

DANIEL TOWN PLANNING COMMISSION MEETING

Wednesday, November 19, 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 Pam Skinner, Heber Taylor, Bridger Wilde, Kipp Bangerter, and Byron Horner were present. Commissioner T.J. McGeean was excused.

Town Officers present: Planning Director Eric Bunker, Merry Duggin, Planning Secretary to record the minutes.

Members of the public present: Brian Myers, Dan Merriman, Jason Stewart, Wendi Stewart

1. Public Comment (Please limit to 2 minutes)

Mr. Jason Stewart was present to discuss a complaint that he had filed with the Town office on Monday, November 17, 2025, regarding the access from the NICO Storage building on Hwy 40 onto Little Sweden Road. He stated that an egress gate for emergency use only had been discussed in previous meetings, but never constructed. He felt that traffic had increased since the Town office had moved into this building. He would like to see an egress gate built. In addition, Mr. Stewart asked the Planning Commission why the Town would allow industrial use in this building, referring to HOWMZ, stating that Commercial zoning should be for commerce, where you buy stuff.

Commissioner Bridger Wilde stated that we want to make the town a nice place to live, and he told Mr. Stewart that his complaint would be looked into, but it would take a little time to do so. Both Commissioners Wilde and Byron Horner believed that there had been a discussion that this driveway would be an emergency access.

Mr. Stewart also complained that the building's lighting is a problem. The "dark skies" are gone. Commissioner Heber Taylor remembered that the HOWMZ representatives had stated that the business would be conducted indoors and out of sight of the public. The outside area would be used for the storage of finished products before shipping.

2. Daniel Town Council Meeting Summary for November 3, 2025 Meeting

Chair Gary Weight read to the Commission the summary provided by Clerk/Recorder Megan Goodrich regarding actions at the last meeting of the Daniel Town Council. There were no comments or questions about the summary.

3. Staker Parsons Boundary Line Adjustment--Jared Howland

No one was present to represent this issue, so Chair Weight described the boundary of the Town as pictured on the provided map. Staker Parsons would like to move the boundary to a fenceline a little to the north of the Town boundary. He stated that he was not sure why Staker Parsons would want to do this. Planning Director Eric Bunker also pointed out that easements and egresses that the Commission had requested to be illustrated were also on this map. Since no one was present to answer questions, this ended the discussion at this meeting.

4. Brian Myers—Request for Zone Change from RA-5 to Commercial for parcels 0020-4489 and 0020-4491

Mr. Brian Myers was present but not prepared to present his information regarding the zone change request for these parcels. He asked the Commission for more time and requested to meet with the Planning Director and Commission chair at a Town officer meeting on Friday, November 21. His request was granted. There was no discussion.

5. New Business: Exceptional Cleanings LLC (Elisangela Skilton)

Mr. Dan Merriman was present to introduce this business to the Planning Commission. The business has been in existence for years, but this family has recently moved from Heber City to Daniel and is requesting a business license for 3333 S Big Hollow Rd. In response to questions, Mr. Merriman described his business as home-based, where he would store cleaning equipment such as vacuums, and occasionally, employees would come to the home to pick up this equipment. However, most of the time, he would deliver the equipment to the residence where his employees would be working, so there should be no significant traffic to the Town.

Commissioner Horner moved to recommend approval of Exceptional Cleanings LLC's business license to the Daniel Town Council. Commissioner Wilde seconded the motion, which passed with the following vote: Skinner, yes; Taylor, yes; Bangerter, yes; Wilde, yes; Horner, yes.

6. Planner Report

Planning Director Bunker presented his report and asked if there were any questions. Commissioner Wilde asked what happens with expired permits. The answer is that a permit can be extended for a year, but after that, it would require a new application. Commissioner Horner wondered what the ramifications of completing work without a permit were. Mr. Bunker explained that unless a permit is active, no inspection can be performed, and no CO can be granted.

Mr. Bunker went on to explain that the Southfield Rd. Waterline extension is being downsized so that the Town can complete what it can afford. The bids for the original project came in too high for our budget.

The Wasatch Mobile Home Trailer Park water connection project has been cleaned up and will be inspected on Friday by the Town. There is still remediation work to be completed, and the State has not issued final approval on the water right to be transferred to the Town.

7. Wildland Urban Interface Information

The State of Utah is requiring all municipalities to adopt a map indicating areas of high risk for wildland fire. Parcels will be classified according to a rating system for risk, and a fee will be assessed with the property tax. The risk and fee can be lowered with mitigation measures completed. Wasatch County Fire District will attend the Daniel Town Council meeting on Monday, December 1, 2025, and provide additional information.

8. Minute approval for October 15, 2025 Planning Commission meeting

Commissioner Pam Skinner moved to approve the October 15, 2025 minutes as presented. The motion was seconded by Commissioner Heber Taylor and passed with the following vote: Skinner, yes; Taylor, yes; Wilde, abstain; Horner, abstain; Bangerter, yes.

9. Announcement of Planning Commission seat vacancies for 2026-30

There are 4 seats on the Planning Commission whose terms are expiring at the end of December 2025. We will be announcing these vacancies and encouraging anyone interested to apply to serve the Town in this capacity. The applicants should send a letter of interest to the Town office (3500 S Hwy 40, Unit A, #2, Daniel, UT 84032) or email to clerk@danielutah.gov.

9. Adjourn

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

The meeting adjourned at 7:46 PM

Merry Duggin,
Planning Secretary
Deputy Clerk/Recorder

The December 17, 2025 Planning Commission meeting will be held in Conference Room A due to a conflict in Room availability.