

## **Daniel Town Council Meeting**

Monday, November 3, 2025, at 6:00 PM  
Wasatch County Services Building, Conference Room B  
55 South 500 East, Heber City, Utah

**Quorum Present:** Mayor Scott Kohler, Councilmembers Gary Walton and Jon Blotter. Councilmembers Robyn Pearson and Eric Bennett were absent. Also present were Town Planner Eric Bunker, Clerk/Recorder Megan Goodrich to record the minutes, and Town Treasurer Sherri Price.

**Members of the Public:** John A. Glodowski, Lisa Dinga, Stefanie Grady, Brooke Rose, Matt Laurendeau, Gary Weight, Pam Skinner, David Hilton, Jeff Reyes, Merry Duggin, Greg Flint

Mayor Kohler called the meeting to order at 6:01 PM.

### **1) Public Comment**

Deputy Clerk Merry Duggin reminded the public that the Town would not be holding an election the following day. She announced that Stefanie Grady and Brooke Rose would be elected to the council seats occupied by Councilmembers Robyn Pearson and Jon Blotter, effective January 2026. Mayor Scott Kohler and Councilmember Eric Bennett would retain their positions. Councilmember Gary Walton would continue his term.

### **2) Geneva Rock subdivision/Storm Haven Master Plan discussion by Matt Laurendeau**

Matt Laurendeau, from Jones and DeMille Engineering, provided an update regarding the Geneva Rock subdivision. Referring to the most recent plat layout, Mr. Laurendeau stated that it would need to be recorded with Wasatch County and that the desire is to get approval on the layout so it can be printed and signed. Currently, the lot lines are drawn in, while the site layout and access are still to come. Mr. Laurendeau stated that the Town code requires a 10-foot public utility easement, and a water line extension into the property would also be needed. Additional signatures are required. Acreage does not match in some areas and would need to be adjusted to match. The property is zoned industrial, but it might be better to break up the zoning for the two lots to more accurately represent the property.

Mr. Laurendeau questioned if a connection to Airport Road would be coming in a future plat. Greg Flint, representative from Geneva Rock, answered that, at this point, it is a driveway with an easement, but that they are taking a future-looking approach to when the city or county might connect Airport Road and Wheeler Road.

Mr. Laurendeau questioned whether Geneva Rock had met the conditional use requirements. He would like to look at the traffic study, as that will be critical for approval.

Town Planner Bunker stated that the lot is not buildable unless it meets Town code.

Mr. Flint explained that they would have a 26-foot fire lane with a crushed road base and that Wasatch Fire has approved the fire lane with the stipulation that they are able to turn around. Councilmember Walton questioned where the access would be. Mr. Flint answered that access would be via Airport Road and that someone had a transportation plan that connected Wheeler Road and Airport Road. Councilmember Walton stated that he had never heard of a road going through at that location and that it is currently zoned RA-5.

Mr. Laurendeau questioned what Geneva Rock's plans were moving forward. Mr. Flint answered that a site plan approval would be next.

Mr. John Glodowski questioned what kind of water line would be going in, septic or hooked into Heber City. Mr. Laurendeau answered that a water line already exists for the batch plant, and Geneva Rock would connect to the Daniel Water line there. No sewer would be needed, but a septic system would be necessary. He further stated that Geneva Rock would need to provide water rights and pay for improvements.

Deputy Clerk Duggin stated that the subdivision has not been approved by the Town Council, but has received a recommendation for approval from the Planning Commission.

Mr. Laurendeau continued to address the council regarding the Storm Haven water system. He explained several of the deficiencies of the system, specifically the lack of a water tank, the inability of the pipes to support fire hydrants, having no redundant water sources, and the lack of a backup generator. He stated that his firm has been working with the Town to find sources of funding to improve the system and that it would be helpful to have a master plan in place to determine what is being funded. A master plan would look at the hydraulics of the system as well as improvements needed, estimated costs, and the potential to connect Storm Haven to Daniel Municipal, which would benefit both systems. Jones and DeMille have spoken with Rural Development, Division of Drinking Water, and Community Development Block Grant as potential sources of funding.

Councilmember Walton stated that there is a water system between the Storm Haven and Daniel Municipal systems, Twin Creeks, and that would be the most feasible and cost-effective way to connect the system. Mr. Laurendeau would like to look into different options involved in connecting to the Twin Creeks system. Mr. Glodowski

questioned whether the water pressure would be better coming down from Twin Creeks. Mr. Laurendeau answered that pressure-reducing valves would need to be installed. He would like to make sure the system gets mapped properly.

Mayor Kohler stated that the Town of Daniel has had a master plan since 2006 and that a master plan for the Storm Haven system would be part of developing and updating the plans that are already in place. He stated that the Storm Haven system needs improvement and that the Town is pursuing any avenue it can for funding.

Ms. Lisa Dinga questioned whether the master plan would only deal with water and if a master plan would be beneficial to the septic system. Mr. Laurendeau clarified that it would only deal with water at the moment. Mayor Kohler stated that the Storm Haven septic is running well and is checked by the state yearly.

Mayor Kohler would like to continue to think about the master plan and put it on the agenda for December's Town Council meeting. Mr. Laurendeau offered to put together a proposal for consideration that would be broken up into improvements, for example water tank, water line replacement, well-house improvements, etc.

