

Daniel Town Council Meeting

Monday, April 6, 2026, at 6:00 PM
Wasatch County Services Building, Conference Room B
55 South 500 East, Heber City, Utah

Quorum Present: Mayor Scott Kohler, Councilmembers Eric Bennett, Gary Walton, Stefanie Grady, Brooke Rose. Also present were Town Planner Eric Bunker, Town Treasurer Sherri Price, and Clerk/Recorder Megan Goodrich, to record the minutes.

Members of the Public: Greg Flint, David Dobbins, Brandon Steed, Kevin Steed, Pam Skinner, Marcia Birch, Jeremy Hales

Mayor Kohler called the meeting to order at 6:00 PM.

1) Public Comment

There was no public comment.

2) Geneva Rock plat and deferral agreement

Greg Flint, representing Geneva Rock, presented the final plat for the Geneva Rock subdivision. Mr. Flint also presented an infrastructure deferral agreement between Geneva Rock and the Town, which states that Geneva Rock will develop the road in front of the property when there is a connection.

Planner Eric Bunker stated that all requests have been met and are complete on the final plat. He further stated that the deferral agreement has a sunset clause of 25 years and is ready to be signed. The Planning Commission had recommended to approve the plat in an earlier meeting.

Councilmember Grady made a motion to approve the Geneva Rock plat and deferral agreement, subject to legal review; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

3) Planning Commission Summary of March 18, 2026

Mayor Kohler read the Planning Commission Summary of March 18, 2026.

Councilmember Bennett questioned if One Shot had moved the trailer from their property. He further questioned if anyone was living in any trailers on the property. Planner Bunker reported that the trailer has been moved. Mr. Kevin Steed and Mr. Brandon Steed reported that no one was living in any trailers on the property. Planner

Bunker recommended that both men read Town Code 8.21 for any compliance questions they may have.

Councilmember Bennett questioned if a conditional use permit would be necessary for the business. Planner Bunker stated it would not be necessary, as it is a use within the zone but, because the property abuts an RA-5, some supplemental requirements need to be met. The zone is industrial.

Town Council moved to agenda item 5b, business license renewals.

Councilmember Walton made a motion to approve business license renewals for Action Performance Electric, Maid to Sparkle, Larson Grounds Maintenance, and Timpview Contracting Services, LLC; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose, yes, Kohler yes.

The Council proceeded to discuss agenda item 5a, new business licenses. Councilmember Bennett questioned if Daniels Highway 40 Storage would be using the agricultural buffer zone behind the property as parking for U-Haul trucks. Planner Bunker stated that the general contractor for Daniels Highway 40 Storage had stated that they were willing to fix that area in order to acquire a CO for the building. Councilmember Rose questioned whether the area where road base had been put down is part of the buffer zone. Planner Bunker stated that it was part of the buffer zone.

Planner Bunker stated that the fire inspection for Daniels Highway 40 failed and that the owners are waiting to acquire an emergency response radio system and are seeking a temporary CO.

Planner Bunker also stated that the Town's landscape plan shows that entire area as being sprinkled. Councilmember Rose stated that sprinklers have been used in the past. She also noted several loads of topsoil being brought to the property earlier that day.

Councilmember Rose questioned if the business license includes the storage units as well at the U-Haul business. Councilmember Bennett stated that the U-Haul business is part of the storage unit business.

Councilmember Bennett made a motion to approve a new business license for One Shot, LLC once they come in compliance according to the Town's requirements; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Bennett made a motion to approve a new business license for Slopeworx, contingent on the CO for the building; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Bennett made a motion to continue the new business license application for Daniels Highway 40 Storage to May's Town Council meeting, with a request to have the owner be in attendance; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler no.

Councilmember Walton made a motion to approve the new business license for KB Land Surveying; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

4) Wildland Urban Interface Code

Mayor Kohler made the Council aware that the Wildland Urban Interface and Code would be discussed at a public hearing at the next Planning Commission meeting, Wednesday, April 15, at 7:00 PM. He made mentioned that a defined line, natural or man-made, would need to be decided on by the Town Council. He stated that the Town of Daniel does not have many areas that are in the high-risk area, according to the map prepared by the State.

Councilmember Walton questioned if, once the line is set, the Council has the ability to change the location of the line. Planner Bunker answered yes, it can be a moving line, as the Council votes to change it and that it is recommended to adopt the State map at this point.

Mayor Kohler made mention of irrigated lines that are behind Daniels Creek and encouraged the Council to think of where a defining line could be.

Mr. Jeremy Hales stated that following the state features would be the standard and that adopting the code is important as it offsets what taxpayers are required to pay.

5) Business Licenses

Business licenses were discussed and voted on earlier in the meeting.

