

## **Daniel Town Council Work Meeting**

Monday August 2, 2021 @ 6 PM

Wasatch County Service Complex,

55 S 500 E. Conference Room B

Heber City, UT 84032

**Town Council Quorum:** Mayor Chip Turner, Council members: Eric Bunker, John Glodowski, Merry Duggin. Keary Stephens present. Stefanie Grady and Mary Snyder were excused.

**Member of public:** Shelly Bunker (Daniel Water Secretary), Kim Norris (Planning commission), Tom Rawlings, (Planning Commission), Pam Skinner (Planning Commission), Mark McAllister (Planning Commission), Eric Bennett (Planning Commission), Lynne Shindurling, Scott Kohler, Stacy Kohler, Renee Anderson, Chris Anderson, Victor Hansen, Carolyn Clyde, Margo Cowley, Von Glasgow, Jalynn Bennett, Lisa Houston, Barbara Norris, Mark Haroldson, Travis Nokes, Gene Jansen, Lynette Jansen, Chris Jansen.

The meeting was called to order at 5.00 by Mayor Turner.

### **1) Public Comment:**

No Public comments were made.

### **2) Truth and Taxation Hearing: Proposed Tax Rate Increase:**

**Council member Glodowski moved to open the public hearing for Truth and Taxation. Council member Duggin seconded the motion. For: Mayor Turner, Council members Bunker, Duggin, Glodowski.**

Mayor Turner presented the following:

The DANIEL TOWN is proposing to increase its property tax revenue. The DANIEL TOWN tax on a 435,000 residence would increase from \$89.00 to \$97.61, which is \$8.61 per year. The DANIEL TOWN tax on a \$435,000 business would increase from \$161.82 to \$177.48, which is \$15.66 per year. If the proposed budget is approved, DANIEL TOWN would increase its property tax budgeted revenue by 9.73% above last year's property tax budgeted revenue excluding eligible new growth.

Council Member Duggin stated that it was needed for Administration costs. No other public comments were made.

**Council Member Glodowski moved to close the public hearing. Council Member Duggin seconded the motion. Aye: Mayor Turner, Council Members Bunker, Duggin, Glodowski. Motion Carried.**

**3) Approval DR 2021-08-02 A: Certified Tax Rate:**

**Council Member Duggin moved to adopt the DR 2021-08-02 A Certified Tax Rate. Council Member Glodowski seconded it. Aye: Mayor Turner, Council member Bunker, Duggin, Glodowski. Motion Carried**

**4) Public Hearing: Mark Haroldsen: Zone Change 3400 S Highway 40 (Parcel:20-4498):**

**Council Member moved to open the Public Hearing. Council Member Glodowski seconded it. Aye: Mayor Turner, Council members, Bunker, Duggin, Glodowski. Motion carried.**

Council member Bunker stated that a concept proposal was sent out for this parcel zone to be changed to commercial with a deed restriction for

the back half. Deed Restriction had not been clarified yet, that is what the hearing is for.

Ruth Ann Huntington: She had a question on the agriculture right of way. She was concerned about an access from Little Sweden Road which there won't be one. She is concerned about the possibility of there being a change to the commercial property in the future.

Victor Hansen: Would like to know what kind of restrictions will be on this parcel. His understanding is that you can't have half of it commercial and the other half not. Which is correct. What about the restriction for an access on Little Sweden Road, can that be changed?

Council Member Bunker stated that that is what the hearing is for and that access off Little Sweden isn't wanted. What are they building?

Council Member Bunker replied that the submitted a plan for commercial in the front with storage units tied to it.

Larry Huntington: What is the minimum commercial road width?

Council Member Bunker replied it is 50 Feet.

Margo Cowley: Has the zoning been changed yet? There are two properties involved Victor Hansen's and this one. Council member Bunker: There is only one property involved.

Mark Haroldsen: I am a realtor, resident of Midway for 20 years. They came across this property and thought it had potential to provide some opportunities for mixed use of store fronts with some storage units tied to it. They are sensitive to the back parcel to keep that open.

Chris Anderson: Which parcel is it? It is next to Victor Hansen.

