Daniel Town Council Meeting

Monday, October 5, 2026, at 6:00 PM
Wasatch County Services Building, Conference Room B
55 South 500 East Heber City, Utah

1. Pledge of Allegiance led by Eric Bennett
2. Public Comment (please limit to 2 minutes per person)
3. Planning Commission Summary of September 16, 2026
4. Public Hearing: Consideration of Code Enforcement Ordinance
5. Possible action on DO 2026-10-05
6. DR 2026-10-05: Resolution Acknowledging and Implementing the Final Court Ruling Concerning the Storm Haven Subdivision
7. Council Reports
8. Planner Report/Update
9. Storm Haven and Daniel Water System Report/Update
10. Recorder's Office: Warrants approval, 1st quarter budget update, announcements
11. Approval of Minutes for September 14, 2026 Town Council Meeting and September 18, 2026 Town Council Special Meeting
12. Possible Closed Session as permitted by UCA 52-4-205
13. Adjourn

Daniel Planning Commission Summary 9/23/2026

The Daniel Planning Commission heard public comments on proposed changes to the P-160 Preservation Zone, recommended removing certain conditional uses, and discussed the general plan, future code changes, and conditional use requirements.

- **P-160 Preservation Zone:** Several residents supported removing mining and quarrying, citing concerns about water, environmental protection, erosion, and impacts on neighboring homes. Attorney Nate Mitchell, who was asked to come speak on behalf of Daniel residents, warned that state protections could make established gravel operations difficult to regulate or limit. Drew Riley disputed aspects of that interpretation and urged the town to provide landowners with alternative development options. **The commission unanimously recommended that the Town Council remove mining, quarrying, crude petroleum, and natural gas as conditional uses, along with related application and review requirements.**
- **October public hearing:** The commission voted unanimously to schedule a hearing for **October 21, 2026**, on proposed town code changes involving code enforcement, public notice requirements, the RA-5 zone, and Title 3.
- **General plan and annexation:** Members discussed whether the proposed annexation area should extend broadly into contiguous county land. Some favored keeping future options open for revenue, water resources, and development. Chair Gary Weight expressed concern about preserving Daniel's character. Planner Eric Bunker said the draft would receive further revisions and public review at an open house, with zoning and wildland interface maps requested for inclusion.
- **Planner Report for August 2026**: In answer to a question, Planner Bunker explained that with agricultural building inspections, the owners must request a final inspection. The inspector checks completion, setbacks, and compliance with the submitted site plan.
- **Training:** Members reviewed public hearing notice requirements and state limits on conditional use decisions. Discussion emphasized supporting permit conditions with evidence, documenting reasons for decisions, and following legislative changes.

The meeting concluded at 8:06 pm

Jolene Munford

Planning Secretary

Town of Daniel

FOUNDED 1898/ INCORPORATED 2006

3500 S Hwy 40 Ste A #2
Daniel, UT 84032
435-654-5062

September 21, 2026

PUBLIC NOTICE OF PUBLIC HEARING

Consideration of Code Enforcement Ordinance

The Town of Daniel hereby gives notice that a public hearing will be held during the Daniel Town Council meeting on **Monday, October 5, 2026**, at 6:00 p.m. The purpose of the public hearing is to receive public comment regarding the proposed adoption of a code enforcement ordinance.

The hearing will be held at the Wasatch County Services Building, 55 South 500 East, Conference Room B, Heber City, UT, during the regularly scheduled Town Council meeting. This is an open meeting in which you will have the opportunity to voice concerns or ask questions about the proposed ordinance.

A summary of the ordinance reads as follows:

"The ordinance enacts Title 9, a unified Code Enforcement and Community Preservation Program for Daniel Town. It brings the Town's enforcement procedures into one title to promote voluntary compliance, consistent notice and investigation, fair hearings when required, and appropriate remedies and cost recovery. The ordinance is intended to preserve other enforcement authority available under Town Code or Utah law, includes a severability clause, and directs the Mayor and staff to complete the steps needed for it to take effect and be posted to the Town's website."

If you cannot attend the meeting but would still like your comments to be included as part of the record of the hearing, please send your written comments by email to clerk@danielutah.gov or mail them to the above address.

Sincerely,

Megan Goodrich
Daniel Town Clerk/Recorder

ORDINANCE NO. _____ DATE: _____

AN ORDINANCE ADOPTING CODE ENFORCEMENT AND COMMUNITY PRESERVATION PROGRAM

WHEREAS, Utah Code Annotated §§ 10-3-701 et seq. and other applicable provisions of Utah law authorize municipalities to adopt ordinances to protect the public health, safety, and welfare and to provide for the enforcement of municipal ordinances; and

WHEREAS, the Town has adopted numerous ordinances governing land use, public nuisances, business licensing, building and safety regulations, public ways, and other matters affecting the health, safety, and welfare of its residents; and

WHEREAS, the Town Council finds that the efficient, fair, and consistent enforcement of the Town Code is essential to maintaining safe neighborhoods, protecting property values, preserving the public peace, and ensuring compliance with duly enacted municipal regulations; and

WHEREAS, the Town Council further finds that the Town's existing code enforcement provisions are dispersed throughout various titles of the Town Code, resulting in inconsistent procedures and unnecessary administrative complexity; and

WHEREAS, the Town Council finds that adopting a unified Code Enforcement Title will establish consistent procedures for investigating alleged violations, providing notice, encouraging voluntary compliance, issuing administrative citations, pursuing civil and criminal remedies where authorized, conducting hearings when required, and recovering enforcement costs as permitted by law; and

WHEREAS, the Town Council recognizes that voluntary compliance is the preferred method of achieving compliance with the Town Code whenever reasonably possible and that formal enforcement actions should be undertaken in a fair, impartial, and consistent manner when voluntary compliance cannot be achieved; and

WHEREAS, the Town Council further finds that the adoption of standardized enforcement procedures will promote due process, improve administrative efficiency, provide greater clarity to property owners, residents, businesses, and Town staff, and ensure that similarly situated persons are treated consistently; and

WHEREAS, the Town Council intends that the Code Enforcement Title supplement, and not diminish, any enforcement authority, remedy, or procedure otherwise provided by Utah law or other provisions of the Town Code, unless expressly stated therein; and

WHEREAS, the Town Council has determined that adopting a comprehensive Code Enforcement Title serves the public interest and promotes the health, safety, and general welfare of the Town and its residents.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Daniel Town Council:

1. Enactment: Title 9 Code Enforcement and Community Preservation Program is enacted.

2. Severability: If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this ordinance, or specific application of this ordinance, shall be severed from the remainder, which shall continue in full force and effect.

2. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

3. Effective Date: This ordinance shall become effective immediately upon its posting.

ADOPTED AND APPROVED at a duly called meeting of the Daniel Town Council on this _____day of _____ 20___.

TOWN OF DANIEL

By: _____
Scott Kohler, Mayor

ATTEST

_____
Clerk

Town Council Vote as Recorded:

Councilmember Walton voting	_____
Councilmember Bennet voting	_____
Councilmember Grady voting	_____
Councilmember Rose voting	_____
Mayor Kohler voting	_____

(Complete as Applicable)
Date ordinance summary was posted to the Town of Daniel website, the Utah Public Notice website, and in a public place within the Town of Daniel per Utah Code §10-3-711: _____
Effective date of ordinance: _____

SUMMARY OF
DANIEL TOWN ORDINANCE
DO 2026-_____

On _____, 20___, the Daniel Town Council enacted DO 2026-_____ enacting Title 9.

TOWN OF DANIEL

By: _____
Scott Kohler, Mayor

ATTEST

_____
Clerk

Town Council Vote as Recorded:

Councilmember Walton voting	_____
Councilmember Bennet voting	_____
Councilmember Grady voting	_____
Councilmember Rose voting	_____
Mayor Kohler voting	_____

A complete copy of DO 2026-_____ is available in the office of the Town Clerk, 3500 S Highway 40 Unit A #102, Heber Utah 84032.

Code Enforcement and Community Preservation Program

9.01.010 Short Title

This Title shall be known as the "Code Enforcement and Community Preservation Program."

9.01.020 Authority

The Town promulgates this Code pursuant to Utah Code Ann. §§ 10-3-702- 703.7; 10-3-716; 10-8-60; 10-11-1, et seq.; and 76-10-801, et seq.

9.01.030 Declaration of Purpose

The Town finds enforcement of its Code and applicable state codes throughout the municipality to be an important public service. Code enforcement and abatement are vital to the protection of the public's health, safety, and quality of life. The Council recognizes that comprehensive code enforcement starts with the drafting of precise regulations that can be effectively applied in administrative code enforcement hearings and judicial proceedings that use a combination of judicial and administrative remedies to achieve fair and equitable compliance, and which address the failure to comply through judicial action.

9.01.040 Scope

The provisions of this Title may be applied to any violation of the Town Code as an additional remedy to achieve compliance.

9.01.050 Existing Ordinances and Laws Continued

The provisions of this Title do not invalidate any other title or ordinance but shall be read in conjunction with the title or ordinance as an additional enforcement remedy and with any other applicable laws. If there is a conflict between this Title and another provision of the Town Code, this Title shall control.

9.01.060 Civil and Criminal Prosecution Right

The Town has sole discretion in deciding whether to file a civil or criminal case or both for the violation of any of its ordinances. The enactment of the administrative remedies in this Title shall not interfere with the Town's right to prosecute ordinance violations as criminal offenses in a court of law. The Town may use any of the remedies available under the law in both civil and criminal prosecution. If the Town decides to file both civil and criminal charges for the same day of violation, no civil penalties may be assessed, but all other remedies will be available. The Town may at its discretion proceed with a civil enforcement action under this Title in district court without first holding an administrative hearing or exhausting other administrative remedies.