6) DR 2026-04-06 Fireworks, Firearm Discharge and Open Flame Restriction

Mayor Kohler read the resolution which restricts fireworks, recreational firearm discharge, and open flames south of 3000 S and the Crazy Acres, Tammy Lane, and Storm Haven neighborhoods between June 1 and October 31, 2026.

Planner Bunker requested that wording in the second paragraph of the resolution be changed from “neighborhoods” to “subdivisions”.

Councilmember Rose made a motion to approve DR 2026-04-06; Councilmember Grady seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

7) Town Policies to be approved

Clerk/Recorder Megan Goodrich explained that the Town is required to complete a fraud risk assessment on a yearly basis, and the passing of policies will improve the Town’s score on the assessment, reducing the risk of fraud. Ms. Goodrich summarized the three proposed policies: Cash Receipting and Deposit Policy, Procurement Policy, and Conflict of Interest Policy.

Planner Bunker stated that if a person is accused of violating a policy, they are assumed guilty. If a person is accused of violating code, they can hire a lawyer, go to court, and are assumed innocent until proven guilty.

At this point in the meeting, Mr. Blake Soifua stood to speak on behalf of the Reilly family. As a friend of the family, Mr. Soifua stated that the Reilly family is currently looking at what they can do to offload their property.

Mayor Kohler thanked Mr. Soifua for his comments but stated that the Council could not provide any feedback or guidance, as the Town is currently in litigation with the Reilly family. Mr. Soifua left his name and his phone number with the Town Council.

The meeting continued with discussion regarding Town Policies. Planner Bunker stated that each item in the proposed policies is tied to a law.

Councilmember Grady made a motion to approve the proposed Town policies; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

8) Council Reports

Mayor Kohler would like individuals to disclose their name(s) when reporting a complaint or issue in the Town.

Councilmember Walton reported that the Town’s water department had received the new 3G reader and antenna and that they are both working well.

9) Planner Report/Update

Councilmember Walton questioned if there was a height restriction on the Aguirre accessory building currently being built in the Town. Planner Bunker stated that the building is below the height limit.

Councilmember Grady asked for an update regarding the complaint on 3000 S and Mill Road. Planner Bunker responded that the issue is on hold for the moment.

Councilmember Walton asked for an update on the Phelps home rebuild. Planner Bunker stated that they are still working on funding for the project but that a permit has been issued and work has started.

An update on the Southfield Waterline Project was given. The fire department has issued their letter to the Whaley family, and the permit will be issued shortly. The Town is waiting to issue a Notice to Proceed to Mountain Valley Construction until the site is ready.

10) Storm Haven and Daniel Water System Report/Update

Both water systems are reported to be doing well.

11) Recorder's Office: Warrants approval, announcements, 3rd quarter budget update

Councilmember Walton questioned the Department of Workforce Services line item for unemployment expenses paid to Shelly Bunker. Mayor Kohler clarified that, after Ms. Bunker resigned as water secretary, she spoke with a judge at the Department of Workforce Services, who then reached out to the Town. The Town consulted with Town attorneys on this matter. After conversations between Ms. Bunker's Workforce Services attorney and the Town's attorney, Ms. Bunker was awarded the unemployment benefits, of which the Town was responsible for paying.

Councilmember Grady questioned if the payments were ongoing. Mayor Kohler stated that the Town had already paid the benefits in their entirety. Treasurer Sherri Price stated that the Town does not pay into unemployment and only pays if there is a claim brought forward. The total unemployment expenses paid were \$7,819.96.

Councilmember Walton made a motion to accept the March 2026 warrants; Councilmember Grady seconded. The roll call vote was Walton yes, Bennett yes, Grady yes, Rose yes, Kohler yes.

Mayor Kohler reported that several signs around the Town have been knocked over. He has spoken with Greg Charlesworth, who is over Public Works, and has an order placed to get the signs fixed. Mayor Kohler believes the vandalism is being caused by younger kids in the Town and asked the Council to be aware and on the lookout for any vandalism.

Clerk/Recorder Goodrich presented the 3rd quarter budget update to the Council.

12)Approval of Council Minutes for February 2, 2026

Councilmember Bennett made a motion to approve council minutes from February 2, 2026; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

13)Possible Closed Session as permitted by UCA 52-4-205

Councilmember Bennett made a motion to enter a closed session; Councilmember Grady seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

The Town Council entered closed session at 7:55 PM to discuss a litigation matter.

Councilmember Grady made a motion to come out of closed session; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

The Town Council exited closed session at 8:12 PM.

14)Adjourn

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

The meeting was adjourned at 8:14 PM.

Megan Goodrich

Megan Goodrich
Clerk/Recorder

APPROVED May 4, 2026