

**DANIEL PLANNING COMMISSION MEETING**  
**Wasatch County Services Building, Conference Room B**  
**55 S 500 E, Heber City, UT**  
**Wednesday April 15, 2026 at 7 PM**

**Meeting Minutes**

**Quorum present:** Chair Gary Weight, Vice Chair Byron Horner, Commissioners Tim Jones, Heber Taylor, T.J. McGeean, Pam Skinner. Commissioner Scott Long was excused.

**Town Officers present:** Planning Director Eric Bunker, Deputy Clerk/Recorder Merry Duggin and Planning Secretary Trainee Jolene Munford.

**Members of the public present:** John Call, Allan Neff, Jack Neff, Drew Reilly, Jason Stewart, Gary Crabb, Gary Walton, Marcia Birch, Bill Gammell, Jack Rose, Ronda Rose.

Chair Weight brought the meeting to order at 7:00 PM.

**1. Public comment regarding items not on this agenda**

There was no public comment.

**2. Summary of the Daniel Town Council meeting of April 6, 2026.**

Chair Weight asked Deputy Clerk/Recorder Merry Duggin to read the summary for the record. There were no questions from the commissioners.

**3. Whaley permit approval for a new residence located at 984 W Valley View Rd.**

Planning Director informed the Commission that the Town has drafted an agreement for water service which has not been signed and submitted, and the permit fees have not yet been paid.

Commissioner Taylor wanted to be sure that the height of the building complied with the code.

***Commissioner Byron Horner moved to approve the building permit with the conditions of meeting all fire codes, engineering requirements, water issues, and permit fees. Commissioner Tim Jones seconded the motion, and the permit was approved by the following vote: Jones, yes; Horner, yes; Taylor, yes; McGeean, yes; Skinner, yes.***

**4. PUBLIC HEARING for Wildland Urban Interface code and map to be adopted by the Town of Daniel. Following the hearing, the Planning Commission may make a recommendation to be forwarded to the Daniel Town Council.**

***Commissioner Heber Taylor moved to open the public hearing. The motion was seconded by Commissioner T.J. McGeean, and the motion passed: Skinner, yes; Taylor, yes; McGeean, yes; Horner, yes; Jones, yes.***

**Planning Director Eric Bunker** opened the hearing by distributing a map of “irrigated acres” along the southern boundary of the town. Deputy Clerk/Recorder Merry Duggin also produced a map of designated high-risk areas for wildfire indicated in red that was produced by the State of Utah. Chair Weight asked for comment from the public.

Mr. Bunker discussed the Utah Legislature 2025 HB 48 requirement for Town of Daniel to adopt a building code for properties located in an area south of the Wildland Urban Interface boundary that would be adopted by the Town. The code would apply to future new development or additions while current development is grandfathered. According to Mr. Bunker, certain residents would be assessed an annual fee that potentially could be mitigated by actions of the property owners. The Planning Commission would be making a recommendation for the Town Council to assist them in choosing this line.

**Ms. Duggin** stated that the State of Utah has already drawn a map which indicates the areas that the State considers “high-risk” which she showed to the public. According to Ms. Duggin, the residents in these areas would be assessed an annual fee, but residents outside the red zones would not pay a fee. The map that the Town draws will indicate the areas subject to the enhanced building code for new development, additions, etc. The code adoption is mandatory. The Fire District has recommended that the boundary for Daniel should be Daniels Creek as it enters Daniel on the west side, run east until the creek nears Mill Rd., and then run east along Little Sweden Rd to the eastern boundary of Daniel.

**Council member Eric Bennett** asked if everyone south of the boundary would pay a fee to the state every year and believed that insurance rates on these people would increase.

Ms. Duggin responded that she believed that only residents in the red areas indicated on the State’s map would pay a fee, but everyone south of the

boundary would be subject to the enhanced building code to mitigate the risk of wildfire.

**Ms. Ronda Rose** asked why the line could not be higher on the mountainside? Ms. Duggin explained that she had asked the same question to the Fire District, and she was told that the code requires a “man-made or natural boundary”.