9.01.070 Effect of Headings

Title, chapter, part and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of any title, chapter, part, or section hereof.

9.01.080 Validity of Title - Severability
If any provision of this Title is held to be invalid or unconstitutional by a court of competent jurisdiction, the decision of invalidity or unconstitutionality shall not affect the other provisions of this Title which can be given effect without the invalid or unconstitutional provision.

9.01.090 No Mandatory Duty - Civil Liability
It is the intent of the Council that in establishing performance standards or an obligation to act by the Town prosecutor, officer, employee, or designee, the standards or obligation shall not be construed to create a mandatory duty for purposes of tort liability if the officer, employee, or designee fails to perform his or her directed performance standards or obligation to act.

9.01.100 General Rules of Interpretation of Ordinances
For purposes of this Title:
Any gender includes the other gender(s).
"Shall" is mandatory; "may" is permissive.
The singular number includes the plural.
Any word or phrase used in this Title, and not specifically defined, shall be construed according to the context and approved usage of the language.

9.01.110 Definitions Applicable to Title Generally
The following words and phrases, as used in this Title, shall be construed as defined in this section, unless the context or subject matter requires a different meaning as specifically defined elsewhere in this Title and specifically stated to apply:

"Abate" or "Abatement" means any action the Town may take on public or private property and any adjacent property as may be necessary to remove or alleviate a violation, including demolition, removal, destruction, recycling, junking, landfilling, eviction of persons, repair, boarding, or securing property.

"Council" means the Town Council.

"Code Enforcement Lien" means a lien recorded to collect outstanding civil penalties, administrative fees, or costs.

"Code Enforcement Performance Bond" means a bond posted by a responsible person to ensure compliance with the Town Code, applicable state titles, a judicial action, or an administrative code enforcement order.

"County" means Wasatch County, Utah.

"Hazardous Materials" means the same as that term is defined in Utah Code Section 10-11-1.

"Imminent Life Safety Hazard" means any condition that creates a present, extreme, or immediate danger to life, property, health, or public safety.

"Notice of Compliance" means a document issued by the Town, representing that the violations outlined in the notice of violation have been remedied and the property is in compliance with applicable codes.

"Notice of Satisfaction" means a document or form approved by the Town or designee, which states that all outstanding civil penalties and costs have been paid in full, negotiated to an agreed amount, or resolved by a subsequent administrative or judicial decision. The property shall also be in compliance with the requirements of the notice of violation.

"Notice of Violation" means a written notice prepared by an enforcement official that informs a responsible person of any code violation and orders the person to take certain actions to correct the violation.

"Person" means any natural person, firm, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, sergeant, officer, or employee of any of them, or any other entity that is recognized by law as the subject of rights or duties.

"Property Owner" means the record owner of real property based on the county assessor's records.

"Public Nuisance" means any condition caused, maintained, or permitted to exist that constitutes a threat to the public's health, safety, and welfare or that significantly obstructs, injures, or interferes with the reasonable or quiet use of property in a neighborhood, community, or by a considerable number of persons. A public nuisance also has the same meaning as set forth in the Utah statute.

"Responsible Person" means a person who has charge, care, or control of any premises, dwelling, or dwelling unit as the legal or equitable owner, agent of the owner, lessee, or as an executor, administrator, trustee, or guardian of the estate of the owner. In all cases, the person with legal title to any premises, dwelling, or dwelling unit shall be considered a responsible person, with or without accompanying actual possession thereof.

9.01.120 Acts Include Causing, Aiding and Abetting

If any act or omission is made unlawful in this Title, it shall include causing, permitting, aiding, or abetting the act or omission.

9.01.200 Part 2 - Service Requirements

9.01.210 Service of Process

If service in person or by mail is required to be given under this Title, service shall be made in accordance with Utah Code Ann. § 10-11-2 unless another form of service is required by law.

If service complies with the requirements of this Part, it shall be considered to be a valid service even if a party claims not to have received the service and it shall not affect the validity of any proceedings taken under this Title. The failure to serve all responsible persons shall not affect the validity of any proceedings.

9.01.220 Construction Notice of Recorded Documents

If a document is recorded with the County Recorder as authorized or required by this Title or applicable state statute, recordation shall provide constructive notice of the information contained in the recorded documents.

9.01.300 Part 3 - General Authority and Offenses

9.01.310 General Enforcement Authority

If the Town or designated enforcement official finds that a violation of the Town Code or applicable state code has occurred or continues to exist, the enforcement procedures may be used as provided in this Title. The Town or any designated enforcement official has the authority and power necessary to enforce compliance with the provisions of the Town Code and applicable state code provisions, including issuing notices of violation or administrative citations, inspecting public or private property, abating public and private property, or using other judicial and administrative remedies available pursuant to the Town Code or state statute. The Town may elect to proceed with an action in District Court without first exhausting administrative remedies.

Chapter 9.04 Administrative Code Enforcement Procedures

9.04.010 Notice of Violation

1. If the Town or any designated enforcement official determines that a violation of the Town Code or applicable state codes has occurred or continues to exist, the Town or enforcement official may issue a notice of violation to a responsible person. The notice of violation shall include the following information and shall comply with Utah Code § 10-11-2 or the applicable successor statute(s):

a. Name of the property owner of record according to the records of the County Recorder;
b. Street address of violation;
c. Nature and results of the examination and investigation conducted;
d. Date and approximate time the violation was observed;
e. All code sections violated and descriptions of the condition of the property that violates the applicable codes;
f. A statement explaining the type of remedial action required to permanently correct outstanding violations, which may include corrections, repairs, demolition, removal, eradication, destruction, or other appropriate action;
g. A specific date for the responsible party to correct the violations listed in the notice of violation or appeal the notice of violation, which date shall be at least fifteen days from the date of service unless the Town determines that the violation requires emergency abatement.
h. Explanation of the consequences if the responsible person fails to comply with the terms and deadlines as prescribed in the notice of violation, which may include criminal prosecution; civil penalties; revocation of permits; recordation of the notice

of violation; withholding of future municipal permits; abatement of the violation by the Town and re-payment to the Town for the costs of the abatement; other costs incurred by the Town; administrative fees; and any other legal remedies;
i. Civil penalties shall begin to accrue immediately on expiration of the date to correct violations;
j. The amount of the civil penalty on each violation and that the penalty shall accrue daily until the property is brought into compliance;
k. Only one notice of violation is required for any 12-month period, and civil penalties begin immediately upon any subsequent violation of the notice. The responsible person may request a hearing on the renewed violation by following the same procedure as provided for the original notice;
l. Procedures to appeal the notice and request a hearing, including the amount of the appeal fee, as provided in the adopted fee schedule and consequences for failure to request one, including that failure to appeal waives all defenses to the notice of violation and the Town, or designee, may order the abatement of the property without a subsequent hearing or order; and
m. Procedures to request an inspection after the violation has been abated.
n. The notice of violation shall be served as required by this Title.

2. More than one notice of violation may be issued against the same responsible person if it encompasses different dates, or different violations.

9.04.020 Failure to Bring Property into Compliance
If a responsible person fails to bring a violation into compliance within the compliance period specified in the notice of violation:

1. Civil penalties shall be owed to the Town for each and every subsequent day of violation;
2. If the responsible person does not request a hearing on the notice of violation within the required period specified in the notice of violation, the Town may:
a. schedule the abatement of violations on the property specified in the notice of violation;
b. schedule a default hearing with the Administrative Law Judge; or
c. bring an enforcement and abatement action in the district court.
d. Failure to comply with the notice of violation is a Class C misdemeanor.

9.04.030 Inspections
It shall be the duty of the responsible person served with a notice of violation to request in writing an inspection when the responsible person's property has been brought into compliance. It is prima facie evidence that the violation remains on the property if no inspection is requested. Civil penalties accumulate daily until the property has been inspected and a notice of compliance is issued. Re-inspection fees shall be assessed if more than one inspection is necessary.

9.04.040 - Emergency Abatement
Whenever the Town determines that an imminent life safety hazard exists that requires immediate correction or elimination, the Town may exercise the following powers without prior notice to the responsible person:

1. Order the immediate vacation of any tenants, and prohibit occupancy or entry until all repairs are completed, provided that an order prohibiting entry shall specify how entry is to be made to mitigate damage, complete repairs, retrieve personal property, or for any other purpose, if any, during the abatement process;

2. Post the premises as unsafe, substandard, or dangerous;

3. Board, fence, or secure the building or site;

4. Raze, grade, and remove that portion of the building or site to prevent further collapse or any hazard to the general public;

5. Make any minimal emergency repairs as necessary to eliminate any imminent life safety hazard; or

6. Take any other action appropriate to eliminate the emergency.

7. The Town and its agents have the authority for good cause to enter the property without a search warrant or court order to accomplish the above listed acts to abate the safety hazard.

8. The responsible person shall be liable for all costs associated with the abatement of the life safety hazard. Costs may be recovered pursuant to this Title.

9.04.050 Procedures

The Town shall pursue only the minimum level of correction or abatement as necessary to eliminate the immediacy of the hazard. Costs incurred by the Town during the emergency abatement process shall be assessed and recovered against the responsible person through the procedures provided in this Title.
The Town may also pursue any other valid and legal administrative or judicial remedy to abate any remaining violations.

9.04.060 Notice of Emergency Abatement

After an emergency abatement, the Town shall notify the owner or responsible person of the abatement action taken in writing. This notice shall be served within ten days of completion of the abatement and will describe in reasonable detail the abatement actions taken.

