

DANIEL PLANNING COMMISSION MEETING
Wasatch County Services Building, Conference Room B
55 S 500 E, Heber City, UT
Wednesday, June 17, 2026, at 7 PM

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

Town Officers Present: Planning Director Eric Bunker, Planning Secretary Jolene Munford.

Members of the Public: Jeremiah Larson, Greg Flint, Bill Gammell, Brent Haight, Stefanie Grady.

Gary Weight Called the meeting to order at 7:00 pm

1. Public Comment on items not on this agenda.

Stefanie Grady asked to speak about the Maverick Mine up Daniel Canyon. She recommended that the Council read the interview on KPCW and go to the public meeting at the County on July 1st. She said Wasatch County is pushing back on the mine. She commented that she is in the mining industry and she is concerned about how this will affect our town. She said that the mine owners feel like they have the legal right to open a mine wherever they find mineral rights.

2. Summary of Daniel Town Council of June 1, 2026

Chair Gary Weight read the summary of the Daniel Town Council Meeting.

3. New business license:

- 1. Davis Concrete Enterprises**
- 2. Old West Waste Solutions**
- 3. Enviro-Crete**

The business Licenses were continued until next month at the owner's request.

4. Discussions of and possible final approval for a Conditional Use Permit for a concrete batch plant to be located on parcel #22-2450 in the Industrial Zone.

Gary Weight said he was unsettled after the last meeting and would prefer that, instead of outlining everything that the Council wants Geneva Rock to do, he would prefer that the Council tell Geneva a sound limit and Geneva Rock find a way to stay under that level, through working with the proper experts that can help them reach that limit.

Bill Gammell from Geneva Rock said he is mostly concerned about the open-ended wording of "All noise" that was recommended in the motion last month for the CUP. He said that that wording is ambiguous and they can't comply with the wording "All" because it was too open ended. He asked if putting "57" in the CUP would be good enough to mitigate the sound. He said the 20ft wall was easier to comply with than "All noise".

Bill Gammell also brought up that in the town code walls that are 6'-8' need to not be sight obscuring and wondered about the council asking him to go against that code. He doesn't think the town would like that tall of a wall, but he will build it if that is what is wanted. He said that it seemed like the public didn't like that loud banging, so he would train his driver's and put bumpers on the buckets if necessary to stay at the 57dB. Gammell also said that they are already planning to shield the blowers so the wording in the motion last month was redundant. He would like to get to the place where he knows exactly what he needs to do, so he can comply with the expectations.

Gary Weight said he agreed and was concerned about a 20ft wall and is also concerned about the noise. He said that he has not heard as much noise lately and wondered if CMC is also working on mitigating their noise.

Commissioner Taylor feels like the ambiguity opens the door for the town to micromanage Geneva Rock. He felt like Geneva had done everything they had been asked to do so far, and he felt like holding Geneva Rock to the 57dB was the best option.

He did feel like the 20-ft-wall would be effective and he would suggest they comply with that request. He thought the Council should move on and approve the CUP.

There was discussion on whether the town wanted a 20ft wall and Gammell said that he didn't think the town would want something that is unsightly, but he will build it if it would pass the CUP.

Eric Bunker pointed out that it was the neighbors that wanted the 20ft wall.

Commissioner Gary Weight questioned if it would block the sound, and Gammell said that the model showed that it was estimated to reduce noise by 1dB and doesn't change it significantly.

Planner Eric Bunker mentioned that he thought there needed to be an annual review of the CUP and all CUPs to see what is going on overtime.

Gary Weight questioned how the wind that comes through the canyons would affect the 20ft wall.

Commissioner McGeean questioned how tall the Geneva Rock trucks were and if a tall wall would help hide the trucks and their noise.

Commissioner Skinner reminded the Council that the neighbors that live right there were insistent on having a 20ft wall.

Looking over the draft of the CUP, Commissioner Weight recommended looking at the proposed CUP and seeing if it would work for both parties. Commissioner Long recommended removing the “all possible modifications” because town can’t enforce that, but can enforce decibels.

Chair Gary Weight questioned having the wording about engineering plans removed and said they should let the professionals handle that and just hold Geneva to the 57dB max.

Commissioner Skinner agreed that it is easier to hold Geneva to the 57dB.

Gammell said that they would like to proceed with construction and be held to that 57db max. If there is an issue, they would fix any issues as they come up.

Planner Eric Bunker mentioned again that he would like the Planning Commission to have a CUP review. Chair Gary Weight disagreed, saying the Planning Commission was not prepared to implement that request and had no code to follow. Commissioner Long agreed.

Commissioner T.J. McGeean moved to approve the proposal for the Conditional Use Permit from Geneva Rock. Commissioner Taylor seconded the motion. McGeean-yes, Long-yes, Taylor-yes, Jones-yes, Skinner-yes. Motion carries.

5. Alpine Devcom- Alpine Gateway Concept Plan located at approximately 3150 S Highway 40.

Jeremiah Larson represented this application and presented the Planning Commission with their concept plans. The Alpine Gateway has had discussions with UDOT on an intersection and traffic signal at the location. Chair Weight mentioned that part of the reason for the light is that the town of Independence has plans for the other side of the road. He was also worried about another exit being

required to get in and out of the proposed commercial area to the northwest. He said it would be up to the fire district to decide if they would need more access. Mr. Larson said that there were hammer head turnaround options and other options for firetrucks that would not necessarily require another access. He also said that they had plans for green space around the development.

