Daniel Town Council Meeting

Monday, June 1, 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, and 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: Lisa Dinga, Drew Reilly, Brian Myers, Chip Polvoorde, Gary Weight, RuthAnn Huntington, Pamela Sperry, Jalayne Bassett, Scott Bassett, Pam Skinner, Mark Haroldsen, Brent Haight, Will and Alese Overly, Connie Kummer

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

1) Public Comment

Lisa Dinga, a resident in the Storm Haven area, voiced concerns about the proposed Maverick Mine operation. She encouraged all residents to write letters to the Wasatch County Council before June 10th. Ms. Dinga stated that living adjacent to a mining operation could present significant and far-reaching risks to the Town of Daniel, including health concerns, economic stability, introduction of heavy machinery, toxic dust, watershed concerns, industrial noise and traffic, etc., all of which could degrade the daily quality of life. In addition, Ms. Dinga stated that property values could potentially be decimated.

Planner Bunker explained the location of the proposed mine is in Daniels Canyon. He stated that the area is within the Storm Haven drinking water protection zone. He further stated that the proposed mine is 100 feet away from the upper pond; currently, Maverick Mine is unclear on how far down it will dig. Planner Bunker has grave concerns on how the mine will affect not only drinking water, but irrigation water as well. He stated that, if water is hit, there is no plan to rehabilitate the water before it goes back into Daniels Creek.

Councilmember Walton stated that the mine is an open pit mine, meaning that the mine can expand wider as it goes deeper. He also spoke to the effect the mining operation could potentially have on Daniel Municipal Water.

Councilmember Grady stated that the mine would be a lime-stone mine which could produce hazardous dust.

Mr. Jack Rose questioned whether there would be any benefit to the mine. Mayor Kohler stated that he could not see any benefits to the Town but that the County would benefit from any sales tax revenue.

2) **Hearing for home at 487 Cobble Creek Lane regarding nightly rentals**

Mayor Kohler read to the public the purpose of the hearing: to apply existing laws, ordinances, standards, and policies to a specific application or dispute based upon evidence presented at the hearing. Mayor Kohler went on the record to open a hearing on violation of Town codes at 487 Cobble Creek Lane.

Clayton Preece, attorney representing the Town of Daniel, stated that on November 10, 2025, the Town issued a cease-and-desist letter based on the determination that the home was being used as a short-term rental, a violation of Town Code. This determination was based on statements made by representatives of the property at the December 18, 2024 Planning Commission Meeting and affirmed during the January 6, 2025 Town Council Meeting. Following the determination, Mr. Reilly requested a hearing, which was scheduled for January 5, 2026. A continuation was requested to obtain counsel, with the stipulation that the property would not be rented during the continuance. Legal counsel was obtained by the property owners, and a second continuance was granted. A settlement proposal is being discussed between the property owners and the Town.

According to Town Code 8.21.26, short-term rentals are prohibited and is defined as “a single-family dwelling for the purpose of over-night lodging for a period of not less than one night, not more than 30 days, in which period the owners or leaseholders have vacated the dwelling.” Additionally, under Town Code, a nuisance includes “excessive, or unwanted noise”. Mr. Preece stated that the Town has received multiple complaints relating to noise and nuisance conditions from the property in question. Mr. Preece presented complaints submitted to the Town.

Mr. Preece presented evidence of the property being listed as a short-term rental on the VRBO and Airbnb websites, although recently the property had been listed as available for 30 days for longer. The property also has its own website, cobblecreekranch.com, where it has been advertised as a corporate retreat and wedding event venue, among other things.

Under Town Code, the Town can enforce the ordinance by assessing fines, which is a $750 fine per offense; in this case, each day in violation is considered an offense or separate fine. In the December 10, 2025 determination, there was not a specific number of dates in reference to violation.

Ms. Jalayne Bassett, residing at about 300 W 3000 S, adjacent to the subject property, stated that they hear the sounds continually and has several videos that she has taken from her yard of the noise. Ms. Bassett was alarmed last fall when she heard gun shots coming from the property and, upon further investigation, discovered several men who were marching with pillowcases over their heads. It was later told to her that a training had been held on the property to teach CFOs how to survive an abduction. On Labor Day, Ms. Bassett observed tour buses at the property and lights going off all night, including strobe lights and loud noises.