9.04.400 Part 4 - Abatement of Hazardous Materials

9.04.410 Authority

If the Town determines that a structure has been closed to occupancy or entry by a local health department due to contamination from hazardous materials, the Town may appoint a municipal

inspector for the purpose of implementing and complying with the provisions of Utah Code § 10-11-1. The Town may authorize abatement of the interior of the structure to eliminate or remove hazardous materials within a structure that has been closed to occupancy or entry by a local health department or fire department.

9.04.420 Notice of Hazardous Material Abatement

1. If the Town or any designated enforcement official determines that a structure has been closed by the local health department or fire department for hazardous materials, the Town or enforcement official will issue a notice of hazardous material abatement to a responsible person.
2. The notice of hazardous material abatement shall include the following information and shall comply with Utah Code § 10-11-2 or the applicable successor statute:
    a. Name of the property owner of record according to the records of the County Recorder;
    b. Street address of violation;
    c. Nature and results of the examination and investigation conducted;
    d. Date and approximate time the violation was observed;
    e. All code sections violated and descriptions of the condition of the property that violates the applicable codes;
    f. A statement explaining the type of remedial action required to permanently correct outstanding violations, which may include corrections, repairs, demolition, removal, eradication, destruction, or other appropriate action;
    g. A specific date for the responsible party to correct the violations listed in the notice of hazardous material abatement or appeal the notice of hazardous material abatement, which date shall be at least 180 days from the date of service;
    h. Explanation of the consequences if the responsible person fails to comply with the terms and deadlines as prescribed in the notice of violation, which may include criminal prosecution; civil penalties; revocation of permits; recordation of the notice of violation; withholding of future municipal permits; abatement of the violation by the Town and re-payment to the Town for the costs of the abatement; other costs incurred by the Town; administrative fees; and any other legal remedies;
    i. Civil penalties shall begin to accrue immediately on expiration of the date to correct violations or the appeal and administrative proceeding process is completed;
    j. The amount of the civil penalty on each violation and that the penalty shall accrue daily until the property is brought into compliance;
    k. Procedures to appeal the notice and request a hearing, including the amount of the appeal fee, as provided in the adopted fee schedule, and consequences for failure to request one, including that failure to appeal waives all defenses to the notice of hazardous material abatement and the Town, or designee, may order the abatement of the property without a subsequent hearing or order; and
    l. Procedures to request an inspection after the violation has been abated.

3. The notice of hazardous material abatement shall be served by one of the methods of service described in this Title.

9.04.430 Certified Decontamination Specialist

A responsible person, owner, or occupant must use a certified decontamination specialist to abate hazardous materials as described in Utah Code § 19-6-906.

9.04.440 Restricting Access

The Town may issue an order limiting or restricting access to a structure and the real property appurtenant to the structure while the municipal inspector or a certified decontamination specialist destroys, removes, or abates hazardous materials within the structure.

9.04.450 Authority

If the Town determines that a property or building requires demolition, the Town may demolish or remove the offending structure, or exercise any or all of the powers listed in this Title once appropriate notice has been given to a responsible person pursuant to the Uniform Abatement of Dangerous Buildings Code or Uniform Fire Codes as required under state law, provided that the notice shall include a written description of the Town's findings, explaining the need for the demolition and citations to the applicable ordinances or laws authorizing the demolition. The responsible person shall be liable for all costs associated with the demolition. Costs may be recovered pursuant to this Title.

9.04.460 Procedures

Once the Town has determined that the Town Chief Building Official or the Fire Department has complied with all of the notice requirements of the applicable laws, the property will be demolished. Other applicable remedies may also be pursued.

9.04.500 Part 5 - Appeal and Hearing Procedures

9.04.510 Declaration Of Purpose

The Council finds that there is a need to establish uniform procedures for administrative code enforcement hearings conducted pursuant to the Town Code. It is the purpose and intent of the Council to afford due process of law to any person who is directly affected by an enforcement action. Due process of law includes notice, an opportunity to participate in the enforcement hearing, and an explanation of the reasons justifying the action. These procedures are also intended to establish a forum to efficiently, expeditiously, and fairly resolve issues raised in any administrative code enforcement action.

9.04.520 Authority and Scope of Hearings

The Administrative Law Judge or District Court shall preside over hearings of the Town Code violations. The Administrative Law Judge shall develop policies and procedures to regulate the hearing process for any violation of the Town Code and applicable state codes that are handled pursuant to the administrative abatement procedures, emergency abatement procedures, demolition procedures, or administrative citation procedures. If there is a conflict between the appeal procedures in this Title and the appeal procedures in another code incorporated by the Town, this Title shall control.

9.04.530 Appeal and Request for Administrative Code Enforcement Hearing

1. A person served with one of the following documents or notices has the right to appeal by requesting a code enforcement hearing, if the request is filed within 15 calendar days from the date of service of one of the following notices:

a. Notice of violation;
b. Notice of itemized bill for costs; or
c. Notice of emergency abatement;

2. A person served with a notice of hazardous material abatement shall have the right to appeal by requesting an administrative code enforcement hearing, if the request is filed within 180 calendar days from the date of service.

3. The request for hearing shall be made in writing and filed with the Town or as otherwise indicated in the notice of violation. The request shall contain the following:
a. the case number,
b. the address of the violation,
c. a statement of the legal and factual basis supporting the overturning the notice of violation; and
d. the signature of the responsible person.

4. The request for hearing shall be accompanied by payment of the appeal fee, the amount of which shall be provided in the Town Fee Schedule.

5. Failure to provide all the information required and payment of the appeal fee may result in the dismissal of the appeal without a hearing.

6. As soon as practicable after receiving the written notice of the request for hearing, the Town shall schedule a date, time, and place for the hearing with the Administrative Law Judge and serve a Notice of Hearing on the responsible person, or notify the responsible person that the appeal has been referred to the District Court.

7. If an appeal is referred to the District Court, the party shall have 30 days from the service of the notice of referral to file the appeal with District Court.

8. Failure to request a hearing as provided shall constitute a waiver of the right to a hearing and a waiver of the right to appeal the action.

9.04.540 Hearings and Orders

If the responsible person fails to request a hearing before the expiration of the 15 calendar day required deadline, the Town may:
1. Schedule the abatement of the property and serve a notice of abatement on the responsible party.
2. Request a default hearing, with the Administrative Law Judge or District Court and notify the responsible person of the date, time, and place of the hearing by serving the notice as set forth in this title.
3. A default hearing may be scheduled for all cases that have outstanding or unpaid civil penalties, fines, fees, and/or costs due to the Town before collection.

4. At any hearing, the responsible person shall have the opportunity to present evidence to show that good cause exists, as defined in this Title, to do one or more of the following in addition to any other rights afforded under other provisions of the Town Code or applicable law:

1. Waive or reduce the fines which have accumulated;
2. Postpone an abatement action by the Town; or
3. Excuse the responsible person's failure to request a hearing within the 15-day period.

If the responsible person fails to establish good cause to take one or more of the actions set forth in paragraph (4), the Administrative Law Judge or District Court shall review the notice of violation and any other relevant information included in the case file. The Administrative Law Judge and District Court shall not accept any other evidence. If the evidence shows that the violations existed, the Administrative Law Judge or District Court shall enter an order requiring abatement of the violations, and the payment of all fines and fees.
Fines shall run until the Town or other duly authorized representative of the Town issues a Notice of Compliance stating when the violations were actually abated.

9.04.550 Notification of Administrative Code Enforcement Hearing
The Administrative Law Judge or the Town shall provide written notice of the day, time, and place of the hearing to a responsible person as soon as practicable prior to the date of the hearing, with the format and contents of the hearing provided in accordance with rules and policies promulgated by the Administrative Law Judge.

9.04.560 Powers of the Administrative Law Judge
The Administrative Law Judge has the authority to conduct an adjudicative proceeding, determine if any violation of the Town Code exists, order compliance with the Town Code, and enforce compliance as provided in this Title on any matter subject to the provisions of this Title. The Administrative Law Judge may compel the attendance of a witness and production of a document or other evidence, administer an oath, take testimony, and receive evidence as necessary.

The Administrative Law Judge may continue a hearing based on good cause shown by one of the parties to the hearing. The Administrative Law Judge must enter on the record the good cause on which a continuance is granted.

The Administrative Law Judge, at the request of any party to the hearing, may sign subpoenas for witnesses, documents, and other evidence. All costs related to the subpoena, including witness and mileage fees, shall be borne by the party requesting the subpoena. The Administrative Law Judge shall develop policies and procedures relating to the issuance of subpoenas in administrative code enforcement hearings, including the form of the subpoena and related costs.

The Administrative Law Judge has continuing jurisdiction over the subject matter of an administrative code enforcement hearing for the purposes of granting a continuance; ordering compliance by issuing an administrative code enforcement order using any remedies available

under the law; ensuring compliance with that order, which includes the right to authorize the Town to enter and abate a violation; modifying an administrative code enforcement order; or, where extraordinary circumstances exist, granting a new hearing.

The Administrative Law Judge has the authority to require a responsible person to post a code enforcement performance bond to ensure compliance with an administrative code enforcement order.

9.04.570 Procedures at Administrative Code Enforcement Hearing

Administrative code enforcement hearings are intended to be informal. Formal rules of evidence and discovery do not apply; however, an informal exchange of discovery may be required. The request shall be in writing. Failure to request discovery may not be a basis for a continuance. Complainant information is protected and shall not be released unless the complainant is a witness at the hearing. The procedure and format of the administrative hearing shall follow the procedures promulgated by the Administrative Law Judge.

The Town bears the burden of proof at an administrative code enforcement hearing to establish the existence of a violation of the Town Code or applicable state codes.