Commissioner McGeean asked what kind of businesses would be occupying the spaces. Larson said that it was flex commercial spaces and individual lease unit rentals. The parcel is 26.5 acres. There was a gas station drawn in and a hotel that they had been talking to about potentially using a space.

Bunker talked about there being a buffer zone between the commercial area and the residential properties. Bunker also mentioned that the developer tried to work with Heber Power to put the substation tucked away behind the concept subdivision, but they refused. Bunker also talked about the special permission they had to get for that light to go in for preservation of the area. He said that this is only in the concept phase.

Larsen mentioned that they are flexible and want to work with the community, and they are open to recommendations of what the town would like to see go in this space. They hope that it will be a good tax base. They would like to help make this a successful commercial area for the town and future tenants.

Commissioner T.J. McGeean moved to approve the concept plan for Alpine DevCom. Commissioner Long seconded the motion.

McGeean -yes, Long-yes, Taylor -yes, Jones-yes, Skinner-yes. Motion carries.

6. Maps from Jake Young- General Plan and Annexation

Chair Weight asked the council to look at the maps for the General Plan update. They looked at the fire map and the water map.

Planner Bunker said that these had been prepared by an engineering firm and they just needed to look over them and see if there was anything they didn't agree with. He turned their attention to the annexation map and said that is the main map the commission needed to look at and decided what they would want in the 20-year plan, because if it's not in the plan, it would **not** be available to annex.

The trails map was also looked at, and Planner Bunker said that they have met with the trails committee, and they had identified trailheads, Parking was an issue, but we do have the ability to connect trails from our town to other towns. He also said that 3000 is on the county plan to be a bike path. The trail committee is a nonprofit

here in the valley, and they will go to owners to see about getting access. They take care of the trails and mitigate the weeds. The committee had also said that they had permission to use the gravel pit parking for trails. Planner Bunker reminded the Commission that we had received a grant for trails. The Commission was encouraged to look over the maps and give feedback.

The Council discussed the flood plain map and the water maps and the water companies that own service areas in town.

7. Council requests that Planning Commission look at a buffer zone definition.

The Town Council had asked the Planning Commission to look at a definition for buffer zones. The Commission was presented with a potential description. The Commission discussed why we need one and if it should be case by case. Bunker mentioned that it would be helpful to have something in our code that can be referred to as buffer zones come up in the future. This definition was presented, and the Commission discussed if there was anything they would like to change and ultimately decided to approve the definition the way it was written as below

“Buffer Zone: An area of land established between a commercial, industrial, or other non-residential use and an adjacent residential use or residentially zoned property. The purpose of the buffer zone is to minimize adverse impacts such as noise, dust, light, visual intrusion, traffic, odors, and other operational effects. Buffer zones may consist of landscaped areas, berms, fencing, walls, open space, natural vegetation, or a combination thereof, and shall be maintained in perpetuity by the property owner.”

Commissioner Long made a motion to recommend that the Town Council adopt the buffer zone definition as written. Commissioner McGeean seconded the motion. McGeean -yes, Long-yes, Taylor -yes, Jones-yes, Skinner-yes. Motion carries.

8. Planner Report for May 2026

Commissioner Long asked about how many agriculture barns are requested a month, and Planner bunker said it was 3-4. But that changes depending on use of the barn and the need for power and sewer. The Town has been sending those out to engineering because we have been getting more of them lately.

Commissioner Taylor asked about the Reilly property and was told that there had been a hearing, and it was at the lawyer’s office. It is supposed to be a 30-day rental, but it has some discrepancies on different websites.

Commissioner Long asked about the 3000 S and Mill Rd double wide trailer. Planner Bunker said a lawyer letter went out, and the owner didn't respond or request a hearing. It will now go before a judge, and they will have to explain why they have not removed the trailer. Then they will have to remove the trailer. There was concern about people living in outer buildings and law enforcement being called out to the property 3-4 times in the last month.

Commissioner Jones asked what the max height of a building or barn is in Daniel. Planner Bunker said it is 35 feet in residential and 40 ft in commercial zone.

Commissioner Long asked about the max sq ft on agriculture building and was told it is 20% coverage on the lot.

9. Approval of Minutes – May 20, 2026, meeting

Two changes were requested and the Commission discussed having access to Microsoft Word to look at the minutes and correct them online. They can use the iPad to use Outlook. Planner Bunker asked that the Commission be careful not to open questionable links.

Commissioner Long made a motion to accept the minutes with the changes.

Commissioner Jones seconded the motion.

McGeean -abstain, Long-yes, Taylor -yes, Jones-yes, Skinner-yes. Motion carries.

10. Training as needed

The Commission was asked to review the Daniel commercial building code in the packet.

11. Commissioner Jones made a motion to adjourn -McGeean -yes, Long-yes, Taylor -yes, Jones-yes, Skinner-yes.

The meeting adjourned at 8:30 PM.

**Jolene Munford,
Planning Secretary**