Mr. Mike Ashby stated that, over the course of several years, he has called the Sherriff at least three times; one time for shooting shotguns, a second time for more shooting in addition to yelling, running around, etc., and a third time for fireworks going off in a no-fireworks area. Mr. Ashby stated that, within the last two weeks, there was a school bus along with several cars at the property. He further stated that he has seen and heard weddings, parties, noise, and late-night music.

Planning Commission Chair Gary Weight referred to the Town Council meeting where an agreement was made not to rent the property until the matter was settled, and stated that not long after that meeting, he followed a van from the Sun Valley Ski Education Fund to Big Hollow Road and saw it turn into the property in question, where he saw two additional buses parked at the home. Mr. Weight suspected that the home was rented very soon after the agreement was made to cease renting the home. He further stated that he has observed noise late at night, and that his wife has called the Sheriff's office several times when the noise has gone past midnight.

Jack Rose, a neighbor to the property in question, stated that the property has been a noisy place and that there have been a lot of cars there at times, but that Mr. Reilly (Drew) had been very responsive each time he has reached out about an issue. Mr. Rose opined that the Town could tax the rentals to discourage the nightly rentals.

Planner Bunker presented a video that he had received. In the video, mariachi music is heard as it approaches the house, and several cars are seen at the property. The video was received from Jason Beveridge, who could not be in attendance.

Mr. Preece discussed two options that the Council could take: 1. Make a motion to affirm staff determination or 2. Make a motion to reverse staff determination. He stated that there had been a request to continue by the property owner. Mr. Preece presented a settlement draft, with the key points being that the property owner would agree not to market the home as a short-term rental, with family members being allowed to use the property as they desire. Under the settlement, any fees that have been accrued would be held in abeyance for two years, after which the fees would be dropped.

Mr. Drew Reilly, owner of 487 Cobble Creek Lane, stood and stated that his desire has been to comply with Town Code. He claimed that his original zone change request was denied based on a short-term rental complaint, received the following day from a member of the Planning Commission. He further stated that, in 12 years, the Sheriff's Department has two official reports of a sheriff responding to a complaint at the property.
Mr. Reilly addressed the CEO training and stated that he was on the premises each time they held the training. Mr. Reilly proceeded to list the family events that they have held on the property. He confirmed that they have shut down the nightly rentals and that he does not want to get into a situation where a neighbor sees cars on the property and makes a complaint, as it is often family at the property. Mr. Reilly does not think the settlement agreement fits with how the Town of Daniel operates. Mr. Reilly argued that he has yet to see a complaint where he was not present at the property.

Scott Bassett clarified that the zoning decision made by the Planning Commission to deny Mr. Reilly zone change request was based on a zoning basis. Mr. Reilly stated that the letter received from the Planning Commission cited a nightly rental complaint as one factor in the denial.

Clayton Preece presented his closing statement. He stated that it appears that the property is listed as a 30-day rental on both the VRBO and Airbnb websites. He summarized that the Council is considering two potential violations: short-term rentals and/or nuisance. To assess fines, the date and number of days in violation would need to be determined.

Mr. Reilly had no closing statement.

Councilmember Rose made a motion to affirm the findings of Town Staff that the property located at 487 Cobble Creek Lane is in violation of Town Code because the evidence presented establishes that the property has been used as a short-term rental. Based on this finding, staff is instructed to prepare written findings and conclusions to be adopted by the Town Council; Councilmember Bennett seconded the motion with an amendment to include the words "and the use of the property constitutes a nuisance". The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

3) **Public Hearing for zone change request at 3350 S Highway 40 from RA-5 to Commercial; possible adoption of DO 2026-06-01A**

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

Planner Bunker stated that Mr. Brian Myers had applied for a zone change on a one-acre parcel abutting Highway 40. The Town's General Plan allows for commercial areas along Highway 40 and the zone change request comes with a recommendation to approve from the Planning Commission.

Councilmember Grady questioned who owns the parcel to the south of the parcel in question. Mark Haroldsen owns it.

Pamela Sperry questioned why an individual needs 5 acres to build a home but only one acre to build something commercial. Planner Bunker answered that the commercial zone is hooked to sewer while homes in the Town are connected to a septic system.