The standard of proof to be used by the Administrative Law Judge in deciding the issues at an administrative hearing is whether the preponderance of the evidence shows that the violations exist.

Each party shall have the opportunity to cross-examine witnesses and present evidence in support of his or her case. A written declaration signed under penalty of perjury may be accepted in lieu of a personal appearance. Testimony may be given by telephone or other electronic means. The Administrative Law Judge may accept testimony offered by proffer. All hearings are open to the public, but public notice is not required. All hearings shall be recorded.

The recording may be audio or video. Hearings may be held at the location of the violation. The responsible person has a right to be represented by an attorney. If an attorney is representing the responsible person at the hearing, notice of the attorney's name, address, and telephone number shall be provided to the Town at least one day prior to the hearing. If notice is not given, the hearing may be continued at the Town's request, and all costs of the continuance assessed to the responsible person.

No new hearing shall be granted, unless the Administrative Law Judge determines that extraordinary circumstances exist which justify a new hearing.

9.04.580 Failure to Attend Administrative Code Enforcement Hearing

Any party whose property or actions are the subject of any administrative code enforcement hearing and who fails to appear at the hearing is considered to have waived the right to a hearing, and will result in a default judgment, provided that proper notice of the hearing has been provided.

9.04.590 Administrative Code Enforcement Order

Once all evidence and testimony are completed, the Administrative Law Judge shall issue, or cause the prevailing party to circulate, an administrative code enforcement order that affirms, modifies, or rejects the notice or citation. The Administrative Law Judge may increase or decrease the total amount of civil penalties and costs that are due pursuant to the Town's fee schedule and the procedures in this Title.

The parties may enter into a stipulated agreement, which must be signed by both parties. This agreement shall be entered as a stipulated administrative code enforcement order. Entry of this agreement shall constitute a waiver of the right to a hearing and the right to appeal.
The Administrative Law Judge may order the Town to enter the property and abate all violations, including demolitions and the removal of vehicles, garbage, animals, and other property kept in violation of the Town Code.

The Administrative Law Judge may revoke a kennel permit, an animal license, or the right to possess animals as provided in the Town Code.

As part of the administrative code enforcement order, the Administrative Law Judge may condition the total or partial assessment of civil penalties on the responsible person's ability to complete compliance by specified deadlines.

The Administrative Law Judge may schedule subsequent review hearings as may be necessary or as requested by a party to the hearing to ensure compliance with the administrative code enforcement order.

The Administrative Law Judge may order the responsible person to post a performance bond to ensure compliance with the order.

The administrative code enforcement order shall become final on the date of the signing of the order.

The administrative code enforcement order shall be served on all parties by any one of the methods listed in this Title.

9.04.595 Failure to Comply with Order

Upon the failure of the responsible person to comply with the terms and deadlines set forth in the administrative code enforcement order, the Town may abate the violation as provided in this Title and use all appropriate legal means to recover the civil penalties and administrative costs to obtain compliance.

9.04.600 Part 6 - Administrative Enforcement Appeals

9.04.610 Appeal of Administrative Code Enforcement Hearing Decision

Any person adversely affected by any administrative decision made pursuant to this Chapter may file a petition for review of the decision or order by the district court within 30 days after the decision is rendered.

No person may challenge in district court an administrative code enforcement hearing officer's decision until that person has exhausted his or her administrative remedies.

Within 120 days after submitting the petition, the party petitioning for appeal shall request a copy of the record of the proceedings, including transcripts of hearings when necessary. The Administrative Law Judge shall not submit copies of files or transcripts to the reviewing court until the party petitioning for appeal has paid all required costs, including the cost of a licensed court reporter transcribing all relevant recorded hearings. The petitioning party's failure to properly arrange for copies of the record, or to pay the full costs for the record, within 180 days after the petition for review was filed shall be grounds for dismissal of the petition.

If a transcript of a hearing cannot be prepared because the tape recording is incomplete or unintelligible, the district court may remand the matter to the Administrative Law Judge for a supplemental proceeding to complete the record. The district court may limit the scope of the supplemental proceeding to issues that, in the court's opinion, need to be clarified.
The district court's review is limited to the record of the administrative decision that is being appealed. The court shall not accept nor consider any evidence that is not part of the record of that decision.

The courts shall:

Presume that the administrative code enforcement hearing officer's decision and orders are valid; And Review the record to determine whether or not the decision was arbitrary, capricious, or illegal.

9.04.620 Civil Penalties Assessed
The Council shall establish policies to assist in the assessment of civil penalties for administrative citations.

Civil penalties shall be assessed immediately for each violation listed on the administrative citation. The penalties shall be those established in the Town's Fee Schedule.
Payment of the penalty shall not excuse the failure to correct the violations, nor shall it bar further enforcement action by the Town.

9.06.630 Declaration of Purpose
The Council finds that there is a need for alternative methods of enforcement for violations of the Town Code and applicable state codes that are found to exist on real property. The Council further finds that an appropriate method of enforcement for these types of violations is the issuance and recordation of notices of violation.
The procedures established in this Part shall be in addition to criminal, civil, or any other remedy

established by law that may be pursued to address the violation of The Town Code or applicable state codes.

9.06.640 Authority

Whenever the Town determines that a property or violation has not been brought into compliance as required in this Title, the Town has the authority, in its discretion, to record the notice of violation or administrative code enforcement order with the County Recorder's Office.

9.06.650 Procedures for Recordation

Once the Town has issued a notice of violation to a responsible person, and the property remains in violation after the deadline established in the notice of violation, and no request for an administrative hearing has been filed, the Town may record a notice of violation with the County Recorder's Office.

If an administrative hearing is held, and an order is issued in The Town's favor, the Town may record the administrative code enforcement order with the County Recorder's Office.

The recordation shall include the name of the property owner, the parcel number, the legal description of the parcel, and a copy of the notice of violation or order.
The recordation does not encumber the property but merely places future interested parties on notice of any continuing violation found upon the property.

9.06.660 Service of Notice of Recordation

A notice of the recordation shall be served on the responsible person and the property owner pursuant to any of the methods of service set forth in this Title.

9.06.670 Failure to Request

The failure of any person to file a request for an administrative code enforcement hearing when served with a notice of violation shall constitute a waiver of the right to an administrative hearing and shall not affect the validity of the recorded notice of violation.

9.06.680 Notice of Compliance - Procedures

When the violation has been corrected, the responsible person or property owner may request an inspection of the property from the Town. Upon receipt of a request for inspection, the Town shall re-inspect the property as soon as practicable to determine whether the violations listed in the notice of violation or the order have been corrected, and whether all necessary permits have been issued and final inspections have been performed.

The Town shall serve a notice of satisfaction to the responsible person or property owner as provided in this Title, if the Town determines that:

the violation listed in the recorded notice of violation or order has been corrected;
All necessary permits have been issued and finalized;
All civil penalties assessed against the property have been paid or satisfied; and
The party requesting the notice of satisfaction has paid all administrative fees and costs.

If the Town denies a request to issue a notice of satisfaction, upon request, the Town shall serve the responsible person with a written explanation setting forth the reasons for the denial. The written explanation shall be served by any of the methods of service listed in this Title.

9.06.690 Authority to Withhold Issuance of Municipal Permits

If a property is in violation, the Town may withhold business licenses; permits for kennels; or permits for any alteration, repair, or construction pertaining to any existing or new structures or signs on the property, or any permits pertaining to the use and development of the real property or the structure. The Town may withhold permits until a notice of satisfaction has been issued by the Town. The Town may not withhold permits that are necessary to obtain a notice of satisfaction or that are necessary to correct serious health and safety violations if the violator has otherwise satisfied the compliance standards. Nothing in this section shall be construed as prohibiting the Town from denying a permit if the application is insufficient or denial is otherwise warranted.

9.06.691 Cancellation of Recorded Notice of Violation

The Town or responsible person shall record the notice of satisfaction with the County Recorder's Office. Recordation of the notice of satisfaction shall cancel the recorded notice of violation.

9.06.692 Failure to Pay Penalties

The failure of any person to pay civil penalties assessed within the specified time may result in the Town pursuing any legal remedy to collect the civil penalties as provided in the law.

9.06.693 Recovery of Costs

If actual costs are incurred by the Town on a property to obtain compliance with provisions of the Town Code and applicable state codes, the Town may assess costs against the responsible person. Once a notice of violation has been issued, the property will be inspected one time. Any additional inspections shall be subject to re-inspection fees pursuant to the applicable Town fee schedule as adopted in the Town's annual budget.

9.06.694 Administrative Fees

The Town or the Administrative Law Judge is authorized to assess administrative fees for costs incurred in the administration of this program, such as investigation of violations, preparation for hearings, hearings, and the collection process. The fee assessed shall be the amount set in the applicable Town fee schedule.

9.06.500 Part 5 - Injunctions

9.06.510 Violations - Injunctions

In addition to any other remedy provided under the Town Code or state codes, including criminal prosecution or administrative remedies, any provision of the Town Code may be enforced by an injunction issued in the District Court upon a suit brought by the Town.
In any action for an injunction, the Town only needs to establish the existence of a violation for an injunction to issue.

9.06.600 Part 6 - Performance Bonds

9.06.610 Performance Bond

As part of any notice, order, or action, the Town or Administrative Law Judge has the authority to require responsible persons to post a performance bond to ensure compliance with The Town Code, applicable state codes, or any judicial action.

If the responsible person fails to comply with the notice, order, or action, the bond will be forfeited to The Town. The bond shall not be used to offset the other outstanding costs and fees associated with the case.

