

Daggett County Planning and Zoning Meeting Minutes
August 19, 2025 at 6:00 PM
95 North 1st West, Manila Utah 84046
Commission Chambers

Members Present:

Chad Reed-Chair
Allan Wood-Vice Chair
Heidi Steele
Tamara Twitchell
Carrie Poulsen-Alternate & secretary

Guest: Jeff Kirk-Nebeker Ranch, Evie & Chris Stewart-Mount Tabeo Ranch, Trevor Brooksby.

Chad Reed welcomed everyone and called the meeting to order at 6:04PM

Discussion and Consideration: Minutes from July 15, 2025 work session, public hearing and regular session. Heidi Steele made a motion to approve the minutes from all three meetings, Allan Wood seconded. All in favor, motion carried.

Discussion and Consideration: Plat amendment application from Richard Thomason located at 1320 Deer Run Lane, Greendale, Utah 84023 in Flaming Forge Pines Subdivision. The application is to combine lots 2B, 3A, and 6 and 7 and vacate the remainder of Deer Run Lane. Deer Run Lane is owned by the HOA and they have given approval. Notice has been given to contiguous property owners. Carrie Poulsen presented the application and plat to the board for review. After discussion and review Heidi Steele made a motion to approve the application to amend the Plat at 1320 Deer Run Lane, Greendale, Utah and recommend it to the County Commission. Allan Wood seconded the motion, all in favor, motion carried.

Discussion and Consideration: Stewart property-Mount Tadeo Ranch, dwelling at 1380 Birch Creek, Birch Creek Utah 84046. Mrs. Stewart presented the plans for a dwelling at this location. Trevor Brooksky stated that he is working with Joe at Tri County regarding the wastewater design which will only be one system now and the spring water approval from Tri County Health. The water system will be a non-public system. Discussion on what the total setbacks are and whether they meet the requirements as of now, but Mrs. Stewart will get Carrie the actual setback distance. They will have to either combine the lots or do a lot line adjustment when they add the new additions. Mr. Reed asked if the current residence on the property will be demolished and they said it would be and Mr. Reed stated they will need to apply for a demolition permit. Mrs. Stewart stated that there are no canals that run through the property. Mr. Jeff Goser did a fire safety inspection and has sent a letter for the file. After discussion Allan Wood made a motion to approve the Stewart Property-Mount Tadeo dwelling located at 1380 Birch Creek application, contingent on the needed approval from Tri County Health, Tammy Twitchell seconded. All in favor, motion carried.

Discussion and Consideration: Two or more dwellings allowed in Ag-20, AG-40 zones without subdividing land. Chad Reed stated that he would like to have the county attorney review this code. If more than 50 acres are owned, discussion on requirements of being able to do an agriculture land split per Utah State Code. No motion was made.

Discussion and Consideration: Ordinance review of permitted and conditional uses in all commercial: Tabled for further review in the next work session.

Discussion and Consideration: Short Term Rental (STR) application and ordinance changes. Tri County Health requirements, zones STR's are allowed in. Matt Tate, building inspector, has stated that if he is called back for a second inspection there needs to be a fee added to cover the cost. Also added is the requirement to have TRI County health inspections for wastewater and water if on a well or spring. Heidi Steele motioned to approve the changes in the Short Term Rental Conditional Use permit application Tammy Twitchell seconded. All in favor, motion carried.

Discussion and Consideration: Review draft of accessory dwelling unit ordinance. Tabled for review from Kent Snider, County Attorney.

Discussion and Consideration: Review Daggett County Ordinance 8-3-6 Building Permit required for utility services. The board said this needs to be enforced but would like to have an application for exempting installing utility services being installed if it is for agricultural purposes.

Discussion and Consideration: Planning and Zoning By-Laws. Tabled for review from Kent Snider, County Attorney.

Old Business:

Building Permit The board reviewed the building permit reports.

Land Use Violations: The board reviewed the list of violations. No update other than Mr. VanTassel has had a court date. The board would like to see warning letters sent out. Carrie will follow up with the County Attorney.

Legislative requirements on adopting a Water Conservation Plan into the Daggett County General Plan. No update. Carrie Poulsen will follow up with Jay Olsen.

Ordinance draft of use changes in Residential and Agriculture zones. Chad Reed and Carrie Poulsen presented the changes to the Daggett County Commission. The Commission would like more time to review the suggested changes. One thing they would like to see is instead of a blank space if a use is not allowed to have an x or n/a in the space.

The next meeting is scheduled for September 16, 2025. The board will have a work session at 5:00 PM September 16, 2025 and regular meeting at 6:00 PM to continue work on uses in commercial zones and start review of the Short Term Rental ordinance. The meeting adjourned at 7:50 PM.