Barbara Norris: How is it different than the Peterson Building? Conception it isn't a lot different.

Margo Cowley: How much of the parcel are you using? Approximately 450 Ft. Frontage road is the Highway 40.

Lisa Houston. Don't they need a state issued approval for exit access? They are in the process of obtaining that.

Tom Rawlings: Neighbor. I am sensitive the need for commercial property and this plan has merit, but I am opposed to it. I believe that this parcel is zoned RA-5, and that zoning has meaning. I believe that the zoning is for 1 family building on a 5-acre plot. I do not want to see in the neighborhood more commercial property and would like to see it stay as a 1 family building. I don't believe zoning will have any meaning if we keep changing the zoning on these properties at will.

**Council Member Duggin moved to close the Public Hearing. Council member Glodowski seconded it. Aye: Mayor Turner, Council Members Bunker, Duggin, Glodowski. Motion carried.**

#### **5) Bush Family Farms: Conditional Uses**

We are looking at the educational use currently. Are you concerned about the gate or no gate on site? You can't have on site parking for a fruit stand. It is in Storm Haven. Scott Kohler stated that he was under the impression that they would not be starting until next. Council is concerned about the traffic and parking and the fire control plan. Parking in the pasture and the weeds they need to have a fire control plan. Road base and water has taken care of that issue. We need to include that in the conditional use. Council member Duggin stated that they need to get an approval every year so she thinks they should wait until next hear to submit it.

**Council Member Glodowski moved to approval the conditional use for the Bush farm with the conditions from the Planning Commission. Council member Duggin Seconded it. Aye: Mayor Turner, Council members Bunker, Glodowski. Nay Council member Duggin.**

**6) Business License(s):**

**A. New:**

**B. Renewal:** Suburban Propane.

Kim Norris was concerned about the liability insurance issues with this. They must receive approval from the Fire Marshall.

**Council member Duggin Moved to approve the renewal of the license for Suburban Propane. Council member Glodowski seconded it. Aye: Mayor Turner, Council Members Bunker, Glodowski, Duggin.**

**7) Council Reports/Updates:**

Council member Duggin, last meeting I spoke about the American Rescue Plan Act. In July we received just over 63,000.00. We get the second half in a year from now, this funding can only be used for certain things, one of those things is drinking water. Funds don't have to be spent right away. They need to be audited in 2024 so we have plenty of time to use it. There will be additional auditing and special accounting. Total of 127,000.00. There are several different things that will qualify for this money to be used for.

Interlocal meeting stated they wanted to concentrate on Wasatch County as a whole and are asking for municipality involvement and funding for trails and grant writer.

Hazard mitigation plan – need to get projects on the plan.

Personal property taxes – We need to draft contracts. We need to get the tax removed from renting equipment.

**8) Daniel Municipal Water:**

Shelly Bunker reported that there were several large overages this last month. There was a water line break in Storm Haven. Gary Walton has retired but still available until we hire a replacement. This person should be water certified.

**9) Storm Haven Water:**

Blue Stake hit a water line. It has been repaired and is back on. We need to find representatives in other areas that are willing to get the word out to the neighborhood when problems arise.

**10) Approval of Council Meeting Minutes July 21, 2021:**

**Council member Bunker moved to approve the minutes of July 21, 2021. Council Member Duggin Second it. Aye: Mayor Turner, Council members Bunker, Glodowski, Duggin. Motion carried.**

**11) Recorder's Office: Warrant Approval, Announcements, ETC:**

The warrants were presented by Keary Stephens.

**Council Member Duggin moved to approve the warrants as presented. Council Member Glodowski seconded it. Aye: Mayor Turner, Council member Bunker, Glodowski, Duggin. Motion carried.**

**12) Possible Closed Session: Legal, Personal, Property Acquisition:**

**13) Adjourn:**

**Council Member Glodowski moved to adjourn the meeting of August 2, 2021. Council Member Duggin seconded it. Aye: Mayor Turner, Council members Bunker, Glodowski, Duggin. Motion carried.**

Meeting Adjourned at 7:17 P.M.

Keary Stephens

Secretary

APPROVED 9/13/2021