**Jason Stewart** asked why couldn’t the boundary just be Daniels Creek and spare the residents along the south side of Little Sweden Rd? Ms. Duggin explained that Daniels Creek runs through Storm Haven and would exempt some of those properties that are clearly at risk.

**Council member Bennett** voiced his opinion that the State map was different than the map provided at this hearing. He stated that the Council should have options to choose from when they decide on the boundary line.

**Chair Weight** stated that the State will update the map every year based on density of building and vegetation, etc. The legislature keeps changing things and is not charging a fee this year because of numerous problems. The Planning Commission should come up with something that makes sense and change it at a later date if needed.

**Council member Gary Walton** discussed the wildfire that the Town experienced south of Daniels Creek a few years ago. He mentioned that as you move east, the density of housing increases around the Little Sweden and Storm Haven area. We were lucky that the fire did not go past Mill Rd.

**Commissioner Horner** asked Mr. Bunker if the Daniels Creek boundary differs from the irrigated fields area. Mr. Bunker responded that some residences would be excluded with the irrigated fields. He noted that Charleston had excluded their whole town by using their town boundary.

**Ms. Duggin** stated that the Town must do what is required by the legislature to assure that the State will assume the potential costs of fighting a wildfire if one did occur.

**Mr. Jack Rose** commented that the public anticipates that the Town would protect the public and not “throw them under the bus.” He felt that the Daniels Creek/Little Sweden boundary was not the best choice because of all the irrigated fields between that boundary and the foothills.

Mr. Jason Stewart agreed with this comment.

Ms. Duggin replied that the intent of this boundary is to mitigate the risk for everyone. The job for the Town is to decide the boundary below which

the Town will enforce the building code. The State will determine what is “high risk”, not the Town.

**Drew Reilly** commented that putting people in this “zone” will enable insurance companies to drop those fire insurance for those properties. Ms. Duggin replied that the State is requiring insurance companies to use these maps. The hope is that people will not lose their insurance but be charged fair rates for their risk.

**Council member Bennett** stated that some people have already been dropped.

**Chair Weight** commented that the reason the state has done this, is so people could get insurance. He then invited the public to read the law for themselves.

**Planning Director Bunker** took the podium to comment as a member of the public and stated that the green irrigated hayfields are a natural boundary, and he believed that the “irrigated fields” map was a natural boundary that should be adopted and save a lot of people a lot of money.

***There being no further comment, Commissioner Pam Skinner moved to close the public hearing, seconded by Commissioner Taylor. The motion passed: Skinner, yes; Taylor, yes; McGeean, yes; Horner, yes; Jones, yes.***

In discussion, Chair Weight stated that the irrigated fields seemed like a logical boundary, and if the Town runs into problems with the Storm Haven area, the boundary could be changed in the future.

Commissioner Horner noted that fewer people will be impacted if the Town uses the irrigated acreage boundary.

***Commissioner Horner then moved to recommend to the Daniel Town Council that it adopt the Wildland Urban Interface boundary as the “irrigated fields” acreage line. Commissioner McGeean seconded the motion. The motion passed: Skinner, yes; Taylor, yes; McGeean, yes; Horner, yes; Jones, yes.***

**5. PUBLIC HEARING for a rezone request for a one-acre property located at approximately 3350 S Highway 40 (parcel #20-4491) to be rezoned from RA-5 to Commercial. The Planning Commission may make a recommendation to forward to the Daniel Town Council following this public hearing.**

Chair Weight stated that after noticing this public hearing, it was discovered that the Planning Commission had already held a public hearing for this request in May 2025, but he invited the public to comment anyway.

Mr. Jason Stewart did not support this zone change stating that he did not agree with rezoning so many properties. He would like to protect the RA-5 zone and wondered what would be sold on this property to generate tax revenue for the Town.

Chair Weight noted that the parcel is bordered on both sides by properties already zoned commercial.

Vice Chair Horner stated that the commercial zone request complied with our General Plan for the area along Hwy 40; the property cannot be used for residential due to the size of the property, and it does have the potential for revenue.