Chapter 9.08 Recover of Code Enforcement Penalties and Costs

9.08.110 Declaration of Purpose

The Council finds that recordation of code enforcement tax liens will assist in the collection of civil penalties, administrative costs, actual costs, and administrative fees assessed by the administrative code enforcement hearing program or judicial orders. The Council further finds that collection of civil penalties, costs, and fees assessed for code enforcement violations is important in deterring future violations and maintaining the integrity of The Town's code enforcement system.

The procedures established in this Part shall be used to complement existing administrative or judicial remedies that may be pursued to address violations of The Town Code or applicable state codes.

9.08.120 Procedures for Tax Liens Without a Judgement

Once The Town has abated a property, the Town shall prepare an Itemized Statement of Costs incurred in the removal and destruction of the violations and deliver them to the Town after completion of the work of removing the violations.

The Town shall send, by registered mail to the property owner's last known address, a copy of the Itemized Statement of Costs informing the property owner that a code enforcement tax lien is being recorded for the amount of actual costs of abatement. Payment shall be due within 30 calendar days from the date of mailing.

Upon receipt of the Itemized Statement of Costs, the Town, shall record a Code Enforcement Tax Lien against the property with the County Treasurer's office.

The failure of any person with a financial interest in the property to actually receive the notice of the lien shall not affect the validity of the lien or any proceedings taken to collect the outstanding costs of abatement.

9.08.130 Procedures for Tax Liens with A Judgement

Once a judgment has been obtained from the appropriate court assessing costs against the responsible person, the Town may record a code enforcement tax lien against any real property owned by the responsible person.

9.08.140 Cancellation of Code Enforcement Tax Lien

Once payment in full is received for the outstanding civil penalties and costs, or the amount is deemed satisfied pursuant to a subsequent administrative or judicial order, the Town shall either record a Notice of Satisfaction of Judgment, or provide the Responsible Person, property owner, or financial institution with the Notice of Satisfaction of Judgment so that it can record this notice with the county recorder's office. The notice of satisfaction of judgment shall include the same information as provided for in the original Code Enforcement Tax Lien. Such notice of satisfaction of judgment shall cancel the code enforcement tax lien.

9.08.150 Recovery of Costs by Writ of Execution

After obtaining a judgment, the Town may collect the obligation by using all available legal remedies. This may include the execution on personal property owned by the responsible person by filing a writ with the applicable court, garnishment of paychecks, financial accounts, and other income or financial assets by filing a writ with the applicable court.

9.08.160 Allocation of Civil Penalties

Civil penalties collected pursuant to this Part shall be deposited in the General Fund of The Town. Civil penalties deposited in this fund shall be appropriated and allocated in a manner determined by the Mayor and the Town Council. The Town Council shall establish accounting procedures to ensure proper account identification, credit, and collection.

Daniel Town Planning Report

Planner report 09 - 2026

Report for Planning and Zoning

Mark Haroldsen-2896 s Hwy 40. (development agreement issued, waiting on fire final)

Steiner- [redacted] Extended permit issued. (addition under construction)

Brett & Amy Lloyd-[redacted]. Addition to residence.

Derik and Jenn Gressman-[redacted] Residence building under construction

Jason Whaley-[redacted] New residence. (Under construction)

Jason Whaley-[redacted] Accessory Structure (under review and awaiting new site plan)

Jason Whaley- waterline installation permit issued (pending water shares)

Doug and Julie Wagstaff –[redacted] Remodel (permit issued)

Mitchell Rouse-[redacted] addition to residence (permit Issued)

Geneva Rock- Conditional use application for quarry (waiting more information request)

Brian Barton-[redacted] Res. Building (permit issued)

Brian Barton-[redacted] Accessory structure over 1500 sq.ft. (permit issued)

Scott Bassett-[redacted] Agricultural. Bldg. (permit issued)

Jeff Ritz-[redacted] 20-4409 Agricultural Barn. (permit Issued)

Dan Dearden [redacted] Agricultural building (permit issued)

Jamie Aguire-[redacted]. Accessory structure Bldg. (permit issued)

Alpine Devcon- Jaren Davis 3150 s Hwy 40 Concept for commercial development

Bob Probst-[redacted] Agricultural barn permit.

Boyd and Julie Clark-[redacted]. demolition permit and Manufactured home construction. (in review)

Tomas Huffaker-[redacted]. Roof tear off and replace. (Solar components)

Complaints/ legal actions:

Review of Geneva quarry permit

3000 s Mill rd. building moved on site without a permit.

Town of Daniel

September 2026 Warrants

Presented October 5, 2026

VENDOR:	REF:	AMOUNT:	
Nuso	office phone	$28.12	CC
Kyune Engineering	November 2026 rent	$700.00	
Jones and DeMille	engineering	$2,948.51	
Ace Rescue	IT	$643.50	
Adobe		$19.99	CC
Smith Hartvigsen	legal	$12,362.00	
Staples	printer ink	$44.02	CC
Staples	office supplies	$1.86	CC
Wasatch County Public Works	installed STOP sign	$159.62	
Zions Bank	safe deposit box	$35.00	CC
Utah Department of Commerce	building permit surcharge	$35.17	
eBay	laptop computer chargers	$26.34	CC
	TOTAL	**$17,004.13**	
PAYROLL:	Mayor Kohler	$1,600.00	
	Planner Eric Bunker	$2,800.00	
78.25 hrs@ $25/hour	Clerk/Recorder Megan Goodrich	$1,956.25	
hrs @ $25/hour	Deputy Clerk Merry Duggin		
34 hours @ $25/hour	Clerk Trainee Jolene Munford	$850.00	
Eric Bunker	43.50 Bluestake hours	$1,087.50	
Eric Bunker	2 Emergency Bluestake		
Eric Bunker	7.5 hours SOD/EOD reports	$187.50	
Eric Bunker	86 miles @ $.76	$65.36	
	Council member Walton		
	Council member Bennett	$51.50	
	Council member Grady	$51.50	
	Council member Rose	$51.50	
	TOTAL:	**$8,701.11**	
COMMISSION	Weight	$51.50	
	Skinner		
	Horner	$51.50	
	Jones		
	McGeean		
	Taylor	$51.50	
	Long		
TOTAL:		**$154.50**	

DANIEL MUNICIPAL WATER			
Century Link	Monthly data charge	$47.75	CC
Heber Light and Power		$250.21	
Chemtech-Ford	DBPs	$275.00	
Chemtech-Ford	Colilert AP	$64.00	
Xpress Bill Pay		$119.00	CC
Mountain Valley Construction	Southfield Waterline	$3,990.00	impact fees
Mountain Valley Construction	Southfield Waterline	$4,943.34	impact fees
Aqua Engineering	Ryan Taylor	$430.50	
Rural Water Association of Utah	membership dues	$640.00	
AE2S	I&C System Services	$518.50	
USPS	water supplies	$287.00	CC
	TOTAL:	**$11,565.30**	
PAYROLL			
Emilee Hilton	Salary	$560.00	
David Hilton	10.85 hours @ $25/hour	$271.25	
	mileage: 36.4 miles @ $.76	$27.66	
Eric Bunker - DDW/DEQ	2 hours @ $25/hour	$50.00	
Eric Bunker - Southfield waterline	4.5 hours @ $25/hour	$112.50	
Eric Bunker - Whaley waterline	2.5 hours @ $25/hour	$62.50	
	TOTAL:	**$1,083.91**	
	TOTAL DANIEL MUNICIPAL WATER:	**$12,649.21**	
STORM HAVEN WATER			
Heber Light and Power		$275.93	
Chemtech-Ford	lead and copper AP	$260.00	
Chemtech-Ford	Colilert AP	$64.00	
Xpress Bill Pay		$51.48	CC
Enbridge	gas service	$7.58	
Aqua Engineering	Ryan Taylor	$184.50	
USPS	water supplies	$123.00	CC
	TOTAL:	**$966.49**	
PAYROLL:			
Emilee Hilton	Salary	$250.00	
David Hilton	4.65 hours @ $25/hour	$116.25	
	mileage: 15.6 miles @ $.76	$11.85	
Eric Bunker - Twin Creeks coordination	3.5 hours @ $25/hour	$87.50	
Eric Bunker - lead and copper	3 hours @ $25/hour	$75.00	
TOTAL:		**$540.60**	
TOTAL STORM HAVEN:		**$1,507.09**	
GRAND TOTAL:		**$40,016.04**	

Town of Daniel
Operational Budget Report
10 General Fund - 07/01/2026 to 09/30/2026
25.00% of the fiscal year has expired