Alese Overly questioned if approvals are voted on before plans are presented. Councilmember Bennett clarified that zone changes are presented and voted on first and business plans would be presented for approval, followed by a business license approval.

RuthAnn Huntington questioned if Mr. Myers owned the back parcel as well, which he does. She further questioned if an entrance or exit would be allowed from the parcel onto Little Sweden Road. Mr. Myers answered that he does not have frontage onto Little Sweden Road.

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

Councilmember Walton made a motion to approve the zone change request at 3350 S Highway 40 from RA-5 to Commercial and the adoption of DO 2026-06-01A; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Mayor Kohler read the ordinance into record after which the Council unanimously voted to approve.

4) **Public Hearing for Wildland Urban Interface code and map; possible adoption of DO 2026-06-01B**

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

Planner Bunker presented a recommendation from Planning Commission to adopt the irrigation map as the Town's Wildland Urban Interface map. He stated that using this map will minimize the impact to residents in the Town.

Councilmember Walton questioned how far east and south the map would go. Planner Bunker stated that it ends at the Town boundary in both directions.

Councilmember Bennett clarified that the Town is adopting a map that will affect future building code in the Town, but that the State will assess fees for anyone in the high-risk area that previously has been set by the State.

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

Councilmember Walton made a motion to adopt the Wildland Urban Interface map and code as presented to the council, which includes the adoption of DO 2026-06-01B; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Mayor Kohler read the ordinance into record after which the Council unanimously voted to approve.

5) **Public Hearing for possible code changes to 8.07.05, 8.07.06, 8.07.07 RA-5 Residential and Agricultural Zone; possible adoption of DO 2026-06-01C**

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

Planner Bunker explained that first proposed code change was to change the building setback from 250 feet to 200 feet, which would eliminate "pie-shaped" lots.

The second proposed code change will require 200 feet of frontage on any lot.

The third proposed code change was to allow for an accessory dwelling unit to be built within the main structure and rented, if the property owner is the full-time occupant of either the main or accessory unit and subject to health and fire requirements.

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

Councilmember Bennett made a motion to adopt code changes to Town Code 8.07.05, 8.07.06, 8.07.07 Residential and Agricultural Zone, and to adopt DO 2026-06-01C; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Mayor Kohler read the ordinance into record after which the Council unanimously voted to approve.

6) **Public Hearing for Final Budget Amendments to the Fiscal Year 2025-26; DR 2026-06-01A**

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

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

Councilmember Walton made a motion to approve final budget amendments for fiscal year 2025-26; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Grady made a motion to adopt DR 2026-06-01A; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

7) **Public Hearing for Adoption of Budget for Fiscal Year 2026-27; DR 2026-06-01B**

Councilmember Walton made a motion to open a public hearing for the Adoption of Budget for Fiscal Year 2026-27; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Clerk/Recorder Goodrich pointed out the Southfield Waterline Extension project, which will be an $88,200 expense, to be paid by impact fee funds. She noted monies received: $48,750 from CDBG to be used for the Storm Haven Master Plan, and $40,000 from Division of Drinking Water for the Storm Haven Lead and Copper Inventory. She noted that ARPA funds are being used for the Daniel Municipal Water Lead and Copper Funds. She further made note that the total cost of the Storm Haven Master Plan is $65,000 and that the Town will be responsible for paying the remaining expense after the CDBG funds are exhausted.

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

Councilmember Rose made a motion to approve DR 2026-06-01B; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

8) **Planning Commission Meeting Summary of May 20, 2026**

9) **Set public hearing for zone change request from RA-5 to Commercial, parcel #20-4532, 1680 W 3000 S**

Councilmember Bennett made a motion to set a public hearing for a zone change request from RA-5 to Commercial, parcel #20-4532 for the July 6, 2026 Town Council meeting; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

10) **Business Licenses**

Planner Bunker stated that there had been a request to expand the buffer zone associated with Daniels Highway 40 Storage. He presented a supplemental agreement which included the legal zone of the buffer area and the area in which the owner would be allowed to park trucks associated with the U-Haul business.

Mayor Kohler stated that the line for the buffer zone has been physically measured at the property, and the owner has agreed to install a fence to separate the RA-5 zone from the commercial zone. The business owner would be allowed to park only U-Haul business equipment within the fence.

