

Daggett County Planning and Zoning Meeting Minutes
April 21, 2026 @ 6:00 PM
Daggett County Courthouse, Commission Chambers
95 North 1st West, Manila, Utah 84046

Members Present:

Chad Reed-Chair
Allan Wood-Vice Chair
Tamara Twitchell
Carrie Poulsen-secretary and alternate

Guest:

Kathi Knight-Town of Manila Mayor
Matt Tippets- County Commissioner
Randall Asay-County Commissioner
Several Guest as listed on the sign in sheet

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

Discussion and consideration of minutes from March 19, 2026 from the work session, public hearing and regular meeting. Ms. Twitchell made a motion to approve all the minutes from March 19, 2026. Mr. Wood seconded, all were in favor, motion carried.

Public Comments: Mr. Reed stated that there has been a public hearing on March 19, 2026 regarding the zone change on parcel number 01-0090-0268 but he is willing to take public comments in this meeting for two minutes each for subjects that are on the agenda only. Jeff with Sunrise Engineering gave updates on the plans for the proposed RV dump station. There is a new site plan that shows that several RV's can fit on the property while waiting to dump. It also shows a new wider sweep for vehicles turning out from the dump station as there is a concern for backing traffic up onto Hwy 43 while waiting to turn onto Airport Rd.

Mike Mussleman stated that is a concern.

Mr. Reed stated that Hwy 43 is a Utah State road and not sure they will approve a wider approach. Jeff with Sunrise stated that Sean Hughes stated he has that same concern. Mr. Reed stated that they do not want any access to the dump station from Bear Paw Rd. Jeff stated that they are trying to make the angle untenable for people to make that turn. Ms. Twitchell said UDOT has not said if they will require a acceleration/ deceleration lane if coming off of Airport Rd, Jeff said UDOT will not require it turning on and off of Airport Rd. Mr. Reed asked if it is possible to have UDOT lower the speed limit. Jeff stated they have spoken with UDOT regarding this and at the moment they wouldn't adjust anything, speed, or turn lanes but could be something looked at in the future depending on needs. Commissioner Asay said there is going to be bottle necks mainly going West.

Bill West stated that on holiday weekends what if the semi truck coming 55 MPH down the road and hits the trailer sitting there if he doesn't see the brake lights. Who will be responsible?

Mr. Robby West asked if there is enough room for longer RV's to make the turn once on the property to make the turn to the dump island.

Jeff said there has been several updates to the plans, making the angle so its not accessible from Bear Paw, making space to people do not have to back up, also keeping it on the north of Peoples Canal, solid privacy fence on the East side, possible chain length fence all along the property to contain any garbage from blowing on adjacent properties, garbage containers.

Mr. Musselman stated a fence would be good to keep four wheelers and things off the property. Each figure on the site plan is 75 feet long and with that about 12-13 units could fit while waiting to dump. There might need to be some adjustments for people to be able to make the turn on the east side into the dump island. Jeff stated that there will be culverts installed so the drainage will keep flowing as it currently is. Mr. Reed stated that the entrance area will need more drainage control.

Mr. Musselman said he spoke with David with the EPA and said he doesn't want grey water or human waste in the field and canals in front of his house. He said Dave/EPA is researching if it needs an EPA study. Jeff with Sunrise said there will be a cement catch basin with lips to try to prevent spillage. Mayor Knight said the contractor has all the permits that are required.

Mr. Reed read the conditions that the Town of Manila would implement at the property address. General use, access and circulation, sewer service and dump station facilities, potable water, backflow prevention, and cross-connection control, stormwater containment, spill response and maintenance, solid waste handling, pavement design, setbacks and site layout, fencing and screening, signage, site condition and orderliness, hours of operation, lighting and future expansion. Mr. Reed asked if there would be a gate to control the hours of operation. Also discussion on accumulation of more trash then the dumpsters can hold, possibly having a CCTV camera. Mr. Tippetts stated that the prosecution could possibly be the county's responsibility but the town would file.

Mr. Robby West asked who was going to close the gate and Mayor Knight said it would be closed.

Public Comments:

Mr. Musselman: He stated that he feels duped as a tax paying citizen Daggett County and is just wasting his breath that this will get pushed through. He said he asked if they have the proper permits and he does not feel that they do. He would like more input from the public. He said the residents do not want this because of safety hazards, smell, epa, garbage, fencing. He does not want this in his backyard. He stated that it looks like lots of people were in cahoots to make this happen. He feels that he has been gaslighted. He said at the last meeting Mr. Reed would not accept anything unless access was coming off of Hwy 43, next thing he sees a new proposal and he thought it was done. He asked that this be tabled and have another public meeting and not gaslight the community. He said the Mayor should have had all of this completed before she started construction. He said that there are at least 20 people that live down there and their voices should be heard and feels this has been backdoored in. He feels the people should be more informed of what we are dealing with. He doesn't think there is any

reason why the sewer dump by the town should be closed. He hopes that the board will listen to them and he wants everything brought up before it's approved before there is civil litigation.