	Prior Year Actual	Current YTD	Amended Annual Budget	Percent Used
Change In Net Position				
Revenue:				
Taxes				
3110 Property taxes - current	62,969.99	99.24	56,000.00	0.18%
3120 Property taxes - prior years	225.13	1,644.04	3,000.00	54.80%
3130 General sales taxes	230,915.51	69,042.70	172,000.00	40.14%
3140 Eneregy tax revenue	35,424.00	8,434.49	30,000.00	28.11%
3141 Telecom tax revenue	3,319.81	943.05	3,000.00	31.44%
3170 Fee in lieu of property taxes	1,216.45	746.84	3,000.00	24.89%
Total Taxes	**334,070.89**	**80,910.36**	**267,000.00**	**30.30%**
Licenses and permits				
3210 Business licenses	4,240.00	1,320.00	2,500.00	52.80%
3221 Building permits	69,809.67	4,138.36	50,000.00	8.28%
Total Licenses and permits	**74,049.67**	**5,458.36**	**52,500.00**	**10.40%**
Intergovernmental revenue				
3356 Class C road allotment	126,113.06	0.00	100,000.00	0.00%
Total Intergovernmental revenue	**126,113.06**	**0.00**	**100,000.00**	**0.00%**
Interest				
3610 Interest earnings	74,507.18	14,048.50	40,000.00	35.12%
Total Interest	**74,507.18**	**14,048.50**	**40,000.00**	**35.12%**
Miscellaneous revenue				
3680 CC Convenience Fee	578.00	166.00	500.00	33.20%
3686 ARPA revenue	0.00	0.00	5,000.00	0.00%
3690 Miscellaneous revenue	4,036.08	150.00	0.00	0.00%
3803 Impact Fees - Transportation	2,496.00	0.00	5,000.00	0.00%
Total Miscellaneous revenue	**7,110.08**	**316.00**	**10,500.00**	**3.01%**
Contributions and transfers				
3990 Fund balance appropriated (budget use only)	0.00	0.00	88,200.00	0.00%
Total Contributions and transfers	**0.00**	**0.00**	**88,200.00**	**0.00%**
Total Revenue:	**615,850.88**	**100,733.22**	**558,200.00**	**18.05%**
Expenditures:				
Administrative				
4141.110 Admin Salaries & wages	96,856.39	22,425.02	100,000.00	22.43%
4141.130 Admin Payroll taxes	11,069.48	1,716.31	10,000.00	17.16%
4141.131 Admin Employee benefits	12,044.35	2,724.44	12,000.00	22.70%
4141.210 Admin Annual Dues	4,496.69	1,201.00	4,000.00	30.03%
4141.211 Admin Monthly/Quarterly Fees	2,501.96	739.98	4,000.00	18.50%
4141.212 Admin Taxes & licenses	652.44	0.00	0.00	0.00%
4141.220 Admin Advertising	13.88	0.00	500.00	0.00%
4141.230 Admin Travel	260.99	129.19	500.00	25.84%
4141.231 Admin Training	0.00	0.00	500.00	0.00%
4141.240 Admin Office supplies	5,631.03	154.38	5,000.00	3.09%
4141.241 Office Rental	9,700.00	1,400.00	8,400.00	16.67%
4141.280 Admin Utilities	780.61	56.24	400.00	14.06%
4141.310 Admin IT Services	10,014.77	1,287.00	9,000.00	14.30%
4141.311 Admin Legal	15,073.50	6,874.50	35,000.00	19.64%
4141.312 Admin Accounting/Auditing	200.00	0.00	5,000.00	0.00%
4141.313 Admin Engineering	60,676.06	3,435.00	60,000.00	5.73%
4141.440 Admin Supplies	659.46	0.00	0.00	0.00%
4141.510 Admin Insurance	10,644.18	15,075.01	12,000.00	125.63%
4141.550 Admin Bank charges	1,797.04	286.45	1,000.00	28.65%
4141.610 Admin Miscellaneous	5,375.66	0.00	500.00	0.00%
Total Administrative	**248,448.49**	**57,504.52**	**267,800.00**	**21.47%**
Highways				
4410.110 Public Works Salaries & wages	9,687.50	1,437.50	10,000.00	14.38%
4410.130 Public Works Payroll taxes	99.47	14.34	1,000.00	1.43%
4410.131 Public Works Employee Benefits	2,208.87	325.18	1,500.00	21.68%
4410.213 Public Works Blue stakes	367.26	0.00	750.00	0.00%
4410.250 Public Works Supplies, repairs & maintenance	437.97	221.29	1,000.00	22.13%
4410.251 Public Works Weed Chemicals	0.00	0.00	500.00	0.00%
4410.260 Public Works Snow Removal	6,991.64	0.00	40,000.00	0.00%
4410.313 Public Works Engineering	0.00	0.00	5,000.00	0.00%

Town of Daniel
Operational Budget Report
10 General Fund - 07/01/2026 to 09/30/2026
25.00% of the fiscal year has expired

	Prior Year Actual	Current YTD	Amended Annual Budget	Percent Used
4410.450 Public Works Impact fee expenditures	0.00	0.00	88,200.00	0.00%
4410.740 Public Works Road Projects	24,472.79	0.00	100,000.00	0.00%
Total Highways	**44,265.50**	**1,998.31**	**247,950.00**	**0.81%**
Transfers				
4851 Transfer to water fund	0.00	0.00	5,000.00	0.00%
4890 Budgeted increase in fund balance	0.00	0.00	37,450.00	0.00%
Total Transfers	**0.00**	**0.00**	**42,450.00**	**0.00%**
Total Expenditures:	**292,713.99**	**59,502.83**	**558,200.00**	**10.66%**
Total Change In Net Position	**323,136.89**	**41,230.39**	**0.00**	**0.00%**

Town of Daniel
Operational Budget Report
41 Capital Projects Fund - 07/01/2026 to 09/30/2026
25.00% of the fiscal year has expired

	Prior Year Actual	Current YTD	Amended Annual Budget	Percent Used
Change In Net Position				
Revenue:				
Interest				
3610 Interest earnings	16,942.03	2,839.42	0.00	0.00%
Total Interest	**16,942.03**	**2,839.42**	**0.00**	**0.00%**
Total Revenue:	**16,942.03**	**2,839.42**	**0.00**	**0.00%**
Total Change In Net Position	**16,942.03**	**2,839.42**	**0.00**	**0.00%**

Town of Daniel
Operational Budget Report
51 Water Fund - 07/01/2026 to 09/30/2026
25.00% of the fiscal year has expired

	Prior Year Actual	Current YTD	Amended Annual Budget	Percent Used
Income or Expense				
Income From Operations:				
Operating income				
5140 Water services	116,539.30	32,471.25	130,000.00	24.98%
5310 Connection costs	13,148.08	0.00	500.00	0.00%
5495 Other operating income	124.16	0.00	0.00	0.00%
Total Operating income	**129,811.54**	**32,471.25**	**130,500.00**	**24.88%**
Operating expense				
6110 Water Salaries & wages	18,931.08	2,870.09	18,000.00	15.94%
6130 Water Employee taxes & benefits	1,391.80	279.45	3,000.00	9.32%
6210 Water Dues & memberships	621.00	0.00	900.00	0.00%
6230 Water Mileage	325.11	53.75	500.00	10.75%
6231 Water Conferences	0.00	0.00	1,000.00	0.00%
6240 Water Offices supplies	1,232.18	505.40	2,000.00	25.27%
6260 Monthly/Quarterly Fees	839.59	236.55	2,000.00	11.83%
6280 Water Utilities	5,688.89	690.34	4,500.00	15.34%
6310 Water IT Services	1,400.00	0.00	2,000.00	0.00%
6311 Water Legal & professional	150.00	0.00	0.00	0.00%
6313 Water Engineering	11,529.98	287.00	15,000.00	1.91%
6420 Water Testing	5,242.00	128.00	6,000.00	2.13%
6421 Water Sampling	0.00	0.00	2,000.00	0.00%
6440 Water Supplies	6,658.75	0.00	500.00	0.00%
6450 Water Repair & maintenance	0.00	0.00	15,000.00	0.00%
6460 Admin ARPA Expenditures	7,410.00	2,650.50	5,000.00	53.01%
6690 Water Depreciation expense	0.00	0.00	93,588.00	0.00%
Total Operating expense	**61,420.38**	**7,701.08**	**170,988.00**	**4.50%**
Total Income From Operations:	**68,391.16**	**24,770.17**	**(40,488.00)**	**-61.18%**
Non-Operating Items:				
Non-operating income				
5520 Water Impact fees	107,500.00	0.00	0.00	0.00%
5610 Interest income	5,088.59	852.83	3,000.00	28.43%
5710 Developer contributions	0.00	0.00	40,000.00	0.00%
5810 Transfer from general fund	0.00	0.00	5,000.00	0.00%
Total Non-operating income	**112,588.59**	**852.83**	**48,000.00**	**1.78%**
Non-operating expense				
6740 Water Shares Purchase	0.00	0.00	20,000.00	0.00%
6820 Water Interest expense	3,681.20	2,815.00	3,500.00	80.43%
Total Non-operating expense	**3,681.20**	**2,815.00**	**23,500.00**	**11.98%**
Total Non-Operating Items:	**108,907.39**	**(1,962.17)**	**24,500.00**	**-8.01%**
Total Income or Expense	**177,298.55**	**22,808.00**	**(15,988.00)**	**-142.66%**

Town of Daniel
Operational Budget Report
52 Storm Haven Water - 07/01/2026 to 09/30/2026
25.00% of the fiscal year has expired

