get some of the older permits finalized.
- Violations. Discussion on violations. Mr. VanTassell has requested that his violation be moved to trial. The board would like the county attorney to act on properties that have had notice and have not responded. Mr. Moyes has been advised he had 30 days to act on his violation. Mrs. Poulsen has not seen anything from them. Mr. Baker has moved his recreational vehicle but has not applied for his building permit for his accessory building. Discussion regarding all the properties off of Bear Paw that have recreational vehicles on them. Discussion regarding geo thermal system put in at property located on Bear Paw and was a permit required. Discussion regarding several properties that have recreational vehicles on them throughout the county. Mrs. Poulsen will research the properties and see if there are any violations and act accordingly. 1663 Green Acres has several motorhomes located on the property. Property located in Mt. View subdivision has brought in a storage shed without a permit, Mrs. Poulsen will have the building inspector look into it. The board would like more research done on properties located along State Line Rd with sheds and recreational vehicles. One of the properties looks like there is a shed that is being occupied. Discussion on when it's the counties responsibility regarding requiring retaining walls. At this time the board feels it is not the county's responsibility, it is the property owners.
- Board member vacancy. The Planning and Zoning board still needs one full time and one alternate member.
- Tri County Health discussion with Darrin Brown regarding requirements on Short Term Rentals with septic tanks. Mr. Brown did not attend. Mrs Poulsen will contact him to see if he would like to be on the July agenda.
- The next meeting is set for July 15, 2025. Work session set for 5:00 PM and regular meeting at 6:00 PM. The meeting adjourned at 7:15 PM.