

Daniel Town Planning Commission Meeting

Wednesday, June 18, 2025 at 7:00 PM

Wasatch County Services Building, Conference Room B

55 South 500 East, Heber City, Utah

Meeting Minutes

Quorum present: Chair Gary Weight, Commissioners Byron Horner, Kipp Bangerter, T.J. McGeean, Pam Skinner, and Bridger Wilde. Commissioner Heber Taylor was absent.

There were no members of the public present.

Town Officers present: Planning Director Eric Bunker and Clerk/Recorder Merry Duggin was present to record the minutes.

As a note of interest: the Planning Commission was not able to access the regular meeting room due to a malfunction of the key fob to open the door. As a result the meeting took place in the grassy area to the north of the public parking lot outside the meeting room. The recording is not complete and a bit difficult to understand due to traffic noises outside.

Chair Gary Weight called the meeting to order at 7:03 PM.

1. Public Comment (Please limit to 2 minutes)

There was no public comment.

2. Geneva Rock CUP Draft Review

In the discussion and review of the Conditional Use Permit draft, Commissioner Byron Horner commented that it seemed complete. It was noted that the Town should hold the Geneva Rock concrete batch plant to the best standards that we can.

Commissioner Bridger Wilde wondered if the 50 decibel limit on noise was reasonable for this type of business, but this limit was retained in the draft. As the CUP had already been approved at the May 21, 2025 PC meeting, no vote was taken for approval at this meeting.

3. Airport Overlay Zone Discussion

The discussion centered around a new code (UCA 72-10-4) adopted by the State of Utah regarding airport influence areas, and Chair Gary Weight wondered if there was a benefit to the Town to adopt this ordinance since the law allows for the Town to inform *in writing* anyone planning to develop in the Airport Influence Area of the obligation to comply with this code and the FAA requirements of development (14 C.F.R. Part 77) in such areas. There was no action taken.

4. Town Hall Meeting regarding non-conforming lots to be held August 11 @ 6:00 PM

Clerk/Recorder Merry Duggin informed the Planning Commission that a Town Hall meeting allowing for input from Daniel residents regarding the disposition of numerous non-conforming lots within the Town's jurisdiction has been scheduled for August 11, 2025 at 6 PM, and it is expected to be held at the Wasatch County Senior Center. However, the location may be changed at a future date.

There was a discussion about how to inform the residents about the meeting. The suggestions included signage similar to election campaign signs, email, Facebook, and word of mouth.

The Commissioners believed that it would be good for the Town to present to the public why non-conforming lots are an issue and what has been going on with the Town and the property owners planning to build on a non-conforming lot.. They seemed especially interested in feedback on what the residents want for the future of the Town without getting lost in negative comments. Chair Weight would like clarity on what can be done legally.

5. Daniel Town Council Report

Clerk/Recorder also reported on a number of actions from the Daniel Town Council meetings and items of interest that are occurring in the Clerk/Recorder's office. Among those were email and website domain change from danielutah.org to danielutah.gov as required by the Utah State Legislature, new Daniel Town personnel (Megan Goodrich as the deputy clerk/recorder and Emilee Hilton as the water secretary), public hearing for possible Daniel code change to add commercial condominiums for July 7, 2025 at the Daniel Town Council meeting, Fireworks restrictions south of 3000 S are in effect until October 31, 2025 (this includes Storm Haven, Crazy Acres, and Tammy Lane), Daniel Town office space and hours may be changing, and municipal election candidacy has been completed.

6. Planner Report

Planning Director Eric Bunker presented his report for May, 2025. There are a few complaints that have been received by the Town, and the Town Council has authorized the Town attorney to draft letters to those residents who are the subjects of the complaints to address the issues.

7. Approval of minutes for May 21, 2025 Planning Commission meeting

Commissioner T.J. McGeean moved to approve the minutes as presented. The motion was seconded by Commissioner Kipp Bangerter. This was approved by the following vote: Skinner, yes; McGeean, yes; Bangerter, yes; Horner, yes; Wilde, abstain. Commissioner Taylor was absent.

8. Adjourn

The motion to adjourn was made by Commissioner Horner and seconded by Commissioner Bangerter. The motion passed with the following vote: Skinner, yes; McGeean, yes; Bangerter, yes; Horner, yes; Wilde, yes.

The meeting was adjourned.

**Merry Duggin,
Clerk/Recorder**