Income or Expense	Prior Year Actual	Current YTD	Amended Annual Budget	Percent Used
Income From Operations:				
Operating income				
5140 SH Water services	39,323.26	11,437.51	34,000.00	33.64%
5150 SH Sewer services	12,096.00	3,027.61	12,000.00	25.23%
Total Operating income	**51,419.26**	**14,465.12**	**46,000.00**	**31.45%**
Operating expense				
6110 SH Water Salaries & wages	8,333.88	1,497.41	6,000.00	24.96%
6130 SH Water Employee benefits	603.63	182.46	600.00	30.41%
6230 SH Water Mileage	95.00	23.47	300.00	7.82%
6240 SH Water Offices supplies	435.94	228.35	500.00	45.67%
6260 Monthly/Quarterly	411.07	100.90	1,000.00	10.09%
6280 SH Water Utilities	3,279.99	591.99	3,000.00	19.73%
6310 SH Water IT Services	700.00	0.00	700.00	0.00%
6311 SH Water Legal & professional	150.00	0.00	0.00	0.00%
6313 SH Water Engineering	4,706.27	123.00	10,000.00	1.23%
6420 SH Water Testing	2,431.00	128.00	4,000.00	3.20%
6421 SH Water Sampling	184.00	0.00	2,000.00	0.00%
6440 SH Water Supplies	1,667.84	0.00	1,000.00	0.00%
6450 SH Water Repair & maintenance	2,537.72	490.00	15,000.00	3.27%
6451 SH Sewer Repair & maintenance	0.00	0.00	1,000.00	0.00%
6452 SH ARPA Expenditures	5,221.25	543.75	0.00	0.00%
Total Operating expense	**30,757.59**	**3,909.33**	**45,100.00**	**8.67%**
Total Income From Operations:	**20,661.67**	**10,555.79**	**900.00**	**1,172.87%**
Non-Operating Items:				
Non-operating income				
5510 SH Capital grants	0.00	0.00	40,000.00	0.00%
5515 SH CDBG Grant	0.00	0.00	48,750.00	0.00%
Total Non-operating income	**0.00**	**0.00**	**88,750.00**	**0.00%**
Non-operating expense				
6690 SH Water Depreciation expense	0.00	0.00	7,523.00	0.00%
Total Non-operating expense	**0.00**	**0.00**	**7,523.00**	**0.00%**
Total Non-Operating Items:	**0.00**	**0.00**	**81,227.00**	**0.00%**
Total Income or Expense	**20,661.67**	**10,555.79**	**82,127.00**	**12.85%**

Daniel Town Council Meeting

Monday, September 14, 2026, at 5:00 PM
Wasatch County Services Building, Conference Room B
55 South 500 East, Heber City, Utah

Quorum Present: Mayor Scott Kohler, Councilmembers Gary Walton, Eric Bennett, 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: Lisa Dinga, Paul Dinga, Gary Weight, Riley Lyman, Paul and Tina Ballif, Johnny Wetsel, Sadie Mauldin, Shae Orgillis, Kristi Weight, Ronda Rose, Chris and Renee Anderson, Drew Reilly, Nate M., Debbe and Jordan Woodbury, Megan Phillips, Curt Clyde, Adrienne Clyde, Brent and Mary Waterman, Daquiri and Collin Rhodes, Rich and Mary Martin, Jeff and Nicole Ritz, Tabatha Benzler, Jalayne Bassett, Scott Bassett, Carol Sonnenberg, Diane Glenn, Steph Carlson, Darren Carlson, Tom Ingels, Kim and Mick Kohler, Chip Polvoorde, Gail Polvoorde, Jill Ross Andersen, Thomas Huffaker, Julian Stemmer, Sam Stout, Gary Crabb, Erin Bailey, Jason Beveridge, Melanie North, Julie Givens, John Neff, Larry K Ward, Mark and Phyllis Lloyd, Terri Witt, Cody Mortensen, David Hilton, Will Overly, Travis Price, Emilee Hilton

Mayor Kohler called the meeting to order at 5:02 PM.

1) Closed Session

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

Present in the closed session were Scott Kohler, Eric Bennett, Stefanie Grady, Brooke Rose, Gary Walton, Tim Jones, Pam Skinner, Eric Bunker, Byron Horner, Gary Weight, Scott Long, Heber Taylor, Matt Laurendeau, Jolene Munford, Clayton Preece

The closed session was held to discuss legal matters.

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

Mayor Kohler made an announcement that the order of the agenda would be changed, switching item #3 with item #4.

2) Public Comment

Mr. Riley Lyman from Trophy Construction, representing the Whaley project, requested a variance for a 15-foot utility easement for a detached barn.

Ms. Ronda Rose, resident of Cobble Creek Lane, spoke on the importance of good planning for the Town. She stated that new, commercial threats are dangerous and threatening to the community as a whole and that the Town must make sure every possible legal advantage for the Town is discovered. She requested a professional, well-trained, and seasoned in commercial planning to identify and implement every possible advantage for the Town. She stated that commercial businesses have no place in a residential area.

Mr. Chip Polvoorde requested that the Town look forward and ensure than all commercial and industrial zones are developed properly and to protect the neighbors who live near them. He opined that it would be helpful for the Town to hire someone who understands how to develop commercial and industrial zones.

Ms. Jalayne Bassett respectively asked the Town to hire a professional, independent Town Planner to assist with commercial and industrial applications as the Town begins to see more complex applications. She stated that a professional planner could provide objective expertise, consistent evaluation, identify issues early, and give the Council the information they need to make well-informed decisions. She opined that investing in professional planning now could prevent costly mistakes in the future.

Mr. Drew Reilly, owner of 487 Cobble Creek Lane, stood to publicly object to the Findings and Notice of Determination (Agenda Item #4) based on procedural errors. He stated that the findings go well beyond the original cease and desist letter by the owner. Mr. Reilly submitted three questions for the record: 1. Who is the Town's nuisance inspector or Town law enforcement officer and by what resolution or ordinance? 2. Who is the Town's code enforcement officer and by what resolution? 3. When did the Council approve Eric Bunker as the Planning Director's delegate? Mr. Reilly claimed that the findings declare his personal and family use of the home as a present nuisance.

Mr. Tim Jones spoke to the nuances of hiring an additional professional planner for the Town. He poses the question of cost to the Town and urges the Town to think of, not just an individual, but an organization with various avenues for funding.

Mr. Travis Price, a code enforcement officer for Heber City, stated that decisions need to be made strategically with the future in mind.

Mr. Thomas Huffaker, a new resident in Daniel, spoke to his desire to respect the rights of others to use their land how they want but is concerned about safety on Big Hollow Road. He agreed with other opinions regarding hiring a professional planner. He requested that anything that concerns safety, increased traffic, dust, etc. should be thoughtfully discussed. He would like to see the rural nature of the Town preserved.

Mr. Jason Beveridge mentioned the external pressure put on the Town and would like consideration for master planning and the hiring of an additional planner.

Mr. John Neff stressed the importance of the Town to protect what it has and to act as a community to support the community. He questioned who was in support of a mine at

the end of Big Hollow Road and opined that no one would want that. He urged everyone to think of the right uses for a community. He is in support or hiring a professional planner for commercial and industrial applications to bring revenue to the Town in a way the benefits those that live in the Town.

Mr. Rich Martin spoke to the sense of community he feels in the Town. He would like to see someone with extensive knowledge in planning assist the Town in making right decisions for the future.

Mr. Corland Robinson spoke about the number of drivers that ignore the speed limit on 3000 S. He referenced the Town's RA-5 zoning and pointed out that, were more commercial development approved for the Town, many people would be commuting to Daniel to work, increasing the traffic on Town roads. He referenced commercial cement trucks and the damage they could cause on farm roads. He urged the Council to consider hiring a planner who would understand the impact of increased traffic as well as the effect truckloads of heavy equipment and gravel would have on the Town's infrastructure, electricity, and water and everyone in the vicinity.

Mr. Johnny Wetsel emphasized the need for good planning, not for today, but for tomorrow.

Mr. Curt Clyde urges the Town to "get it right".

Ms. Jill Anderson stated that the Town needs proper planning to make sure everything is done to protect the Town. She opined that heavy trucks on Big Hollow Road would not be sustainable as the road currently is.

Mr. Chris Anderson spoke about the problems a developer caused in 2007 and how much the Town spent on legal fees. He suggests making sure the Town knows exactly what they want, have it written down in law, and enforce the law when necessary.

Mr. Julian Stemmer wants to make sure the Town is protected and suggests an additional consultant or planner to help. He read into record the mission statement of Geneva Rock/Clyde Companies which states "building a better community". Mr. Stemmer questioned how a mine in the Town would build a better community.

Ms. Erin Bailey, resident at 3400 S Big Hollow Road, voiced her recommendation to hire a professional planner for commercial and industrial projects to be handled in a way that would protect the Town's future. She stated that, when they bought their home, there was a pit (as part of the county's mine) with standing water which caused concern to her regarding the water table and well contamination. She has similar concerns regarding a new mining operation at the end of Big Hollow Road.

Mr. Larry Ward, resident on Big Hollow Road, stated that, when the County dug deep enough that water filled the gravel pit, it polluted his well, which is his only source of water. He would like the Town to consider water, use, views, and protection of

resources. He believes that the water table would be affected by a new pit and desires that the Town preserve what they have.

Ms. Nicole Ritz see the Town as a place her family can grow and be safe. She advocated for a professional planner to help maintain the Town as a place of safety. Additionally, Ms. Ritz stated concerns about mines being too close and urged the Town to consider what blasting would do to the Town.

Ms. Diane Anderson Glen opined that Daniel is sacred land and that it is the community's responsibility to protect it. She stated that it is time to hire a Town Planner.

Ms. Renee Anderson questioned who would accept a tax increase in order to hire additional planning department staff.

Ms. Julie Givens spoke to the diminishing wildlife on the hillside, her appreciation for the space in Daniel, and expressed her desire to maintain Daniel as a small community with little growth.

Mr. Mark Lloyd, resident on 3000 S, stated that the Town needs to take control of code violations. He further stated that a pit on Big Hollow Road would not be possible because the hillside is too steep.

Mr. Byron Horner stated that the work required for planning in the Town is more than one person can do and do right. He is in favor of hiring a second planner as well as a code enforcement officer. He suggested that neither a planner nor code enforcement officer live in the Town.

Mr. Jordan Woodbury, resident on Daniel Road, is also in favor of an additional planner and he would support a tax increase to alleviate the costs.

Ms. Mary Waterman enjoys that Daniel is less developed and would like to continue in that direction.

Councilmember Grady stated that she is a representative of the citizens of Daniel and would also like to move forward in hiring a professional planner.

Councilmember Bennett acknowledged that there will be many details to address in the future, and he further recognized the existing contract the Town has with Jones and DeMille Engineering, who has two planners on their staff. He stated that the Town can use them temporarily to give the Town time to "do it the right way".

