

**Daggett County Planning and Zoning Meeting Minutes**  
**February 17, 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 Tippetts: Commissioner

Chad Reed welcomed everyone at 6:02 PM and called the meeting to order.

No public comments were made.

Discussion and consideration of the January 20, 2026 regular meeting and work meeting minutes. Tamara motioned to approve the minutes from January 20, 2026 work and regular session. Allan seconded the motion. All in favor, motion carried.

Discussion and consideration review of rezone designation application from the Town of Manila for a zone change from AG-20 to General Commercial on parcel number 01-0090-0268, serial number A268. Carrie stated that the county attorney said this could fit in General Commercial, Public, Quasi-public use possibly under public buildings. There is no specific use RV dump in the county code. Mr. Reed asked the board if they had any questions regarding the application. Tamara stated this will have to go to a public hearing. Discussion if there are any easements, possibly Peoples Canal and if so how big is it. Mr. Tippetts asked if there are easements do we need further permission from the easement holders if the easement protects the infrastructure. Mr. Reed said we might need something from the easement holder and Mr. Tippetts stated that the easement itself should be enough protection. Mayor Knight stated that she does have the plans from the engineer and said it won't impact the canal but will get an acknowledgment from Peoples Canal. Discussion regarding the easement of Peoples Canal easement and there were questions regarding what is needed. Tamara motioned to accept the application from the Town of Manila for a zone change on parcel (serial#) A268 and move it to a public hearing. Allan Wood seconded, all in favor. Motion carried. Public hearing is scheduled for the next Planning and Zoning meeting on March 17, 2026 at 5:45 PM.

Doug Beck would like to discuss what the requirements are for a private cemetery. Mr. Beck spoke with Tri County Health and they did give him a list of requirements. Mr. Reed asked if Tri

County had any jurisdiction on this and the only thing is to determine any ground water. Mr. Beck was given some information that Carrie found and the Utah State Code on cemeteries. The board does feel that the area would need to be subdivided out and rezoned to commercial per the code where cemeteries are allowed also needs to be deeded showing it as a cemetery. Mr. Tippetts suggested that if need be the county could possibly make a change to the uses allowed in AG-20. Mr. Reed said in general we need to find out if the land is taxable if changed to a cemetery, does the land need to be divided and rezoned.

Discussion and Consideration: Legislative requirements in adopting a Water Conservation Plan into the Daggett County General Plan. After the review of the draft in the work session tonight Tamara made a motion to move the Water Conservation Plan to a public hearing. Allan seconded, all in favor, motion carried. The public hearing is scheduled for March 17, 2026 at 5:30.

Discussion and Consideration: Short Term Rental Ordinance. Mr. Reed asked the Mayor if they require a fire inspection every year and they do and they also require the permit holders to renew the conditional use permit every year and also specific house rules. Discussion on who is qualified at this time to do the fire safety inspections and at this time it would probably need to go to the Fire Marshall in Vernal, Jeremy Raymond. The Flaming Gorge EMS district is working on getting someone qualified. After reviewing the draft in the work session Tamara made a motion to move the draft to a public hearing, Allan seconded, all in favor, motion carried. The public hearing is scheduled for March 17, 2026 at 5:15 PM.

No update on the Planning and Zoning Bylaws.

The county attorney has reviewed the draft for the accessory dwelling unit and at this time the board feels like it could go to a public hearing. Tamara motioned to move the draft of the Accessory Dwelling Unit to a public hearing, Allan seconded, all in favor, motion carried. The public hearing is scheduled for March 17, 2026 at 5:00 PM.

No update on permitted/conditional uses in residential and commercial zones.

The board reviewed the building permit report. Mr. Wood asked about the setbacks for Mr. Jason Brady, permit number DAG260209003. If his garage is 6 feet behind the dwelling he can have a 3 foot side setback on the garage. Discussion on Wangsgard setbacks and Mr. Tate red tagged her and said it was only at 8 feet where he thinks the property line is. Carrie asked Mrs. Wangsgard to show where the exact property line is to confirm she is meeting the 10 foot setback. Carrie did get an email back stating that the property lines have been established, Carrie asked Mr. Tate to re-inspect the setbacks.

Land use violations. Number 3 on the sheet has been turned over to the county attorney. Carrie stated that a deputy will go out and take pictures of the properties and report back. This will be an ongoing list that can be added to. Discussion on accessory buildings and Carrie said that the county attorney has stated that the county code stated that accessory buildings are

accessory to a main building so no more accessory buildings until a main building is built.  
Discussion on how to investigate violations in Browns Park.

The next meeting is scheduled for March 17, 2026 with public hearings starting at 5:00 PM and regular meeting at 6:00 PM. The meeting adjourned at 7:22 PM.

approved march 19, 2026