

**Minutes for the  
Daggett County Planning & Zoning Meeting  
965 North 1st West, Manila Utah 84046  
January 15, 2020 6:00 PM**

**Present:** Chad Reed (Chair), Allan Wood (Vice-Chair), Ty Smith, John Foster (alternate), Carrie Poulsen (alternate).

**Absent:** Alan Staggs

**Guest:** Matt Tippets, Niel Lund

**Welcome and call the meeting to order.** Mr. Reed welcomed everybody and called the meeting to order at 6:00 PM.

**Public Comments: Limit 5 minutes each.** Mr. Tippets said he attended the public hearing regarding the proposed recreational vehicle ordinance change. He stated he has purchased a 70 acre parcel that is zoned RR-5 but is being used for agriculture purposes. Given this ordinance change it would exclude this property from him being able to put a recreational vehicle on this property, say if they were calving cows and wanted to have an RV there this ordinance would prohibit that. He would ask the board to consider putting an exception stating there could be an exemption for 20 acre residentially zoned lots or larger from this restriction. Mr. Reed said that the ordinance will probably need to come back to the Planning and Zoning board for any changes.

**Discussion and Consideration: Elect Chair and Vice-Chair.** Mr. Reed opened the floor for nominations. Mr. Wood nominated Mr. Reed to remain Chair for the 2020 year. Mr. Smith seconded. All in favor, motion passed. Mr. Foster motioned to nominate Mr. Wood to remain Vice-Chair for the 2020 year. Mr. Smith seconded. All in favor, motion passed. Mr. Lund arrived.

**Discussion and Consideration: Resignation letter from John Weaver.** The board accepted John Weaver's resignation dated January 14, 2020 and asked Mr. Foster to become a full time member, he accepted. Mrs. Poulsen will send a letter of recommendation to the County Commission accepting Mr. Foster as a full time board member.

**Discussion and Consideration: Set 2020 meeting schedule.** Mr. Wood motioned to accept the 2020 meeting schedule for the Daggett County Planning and Zoning set for the 3rd Wednesday of each month at 6:00 PM. Mr. Foster seconded. All in favor, motion passed.

**Discussion and Consideration: Minutes from the November 20, 2019 meeting.** Discussion regarding Mr. Browning's building permit application he had submitted and the deposit he has paid. Mr. Reed asked if there was any response from Mr. Jerry Taylor regarding the letter sent to him and he has not yet. The letters regarding the VanTassells land use violation will be submitted to the County Attorney due to lack of response from the property owner. Mr. Foster

motioned to accept the November 20, 2019. Mrs. Poulsen asked if Mr. Foster could make the motion since he was not present at the meeting. Mr. Lund said he could make the motion but not vote. Mr. Wood seconded. All in favor, Mr. Foster abstained. Motion passed.

**Discussion: Ordinance Review:** The board started with the review of section 8-1-5: Amendments. Mrs. Poulsen stated that she tried to have the county code follow more of the state code, 17-27a-502. After discussion the board agreed to the changes. Discussion Article F of Section F, Vacating or Amending a Subdivision or Planned Unit Development Plat. Discussion on who holds a public hearing, per state code the County Commissioners only need to hold a public hearing is vacating or amending a county street or county utility easement. Discussion on if the County Commission would like to review all plat amendments. Mr. Reed asked if the County Commission would like to hold a joint meeting to discuss these issues and Mr. Tippetts said we could take this question to them. Mr. Reed said to have this on the next agenda for further review and try to hold the public hearing in March. Mrs. Poulsen will ask Mr. Raymond to have it on a Commission agenda. Mr. Foster said in 8-8F-2 A in the last sentence add Commission after Planning and Zoning. Discussion regarding 8-2-3. Add the changes of Dwelling-Single Family as discussed in previous meetings. Discussion regarding the difference between modular and manufactured homes, one of the main differences is the building code they are built by. Mr. Tippetts stated he is ok with lowering the square footage requirements but more concerned with the quality of the home and value and is it going to appreciate or depreciate. After discussion the board would like to state how old a manufactured home can be. The board decided to add change the definition of a manufactured home to read "A manufactured home at the time of siting shall be less than (20) years old and shall meet all snow loads and energy codes at the time of siting." After discussion keep the same definition of guest house. After discussion add definition of Park Model. Mr. Lund will remind Sterling to add the new ordinance for Short Term Rentals. After discussion change the definition of Planning Commission to Planning and Zoning Commission: The County Land Use Authority.

**Discussion: review building permit applications. New application for demolitions.** After discussion Mr. Wood motioned to accept the new Demolition permit and the new Planned Unit Development permit. Mr. Smith seconded. All in favor, motion passed. The board will review the Commercial permit as some of the details required in the permit are not listed in the Daggett County Code. One of the questions is the parking area and dumpster area requirements. Discussion on what would be required for apartment complexes.

**Discussion: Public Lands Report:** No Public Land Meetings held recently. Mr. Reed has been reading the Forest Service revision plan.

**Discussion: Building Permit Report.** The board reviewed the reports.

**Discussion: Correspondence. No correspondence.**

**Issue Updates:**

**Rv Ordinance-** next agenda with the new changes. Review definition of occupied and changes as discussed earlier.

**PUD Ordinance review-** application discussed earlier.

**Wind Ordinance-**Mr. Reed would like this as an action item in March and would like to have it finished by June. Mrs. Poulsen will email some application examples.

**Wildland Urban Interface Code-map.** Mrs. Slagowski, GIS, needs to know what layers the Commission would like added from the WUI map.

**Violations-**Discussed earlier.

**Discussion: Confirm next meeting and agenda items.** Next meeting February 19, 2020 at 6:00 PM. Meeting adjourned at 7:50 PM.