Commissioner Heber Taylor is concerned that the process of rezoning would go all the way to Little Sweden, but the owner of the property indicated that he has no plans to request rezoning of other properties at this time.

Town of Daniel had received one email comment in favor of the zone change submitted by Mark Haroldsen.

***Commissioner Horner moved to recommend to the Daniel Town Council that it approve the rezone request from RA-5 to Commercial for property located at approximately 3350 S. Hwy 40. Commissioner T.J. McGeean made the second. The motion passed: Horner, yes; Jones, yes; Taylor, no; Skinner, no; McGeean, yes.***

- 5. PUBLIC HEARING for Daniel municipal code changes to 8.07.05, 8.07.06, and 8.07.07 Residential and Agricultural Zone. Following the public hearing, the Planning Commission may make a recommendation to forward to the Daniel Town Council.**

***Commissioner McGeean moved to open the public hearing, seconded by Commissioner Taylor. The vote was unanimous: Taylor, yes; Horner, yes; McGeean, yes; Skinner, yes; Jones, yes.***

**Chair Weight** explained that the changes being proposed are returning the code to the same language that it used to be and that the changes would not be retroactive.

**Mr. Drew Reilly** mentioned that the Beveridge Subdivision would have been affected by these changes and the access road created for this subdivision would have to be an extra 100' to comply.

**Planning Director Bunker** stated that the changes would be just going back to what the code used to be.

There were no other comments.

*Commissioner Taylor moved to close the public hearing, and this motion was seconded by Commissioner Pam Skinner. The motion passed: Horner, yes; Jones, yes; Skinner, yes; Taylor, yes; McGeean, yes.*

*Commissioner Taylor moved to recommend to the Daniel Town Council that it approve the code amendments as proposed. Commissioner McGeean seconded the motion, and it was approved: Horner, yes; McGeean, yes; Skinner, yes; Taylor, yes; Jones, yes.*

6. Geneva Rock—Set a public hearing for a new application for a Conditional Use Permit for a concrete batch plant to be located on parcel #22-2450  
*Commissioner Horner moved to set a public hearing for the Geneva Rock Conditional use permit request for May 20, 2026 at the Planning Commission's regular meeting. Commissioner McGeean seconded the motion. The motion passed: Horner, yes; Skinner, yes; Jones, yes; McGeean, yes; Taylor, yes.*

7. Set a public hearing for a request for zone change from RA-5 to Commercial for parcel #20-4532, located at 1680 W 3000 S  
*Commissioner Horner moved to set a public hearing to consider the zone change request for parcel #20-4532 for the May 20, 2026 meeting. This was seconded by Commissioner Taylor. Horner, yes; Taylor, yes; Skinner, yes; McGeean, yes; Jones, yes.*

8. New business license: Mark Moxy Home Service, LLC dba Showhomes Summit

The business owner was unable to be present due to a previous commitment but had provided information regarding his business which will be located at 3300 S Hwy 40, in the Daniel 40 Storage building. *After reviewing this information Commissioner McGeean moved to recommend approval to the Daniel Town Council. This motion, seconded by Commissioner Horner passed with the following vote: Horner, yes; Taylor, yes; McGeean, yes; Skinner, yes; Jones, yes.*

9. Planner report for March 2026

Commissioner Horner asked about the horses located on a property located at 600 E 3000 S.

There were no other questions.

10. Approval of minutes for March 18, 2026

*Commissioner Horner moved to approve the minutes without changes, and the motion was seconded by Commissioner Taylor. The motion*

*passed with the following vote: Horner, yes; Taylor, yes; Jones, yes; Skinner, abstain; McGeean, abstain.*

**11. Training as needed**

Information regarding Conditional use permits was distributed for review by the Commissioners as homework.

Deputy Clerk/Recorder Duggin informed the Commission of 2 policies recently adopted by Daniel Town Council: Privacy Data (do not disclose any private information shared with the Commission), and Conflict of Interest (each officer of Daniel will be required to provide an annual conflict of interest statement).

**12. Adjourn**

The meeting was adjourned at 8:15 PM.

**Merry Duggin,  
Deputy Clerk/Recorder**

Approved 5-20-20