### **3) Planning Commission Meeting Summary, October 15, 2025**

Mayor Kohler read the Planning Commission Meeting Summary from October 15, 2025, including a continuation of the JDCO rezone request, the Staker Parsons boundary adjustment, and BMAC Construction new business license.

### **4) Continuation of JDCO rezone request to December 1, 2025 Town Council Meeting**

Mayor Kohler stated that the JDCO rezone request has had public hearings at both the Planning Commission meeting and the Town Council meeting. The Planning Commission has not made a recommendation to the Town Council and would like to look at a potential development agreement with JDCO before making a recommendation.

Councilmember Blotter recommended to continue the item.

Councilmember Walton disagreed with continuing the item based on the motion that was made at the October Town Council meeting to vote on the rezone request at the November Town Council meeting. He opined that the Council should move forward with what they said they would do, and if Hadco would like to present a new plan or development agreement, they are free to do so at a later time.

Ms. Brooke Rose questioned whether Hadco had produced anything since the last Town Council meeting. Councilmember Walton responded that they had not.

Councilmember Blotter re-read the response from the Planning Commission and stated that it did not matter what Hadco proposes in a development agreement because once the zone is changed to Industrial, they can do what they want in that zone. He questioned the benefit of waiting to vote. Councilmember Walton emphasized that the vote is only regarding the zone change.

Planning Commission Chair Gary Weight stated that the public hearings were scheduled before the Planning Commission had all the information. He opined that, since Hadco desires to present a development agreement, it is the planning commission's job to listen to them. Chairperson Weight explained that a development agreement would be tied to the zone change and would limit what Hadco could or could not do in the zone or on the property after a potential zone change. He stated that Hadco came to hear what the public had to say and would like a chance to find a solution that will work for the public.

Councilmember Blotter stated that a re-zone to industrial could take time and questioned whether a development agreement could happen after a rezone. Councilmember Walton stated that if the rezone request is denied, there would be no need for a development agreement.

***Councilmember Walton made a motion to deny the JDCO rezone request; Councilmember Blotter seconded. The roll call vote was Walton yes, Blotter yes, Kohler yes.***

## **5) Business Licenses**

One new business license, BMAC Construction LLC, was presented for approval. Brent McGuire is the owner. Councilmember Blotter questioned if this new business would bring in a lot of equipment. Mayor Kohler answered that Mr. McGuire is an electrical contractor and is currently doing an electrical upgrade for a home in the Town. The Planning Commission recommended approval.

***Councilmember Blotter made a motion to approve new business license for BMAC Construction, LLC; Councilmember Walton seconded. The roll call vote was Walton yes, Blotter yes, Kohler yes.***

Green House Group, Bow & Arrow Ordnance, Givens Grooming, and Westlayne Designs were all seeking business license renewal. All have been in business for several years and have no complaints.

***Councilmember Blotter made a motion to approve business license renewals for Green House Group, Bow & Arrow Ordnance, Givens Grooming, and Westlayne Designs; Councilmember Walton seconded. The roll call vote was Walton yes, Blotter yes, Kohler yes.***

## **6) Council Reports**

Mayor Kohler reported that the road crack-seal project was completed and most of the roads in the Town were done.

## **7) Planner Report/Update**

Planner Bunker presented his report. Councilmember Walton questioned the Ryan Simpson extension, which has expired. Planner Bunker confirmed that Mr. Simpson would need to re-apply for another permit.

Mayor Kohler addressed the complaints. He stated that the property with too many animals had come into compliance. The complaint on 3000 S and Mill Road has been served and is in the process of becoming compliant. The attorneys are aware of and working on the other complaints.

## **8) Storm Haven and Daniel Water System Report/Update**

Town Water Operator, David Hilton, stated that they are catching up on sampling. He announced that the Town did get some funding for PFAs which have to be done twice, 5-7 months apart, and will be sent for December and June.

Mayor Kohler stated that both systems are running well. Some meters are not reading, and the Town is in the process of getting a new meter reader. Councilmember Walton announced the possibility of the water billing going out as a flat rate until the meter reader is repaired or replaced.

Ms. Lisa Dinga questioned if the meters that are not reading are on the Storm Haven or Daniel Municipal system. Mayor Kohler announced that most were in the Daniel Municipal system.

## **9) Recorder's Office: Warrants approval, announcement, etc.**

Recorder Goodrich presented the warrants sheet for October 2025. Treasurer Sherri Price stated that she was left off the warrant sheet for the month but that she will still get paid.

Ms. Goodrich made note of the first quarter budget update which will be emailed to all the Council members.

***Councilmember Blotter made a motion to approve the October 2025 warrants, with the addition of Treasurer Price; Councilmember Walton seconded. The roll call vote was Walton yes, Blotter yes, Kohler yes.***

#### **10)Approval of Council Minutes for October 6, 2025**

Councilmember Blotter corrected a spelling error in the draft minutes. Planner Bunker made three grammar changes.

***Councilmember Blotter made a motion to approve the October 6, 2025 Council Minutes, with corrections; Councilmember Walton seconded. The roll call vote was Walton yes, Blotter yes, Kohler yes.***

#### **11)Possible Closed Session as Permitted by UCA 52-4-205**

There was no closed session.

#### **12)Adjourn**

***Councilmember Walton made a motion to adjourn the meeting; Councilmember Blotter seconded. The roll call vote was Walton yes, Blotter yes, Kohler yes.***

The meeting was adjourned at 7:31 PM.

*Megan Goodrich*

Megan Goodrich  
Clerk/Recorder