

DANIEL PLANNING COMMISSION MEETING
Wasatch County Services Building, Conference Room B
55 S 500 E, Heber City, UT
Wednesday, July 15, 2026, at 7:00 PM

Quorum Present: Chair Gary Weight, Vice Chair Byron Horner, Commissioners Heber Taylor, Scott Long, Pam Skinner.

Commissioners Excused: T.J. McGeean, Tim Jones.

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

Members of the Public Present: Drew Reilly, Ashley Reilly, Jake Davis, Justin Davis.

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

1. Public Comment:

Public comment was opened for items not on the agenda. There were no public comments.

2. Summary of Daniel Town Council Meeting for July 6, 2026:

Chair Gary Weight read the summary of the Daniel Town Council meeting held on July 6, 2026.

3. Business License Applications:

a. Davis Concrete Enterprises: Justin Davis addressed the Commission, explaining that Davis Concrete Enterprises has been in business for over 30 years. His father owned the business prior to Mr. Davis purchasing it a few years ago. Mr. Davis stated he was unsure why the business had never held a Daniel Town business license, though it has consistently maintained one with Wasatch County. The property is used to store forms, trailers, and crane trucks when not on job sites, and occasional maintenance is performed on-site.

b. Old West Waste Solutions: Mr. Davis explained this is a trash removal business. Bins and dumpsters not currently deployed on job sites (typically 2 to 3 or more depending on market demand) are stored on this property alongside a few trucks.

c. Enviro-Crete: Mr. Davis explained that his son, Jake, started this concrete washout business a few years ago. The company stores metal washout bins on the property when they are returned from job sites to be emptied.

Commission Discussion:

Vice Chair Horner inquired whether access to the property is strictly via Highway 40, questioning whether commercial vehicles ever access the site through the residential area on Little Sweden Road or store trucks there. Mr. Davis acknowledged occasionally parking trucks on the Little Sweden property but noted he is seeking additional commercial property to relocate them, having spoken with Brian Myers regarding recently rezoned commercial land. Mr. Davis also expressed a future desire to replace the residential house on Little Sweden Road; the Commission advised him to consult with them before beginning any such project. Vice Chair Horner instructed Mr. Davis not to use Little Sweden Road for commercial access.

Commissioner Skinner asked how many dumpsters are on site. Mr. Davis said 2 or 3, but there could be more if the economy is not doing well, or they are not needed on job sites. He has 70 on job sites but would find other spots for them if needed.

Motion: Commissioner Taylor moved to recommend that the Town Council approve the business licenses for Davis Concrete Enterprises, Old West Waste Solutions, and Enviro-Crete. Commissioner Skinner seconded the motion.

Vote: Skinner – Yes, Taylor – Yes, Long – Yes, Horner – Yes. Motion carried.

4. Set Public Hearing (Barton Accessory Structure):

The application for the Barton accessory structure (located at 1527 E Little Sweden Rd) requires a public hearing because the proposed structure exceeds 1,500 sq. ft.

Motion: Vice Chair Horner moved to set a Public Hearing for the Barton accessory structure application for August 19, 2026, during the regular Planning Commission meeting. Commissioner Skinner seconded the motion.

Vote: Skinner – Yes, Taylor – Yes, Long – Yes, Horner – Yes. Motion carried.

5. Daniel Municipal Code Changes:

Chair Weight explained that the Town Council requested the Planning Commission review potential municipal code changes. The Commission discussed identifying problematic, frequently violated, or heavily complained-about codes, including conditional use permits across all zones and enforcement of non-compliance.

To gather community input, the Commission discussed holding a public Town Hall meeting prior to drafting changes. Vice Chair Horner suggested narrowing the Town Hall focus to 3–4 key topics, such as land use preferences across town zones. Chair Weight commented that the Planning Commission should look at conditional uses for all the zones.

Motion: Vice Chair Horner moved to recommend that the Town Council schedule a Town Hall meeting for late August 2026 and schedule a formal Public Hearing for Daniel Municipal Code changes on September 16, 2026. Commissioner Taylor seconded the motion.

Discussion on Motion: Commissioner Skinner asked about the necessity of another Town Hall meeting given a past meeting held by the Town. Vice Chair Horner clarified that the previous Town Hall focused solely on non-conforming lots, whereas this session would cover broader land use, zoning, and code changes.

Vote: Skinner – No, Taylor – Yes, Long – Yes, Horner – Yes. Motion carried.

6. General Plan and Annexation Map:

The Commission reviewed the 20-year General Plan annexation map with Planning Director Eric Bunker. Director Bunker noted that any potential future expansion area must be included on the map. Chair Weight noted that portions of the proposed area include wildlife management land that is unlikely to ever be annexed. Commissioner Long inquired whether annexed land could later be attached to a different municipality; Director Bunker clarified that while petitions are possible, they are rarely granted.

Vice Chair Horner suggested extending the proposed annexation line to the southern border of the Cattlemen Association on the east, extending west to Highway 189. Commissioner Skinner suggested extending north to Midway Lane and west to the river, covering adjacent Wasatch County parcels. Director Bunker recommended placing all property contiguous to the Town of Daniel on the map for potential annexation. The Commission concurred.

Planning Director Bunker noted that the Town met with the trails committee regarding potential municipal trails and confirmed that the town's fire line map was adopted and submitted to the Fire Marshal.

7. Planning Director Report June 2026:

Commissioner Skinner noted complaints regarding a mobile home moving into East Daniel on 3000 S. It was clarified that Heber Taylor owns the structure and intends to obtain a building permit to remodel and move it to a new location.

8. Approval of Minutes:

Motion: Commissioner Long moved to approve the minutes of the June 17, 2026, meeting as written. Commissioner Skinner seconded the motion.

Vote: Skinner – Yes, Taylor – Yes, Long – Yes, Horner – Yes. Motion carried.

9. Training:

Director Bunker presented the Commission with educational materials for ongoing training.

10. Adjournment:

Motion: Vice Chair Horner moved to adjourn the meeting. Commissioner Taylor seconded the motion.

The meeting adjourned at 8:12 PM.

Jolene Munford
Planning Secretary