Robby West: He stated that he feels the same way that Mr. Musselman does. He would like to see the proposed changes drawn out. He said that the last meeting was tabled and thought it was over. He is against this as he is building three houses next to it. He said there is no double in his mind that an RV will be rear ended on Hwy 43. Also people making the turn onto Airport Rd will tear up the road and People will try to turn down Bear Paw Rd.

Bill West: He said at the last meeting not one person was in favor of this other than the Mayor. He said that he appreciated that two of the County Commissioners were at the last meeting. And they had to know not one person was for this, and as tax payers, he thought they were elected to do what they wanted, not what they want. He is unhappy about it that we have commissioners not paying attention to their constituents.

Bret Reynolds, Remotely: He is dealing with the new trail system being installed, as an engineer. He said that we need to be careful because Airport Rd is a share the road and he will need to see the final design to see if he needs to make any changes.

Mr. Reed said he wanted to make one comment that Mr. Musselman's accusation of this decision being predetermined is false. No decision has been made. Mr. Tippetts said there has been a lot of work in an effort to take the concerns from the residents that were brought up at the public hearing and the discussions were the intent to help mitigate them. He also said the notices about this meeting that were sent to property owners were not required. Commissioner Asay said he takes offense to Mr. Bill West's comments about commissioners not paying attention to their constituents and has not made an opinion on this matter. Mr. West said the bulk of the residents don't want this so therefore why are we going to get it. Commissioner Asay wants it known that he has not made a decision.

Mr. Wood made a comment that he has concerns about the EPA question. He thinks we should wait until they put their stamp on it. Mr. Reed said we have contacted Dave at the EPA and have not heard anything back. Mrs. Poulsen asked if Mayor Knight had all the information and permits, maybe she could provide those. Jeff at Sunrise said part of the EPA approval is only if the project is on wetlands and part of the process for getting funding and approval from CIB is going through those checks to make sure it's not an issue and that has happened. Mr. Musselman asked that this be tabled until all the information regarding this is provided. Mrs. Poulsen asked if we could see a final proposal with all the changes.

Discussion on who issues UDOT permits. Mr. Reynolds said permits are issued by the permit department..

Jennifer Allphin, employee for Manila Town, said that the town has the proper permits. She said this dump will be better than some of the septic systems out on Ylincheta and also they are

working on the fourth lagoon. Everyone on Bear Paw, Airport and Ylincheta will benefit from this and the new sewer lines.

Mayor Knight asked if before this is tabled or denied will this board put a condition on it that we can work on this to get it approved. She thought they had done everything that needed to be mitigated. Ms. Twitchell said they are not creating a new sewer system, this will be dumped into an existing sewer system and feels we should give the EPA a month to advise on this. Mr. Musselman asked that Ms. Twitchell recuse herself after her comments.

Mr. Reed asked for a motion on the rezone request. Mr. Wood stated this parcel is next to a commercial lot. Mr. Robby West stated there are also residential lots there. Mr. Wood motioned to approve the rezone designation from Ag-20 to General commercial, so moved to send it onto the County Commissioners. Mr. Reed asked if the board wanted to consider the conditional use permit and it does not at this time, just the rezone. Ms. Twitchell seconded the motion. All in favor, motion carried.

Discussion: Steven Wood discussion regarding the utility easement on the West side of Harpers Landing Subdivision. Mr. Reed was wondering if the board may need to do a field inspection of the property. Discussion on owners who have currently built in the easements and the owners responsible for doing so if utilities need to be accessed. Commissioner Tippetts said he has had some experience with this issue. He suggested that Mr. Wood gets a letter from each utility saying they are ok with a garage being built there and would vacate their easement. Mrs. Poulsen asked if each lot needed to get a letter for this and Commissioner Tippetts said yes. Mr. Reed stated he didn't think any other utilities run in this easement other than drainage. Discussion on where the actual drainage pipes are located. Mr. Reed stated that some of the lots have fiber optics run in the rear of the lots. It was discussed that if this process works it would be up to the individual property owners to do this process. If this easement does wind up being vacated it is a plat amendment. Mr. Reed will speak with Mr. Steve Wood regarding tonight's discussion.

Discussion: Update resolution 01-04 Flood Plain Management. Mrs. Poulsen is trying to get information on how this should be worded. The county attorney will need to address.

No update on building permit violations.

Building Permit report. The board reviewed the report.

Planning and zoning bylaws, tabled.

Accessory dwelling unit ordinance. From the work session tonight add the changes and have it as a line item and review.

Permitted/conditional uses in residential and commercial zones. Needs a motion to send to the Commissioners.

Old business needs to state what the business is. Do not just put old business as a line item on the agenda.

Discussion on if another public hearing needs to be held regarding the conditional use permit from Manila Town for the RV dump station.

Next meeting May 19, 2026. The meeting adjourned.