Mayor Kohler stated that the Town would be obligated to advertise a position for a dedicated period of time followed by an interview process. He expressed his accountability and commitment to the Town, saying "I'm invested in this Town." He desires to preserve the Daniel way of life to the best of his abilities.

3) Discussion of Town Staffing

Councilmember Grady made a motion to move ahead with a job scope and noticing to hire a professional planner; Councilmember Rose seconded.

Councilmember Walton requested to amend the motion to allow the Town to use the resources offered by Jones and DeMille until a professional planner could be hired by the Town.

Councilmember Grady made a motion to move forward with hiring a professional planner while using Jones and DeMille in the interim; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

4) **487 Cobble Creek Lane: Town Council Findings of Fact, Conclusions of Law, and Order; Notice of Compliance**

Mr. Clayton Preece, attorney representing the Town, stated that an oral finding had previously been made in the case and that the written finding was being presented to the Town Council that night. He further stated that there is nothing in Town code requiring the Council to issue a Notice of Compliance, but it was considered based on a request from the homeowner.

Councilmember Bennett made a motion to approve the Town Council Findings of Fact, Conclusions of Law, and Order; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Grady made a motion to table the Notice of Compliance; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

5) **Planning Commission Meeting Summary of August 19, 2026**

Mayor Kohler discussed the summary and asked for any questions.

6) **Town Hall Meeting Summary of August 26, 2026**

Mayor Kohler discussed the summary and asked for any questions.

7) **Business Licenses**

Curbside RV and Home Maintenance LLC was applying for a new business license. The applicants stated that the business is strictly mobile and would not bring any RVs to their home in the Storm Haven subdivision.

Councilmember Grady made a motion to approve the business license for Curbside RV and Home Maintenance, LLC; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

The following business were up for renewal: LJC Construction, Inc, Brows by Megan, Hungry Bunny Bakery, and The Pretzel Connection. There have been no complaints against these businesses.

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

8) DR 2026-09-14A Interlocal Agreement for Snow Plowing

Mayor Kohler explained that Town contracts with Wasatch County to provide snowplow services. He stated that the hourly rate would be $215/hour plus $48/ton for salt. Mayor Kohler read the resolution into record.

Councilmember Grady made a motion to approve DR 2026-09-14A; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

9) DR 2026-09-14B: Engagement letter with Gilbert & Stewart for 2025-26 AUP

Mayor Kohler explained that the Town uses an independent auditing firm, Gilbert & Stewart, for the yearly audit which is due by the end of the calendar year. He read the resolution into record

Councilmember Rose made a motion to approve DR 2026-09-14B; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

10)Set a public hearing for code enforcement

Councilmember Grady made a motion to set a public hearing for code enforcements on October 5, 2026; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

11)Heber Light and Power discussion

Mayor Kohler explained that Heber Light and Power have traditionally written off the power costs for all streetlights at the end of each year. In a recent meeting, the company decided that, starting in January 2027, each municipality will be invoiced for the streetlights in their own area. The Town has 11 streetlights which will cost the Town about $1200/year.

Councilmember Walton stated that all lights are LED lightbulbs which results in a lower consumption of power.

Heber Light and Power will still oversee maintenance for each streetlight.

12)Discussion of potential water rate increase

Mayor Kohler stated that the Town of Daniel's municipal water rate is $35/month for 20,000 gallons of water. He further explained that the low rate of water could potentially disqualify the Town to receive water-services grants. Mayor Kohler is sensitive to residents in Daniel who are on a fixed income. The process will require serious

discussion which would start with a public hearing. He urged the Council to begin considerations of how the Town should address a potential water rate increase.

Storm Haven water rates are $45/month for 8,000 gallons of water. The trailer court on 3000 S and Daniel Road pays $45/month. Mayor Kohler stated the Town has about 241 hookups total.

Mr. Scott Long questioned when the last water rate increase had been. Councilmember Walton answered that it was 18 years ago.

Councilmember Bennett requested to see numbers as the process begins.

Councilmember Walton made a motion to continue the water rate discussion as the Council gleans more information on water rates; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

13) Discussion of Pledge of Allegiance and Prayer with possible action

Mayor Kohler stated that he receives multiple calls each year from individuals requesting to offer a prayer at Town meetings and that the Town would be obligated to accommodate anyone who wanted to pray at a meeting. He expressed the concern that the Town would not be able to control the comments made in a prayer.

Councilmember Bennett suggested the Town put together a written policy that would eliminate the biggest concerns surrounding the issue.

Councilmember Bennett made a motion to add the Pledge of Allegiance to the Town Council meeting agenda with the consideration of a prayer policy; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton no, Grady yes, Rose yes, Kohler yes.

14) Southfield Waterline discussion

Planner Bunker explained that the Whaley family is asking for a variance on their waterline easement. He further explained that the Council cannot give a variance, but the request would have to go to the Board of Appeals. He stated that the original contract signed by the owners allowed for a 20-foot easement, but they are asking for a 5-foot adjustment.

Mayor Kohler stated that the owners have been made aware of the Board of Appeals process.

Planner Bunker stated that, when the Board of Appeals makes a decision, that decision stands unless adjudicated.

Councilmember Weight proposed sending a recommendation to the Board of Appeals.

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

15)Council Reports

There were no Council reports.

16)Planner Report/Update

Councilmember Bennett observed that Highway 40 Storage had been waiting for approval from fire for a long time. Planner Bunker stated that some components for the fire system did not work; the company ordered new parts, which they are still waiting for.

Councilmember Walton observed that the Whaley's are planning on submitting a new site plan. Planner Bunker clarified that a permit will not be issued until they submit a site plan that follows the contract that was signed. Councilmember Walton further questioned if the Town had received a water share; Planner Bunker answered no and that a CO will not be issued until certain items are complete.

Councilmember Walton questioned if there was any update on the Alpine Development project. Planner Bunker answered that the Town was approached about the possibility of designing the new intersection on Highway 40. Jones and DeMille have been asked to assist with the intersection design.

Councilmember Walton questioned if the Town has incurred any cost when ag barn applications are changed to allow for power, water, etc. Planner Bunker answered that applicants are charged for inspections to the building so that the Town is not losing money in these instances.

Planner Bunker presented two handouts: the first, from the Weed Board, summarizing the loan-out program; the second, conditional use code from the State of Utah. He announced that anyone who has works on noxious weeds and turns their hours into Wasatch County helps continue the grant program. The grant program is a matching grant.

17)Storm Haven and Daniel Water System Report/Update

Mayor Kohler announced that both water systems are operating well.

Councilmember Walton urges residents to uncover the lids to their water meters.

18)Southfield Waterline Change Orders

Planner Bunker presented a change order from Mountain Valley Construction; the company encountered a thrust block around the waterline which required additional work. The change order was for $11,486.78. Jones and DeMille also submitted a change order for $600.00.

Mayor Kohler stated that Jones and DeMille reviewed and approved the change order request from Mountain Valley Construction.

Councilmember Bennett questioned if a legal team should review the change orders. Planner Bunker and Mayor Kohler opined that they did not think it needed an additional legal review.

Councilmember Walton made a motion to accept Mountain Valley Construction's change order for $11,486.78; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Rose made a motion to approve the $600 change order for Jones and DeMille; Councilmember Grady seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

19) Recorder's Office: Warrants approval, announcements

Clerk/Recorder Goodrich announced an adjustment on the warrant sheet and payment to Mountain Valley Construction was changed to $99,646.78. She stated that impact fees would be used for payment. The total amount of invoices on the warrant sheet was changed to $138,606.03.

Planner Bunker clarified that, while both water systems are undergoing a lead and copper inventory, the $40,000 grant is only being used for the Storm Haven Water System.

Councilmember Grady made a motion to approve the August 2026 warrant sheet with the changes that were made; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

20) Approval of Minutes for August 3, 2026 Town Council Meeting, August 21, 2026 Town Council Special Meeting, and August 26, 2026 Town Hall Meeting

Councilmember Bennett made a motion to approve the August 3, 2026 Town Council meeting minutes; 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 August 21, 2026 Town Council Special Meeting minutes; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Grady made a motion to approve the August 26, 2026 Town Hall Meeting minutes; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

21) 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 9:37 PM

Megan Goodrich

Megan Goodrich

Clerk/Recorder

Daniel Town Council Special Meeting

Friday, September 18, 2026, at 10:00 AM
Daniel Town Office Building Conference Room
3500 S Highway 40 Ste A
Daniel, UT 84032

Special Meeting Order: A special meeting of the Town Council was ordered by Councilmembers Bennett, Walton, Grady, and Rose, along with Mayor Kohler, pursuant to Town Code 1-5-5(B). The meeting was scheduled for September 18, 2026, at 10:00 AM for the purpose of considering and adopting a Town ordinance amending conditional uses in the P-160 zone. This order is entered into the minutes of the Town Council.

Quorum Present: Mayor Scott Kohler, Councilmembers Gary Walton, and Eric Bennett. Councilmembers Stefanie Grady and Brooke Rose were excused. Also present was Clerk/Recorder Megan Goodrich, to record the minutes.

Members of the Public:

Mayor Kohler called the meeting to order at 10:00 AM.

1) **DO 2026-09-18 Ordinance Amending the P-160 Preservation Zone**

Mayor Kohler read the ordinance into record.

Councilmember Bennett made a motion to adopt DO 2026-09-18; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Kohler yes.

2) **Adjourn**

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

The meeting was adjourned at 10:08 AM.

Megan Goodrich

Megan Goodrich
Clerk/Recorder