

Daniel Town Planning Commission Meeting

Wednesday, August 20, 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, Heber Taylor, and Bridger Wilde were present at the opening of the meeting. Commissioners T.J. McGeean and Kipp Bangerter were excused. Commissioner Pam Skinner arrived at 7:05 PM.

Members of the public present: Quaye Hilton, Makayla Hilton, Curt & Adrienne Clyde, Scott Long, and Cody Mortensen.

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

Chair Weight brought the meeting to order at 7 PM

1. Public Comment (Please limit to 2 minutes)

There were no comments.

2. Approval of minutes for June 18, 2025, Planning Commission meeting

(July 7, 2025, meeting was cancelled due to lack of items to be considered)

The motion to approve the minutes as written was offered by Commissioner Bridger Wilde and seconded by Commissioner Byron Horner. The motion passed with the following vote: Taylor, abstained; Weight, yes; Horner, yes; Wilde, yes.

3. Set a public hearing for Curt Clyde's Conditional Use Permit application for an accessory building greater than 2500' at 376 W 3000 S

Commissioner Byron Horner moved to set a public hearing for the Clyde CUP for an accessory building greater than 2,500 square feet for September 17, 2025 at 7 PM. The motion, seconded by Commissioner Wilde, was passed with the following vote: Taylor, yes; Horner, yes; Wilde, yes; Weight, yes.

4. Set a public hearing for JDCO application for rezone of property at 2530 S Daniels Rd (parcels 00-0020-4320 and 00-0020-4319) to zone both parcels as Industrial

Commissioner Wilde moved to set a public hearing for the JDCO application for rezone of the property at 2530 S Daniels Rd (parcels 20-4320 and 20-4319) for September 17, 2025 at 7 PM. The motion was seconded by Commissioner Horner and passed: Taylor, yes; Horner, yes; Wilde, yes; Skinner, yes.

5. New Business License:

Thread Attire Boutique LLC—owner Makayla Hilton, 3052 S Daniels Rd.

Ms. Makayla Hilton was present and described her business as an online business offering women's clothing and accessories. There will be no shopping at the location. Commissioner Horner asked her to change her address from Heber City to Daniel to avoid confusion about which entity should receive sales tax.

Commissioner Pam Skinner moved to recommend approval of this business license to the Daniel Town Council, and the motion was seconded by Commissioner Horner. It passed: Taylor, yes; Horner, yes; Wilde, yes; Skinner, yes.

6. Discussion of takeaways from the Daniel Town Hall Meeting of August 11, 2025 regarding non-conforming lots in Daniel

Commissioner Horner opened the conversation with the comment that “everyone at the Town Hall does not want to open any route to changing what we are doing in Daniel”.

Commissioner Wilde's impression seemed to be that half of the commenters at the Town Hall would like to leave the code as is, but half wanted to tweak the code carefully to try to solve for these issues. He went on to mention former Mayor Mike Duggin's comment about hoping to find a way to solve these issue, but Commissioner Wilde was not sure that he (Commissioner Wilde) was wise enough to find a way and suggested that if the Town would try to “touch this, the Town should hire a consultant to help navigate the issues”. He was looking for clear lines to follow.

Commissioner Skinner commented that the Town would need strict guidelines on “pardons”. Some people on 1 acre can build while others can't. The town still does not know for sure how many non-conforming lots are in the Town.

Cody Mortensen felt that people still don't know what a non-conforming lot really is. The time has come and gone when people should have developed under the County when they had that chance. After 20 years, if people did not hold 5 acres so that they could build after selling off the rest of their land, they are out of luck. If a lot is buildable, they can still build, but others will have to bend the rules. This is not the time to do that. Don't bend the rules.

Scott Long felt that the majority of the opinions offered do not want the 5-acre minimum to change. If you open this now, things will happen sooner than we want. He felt the owners needed to get 5 acres to build.

Commissioner Horner had the impression that the Town doesn't want to change anything. No one wants to hurt people, but this is an emotional issue versus a practical standpoint for the community.

Planning Director Bunker commented that every lot has a story, but the code has to cover everyone in the Town. You can't draft special treatment for locals and tell newcomers something else.

Chair Weight commented that the best way forward is to follow the code as it is now written.

Commissioner Horner moved to send a recommendation to the Daniel Town Council that it should keep the code as it is, to maintain the current lot zoning and non-conforming lot requirements as is. Commissioner Heber Taylor seconded the motion. It passed; Taylor, yes, Horner, yes; Wilde, yes; Skinner, yes.

6. Discussion of the Daniel General Plan update process

Chair Weight informed the Commission about a grant from MAG that is allowing the Town to update the General Plan to make sure that it complies with the Utah State Code. A group of consultants has been hired to work with the Planning Commission and will include community meetings, a survey of Town residents about what they want, and public hearings. Planning Director Bunker stated that the PC should make sure that the update is "our" plan, not "their" plan, and keep it simple.

7. Summary of Daniel Town Council's July 7 and August 4, 2025 meetings

A discussion ensued as to why the Daniel Town Council did not adopt the Commercial Condominium Code that was recommended for approval by the Planning Commission. Commissioner Horner would like to have more details about the denial. The Town Council had several reasons for not adopting the code at their meeting, and it was suggested that he should listen to the recordings of the Daniel Town Council meetings of July 7 and August 4, 2025 for the arguments that were made at those meetings. Some of the Commissioners definitely thought that this code should have been adopted and were disappointed that the Council did not do so.

Planning Director Bunker offered his opinion that if it is not a "positive" for the town, then it may not be worth it to adopt a new code. It was pointed out that Planner Bunker does not vote on the Council, but he only offers advice.

9. Planner Report for July, 2025

In addition to the items reported on the planner list for the month, Planner Bunker added details regarding the Ricky Navarro remodel (stairs) and Wagstaff remodel.

The Town has agreed to supply culinary water to the Wasatch Mobile Home Park and has agreed to accept \$10,000 impact fee for each hookup and a contract for 4 acre feet of water. The contract was currently being reviewed by our attorney.

10. Adjourn

The motion to adjourn was made by Commissioner Horner and seconded by Commissioner Skinner. It passed: Taylor, yes, Horner, yes, Wilde, yes; Skinner, yes.

The meeting adjourned at 8:25 PM.

Merry Duggin,
Clerk/Recorder

APPROVED September 17, 2025