

Daggett County Planning and Zoning Work Meeting Minutes
May 19, 2026 @ 5:15 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: None

Chad Reed welcomed everyone and called the meeting to order at 5:15 PM.

Discussion: Accessory Dwelling Unit Ordinance draft and application. The board reviewed the changes that were suggested at the last meeting.

Delete the double line of 8-9-30-D

Number 5: Building Code: Add Compliance: All construction and remodeling shall conform to the International Fire Code and International Residential codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah State Code and Daggett County Code

Number 6: Strike out unless allowed otherwise per Title 8, Chapter 15; Short Term Rental of this code. Add definitions after 8-2-3.

Section 8-9-30-B: Permitted

Strike out conditional on all lines.

Number 1: Internal Accessory Dwelling Units (IADU)

Number 2: Attached Accessory Dwelling Units (AADU)

Number 3: Detached Accessory Dwelling Units (DADU) shall be a permitted use for full time residents only. Strike out conditional

Number 4: All ADU's shall be a permitted use in all residential and agricultural zones if a residential structure exists on a legally created lot.

Number 5: Strike out completely. ADU's may be used for a personal use or for long term rentals (30 days or longer).

Section 8-9-30-C

Number 2: Change from seven thousand square feet or less to 11,000 square feet or less.

Number 3: Strike out and IADU's.

Number 8: Strike out and IADU's

Number 17: Add Must provide will serve letters for water from the Manila Town Water or Tri County Health Department approval for wells with application.

Number 22: Strike out or IADU.

Number 24: Add The primary owner must either occupy the primary dwelling or the ADU.

Number 25: Add A maximum of one ADU shall be permitted per lot, whether it is in an owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

Section 8-9-30-D Affidavit

Strike out all or IADU's

Section 8-9-30-E Violations and Penalties

Strike out Section 17-53-223. Add Title 17-79-9; Enforcement.

The board reviewed the application for Accessory Dwelling units.

Discussion: Updated application for short term rental renewals.

The board reviewed the new application regarding what is required and what is required if changes are made to the dwelling. Discussion on stating how many occupants can be allowed per IRC/IBC code per Matt Tate, Daggett County Building Inspector. Matt has stated that per code only 2 occupants per bedroom and one bedroom can have 4 occupants. So a 3 bedroom home can only have up to 8 occupants. It is in the ordinance that all codes shall be followed. Also added was contact information for the building inspector, fire department, Tri County Health and Utah State Tax Commission.

The board approved the changes. See draft.

Meeting adjourned at 5:45 PM