Councilmember Walton questioned what recourse the Town would have if the owner is storing equipment not related to the U-Haul business. Planner Bunker stated that the Town would remove the agreement.

Councilmember Rose questioned if Town code addresses buffer zones as they border residential areas. Planner Bunker answered that the Town does not have any such code.

Mr. Haroldsen questioned the Council whether a tenant of the storage unit would be allowed to store equipment within the fenced area if rent was not charged. The Council responded that the agreement clearly states that only equipment related to the U-Haul business is allowed to be parked within the fenced area.

Councilmember Rose questioned what might be considered U-Haul items. Mr. Haroldsen stated that it could include anything U-Haul provided, including car-haulers, enclosed trailers, box trucks, etc. Councilmember Rose additionally questioned if the fence was required to be installed before any U-Haul equipment arrived, to which Planner Bunker responded yes. The fence will be 6 feet tall, which is the Town's requirement.

Councilmember Walton made a motion to approve the business license and accept the development agreement on the property as well as the supplemental buffer zone agreement with the addition in the fourth paragraph to read "that the use is incidental to U-Haul businesses only"; Councilmember Grady seconded. The roll call vote was Bennett no, Walton yes, Grady yes, Rose yes, Kohler yes.

Two additional new business licenses were proposed: Service Master by CTR, an emergency restoration business, and Silver Iron Ent LLC dba Rivercrest Rodsmiths, a custom fly-rod building company.

Councilmember Bennett made a motion to approve the new business licenses for Service Master by CTR and Silver Iron Ent LLC dba Rivercrest Rodsmiths; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

The following businesses were presented for renewal: King Street Productions, Palms Property Management of Utah, LLC, and Stone Cutter Construction. There have been no complaints against any of these businesses.

Councilmember Grady made a motion to approve business license renewals for King Street Productions, Palms Property Management LLC, and Stone Cutter Construction; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

11) Fraud Risk Assessment

The Town has a Fraud Risk score of 310 which puts it in the moderate risk zone. The fraud risk will be reported with the AUP completed by the end of the calendar year.

12) Council Reports

Councilmember Walton reported that both septic tanks in Storm Haven had recently been pumped.

Councilmember Rose reported that she has had neighbors express concern and frustration regarding a residential property and how it is being used. The property in question has a home on the front that is being rented and the back is being used as storage for a concrete business. She stated that the trucks start early in the morning and make trips in and out throughout the day, accessing the property from Little Sweden Road. In addition, the owners have built a large dirt-bike track in the back of the house, with the concern being increased noise as well as the possibility of future events being hosted on the site.

The Council discussed that a complaint in writing, with a signature, would need to be presented to the Town Council.

Councilmember Rose requested that the Planning Commission review the Town's buffer zone code with a recommendation to be made to the Town Council.

Mayor Kohler reported that the Town is considering applying for a FEMA grant to install permanent back-up generators at the Storm Haven and Daniel Municipal well sites. If the grant is received, the Town would be responsible for paying 25% of the cost.

13) Planner Report

Councilmember Grady agreed to be the Town's representative and liaison for the proposed Maverick Mine.

Planner Bunker stated that Utah Broadband has been contacted as part of the process to move poles for the Southfield Waterline project.

14) Storm Haven and Daniel Water System Report/Update

15) Recorder's Office: Warrants approval, announcements

Clerk/Recorder Goodrich reported that she updated the credit card information for Century Link.

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

The Council approved additional payment to Jones and DeMille for work on the FEMA BRIC grant, the total of which will be about $810. The invoice will be put on the warrant sheet for the following month.

16) Approval of Council Minutes for May 4, 2026; Approval of Town Council Special Meeting Minutes for May 22, 2026

Councilmember Walton made a motion to approve the Council minutes of May 4, 2026; Councilmember Grady seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose abstain, Kohler yes.

Councilmember Grady made a motion to approve the minutes of May 22, 2026; Councilmember Walton seconded. The roll call vote was Bennett abstain, Walton yes, Grady yes, Rose abstain, Kohler yes.

17) Possible closed session as permitted by UCA 52-4-205

There was no closed session held.

18) Adjourn

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

The meeting was adjourned at 9:40 PM.

Megan Goodrich
Megan Goodrich
Clerk/Recorder