

Daniel Town Planning Commission Meeting

Wednesday, January 18, 2023, at 7:00 PM
Wasatch County Services Building, Conference Room B
55 South 500 East, Heber City, Utah

Meeting Minutes

Quorum Present: Planning Commissioner Chair Gary Weight, Commissioners Eric Bennett, Bridger Wilde, and Kipp Bangerter. Absent were T.J. McGeean, Byron Horner, and Pam Skinner. Also present were Town Planner, Eric Bunker, T-O Engineering Representative Amelia Pays, and Clerk/Recorder Kim Crittenden, to take minutes.

Members of the Public: Dan Ford, David Runnells, and Brent Haight

Chairperson Weight called the meeting to order at 7:00 pm.

1. Public comments (please limit to 2 minutes)

No comment

2. Request for a public hearing for a possible zone change for Ellis Subdivision Parcel #s 20-2403 and 20-4525

Chair Weight called for a motion.

Commissioner Bennett moved to set a public hearing for a zone change on February 15, 2023 during the regularly scheduled Planning Commission Meeting. Commissioner Bangerter seconded the motion. The motion was approved with a roll call vote of Bennett yes, Wilde yes, Bangerter yes, and Weight yes. The motion passed.

Chair Weight invited Dan Ford to discuss plans with the Commission. Mr. Ford stated that the plans would include a gas station and retail in the commercial zone and limited storage in the industrial zone. Concerns about increasing traffic on 3000 South were expressed. Mr. Ford stated that they would submit a plan that would encourage traffic to exit on HWY 189 instead of 3000 South and that they would work with UDOT toward that goal. He further stated that the property in question currently has an existing access to HWY-189, which could be grandfathered in.

He then moved on to questions about the property bordering the existing airport. He stated that he had been in contact with airport officials and that there were certain height and other restrictions for the property, but that none of those conflicted with the site plan. He stated that the building heights would likely be under 30 feet, which was well under the airport requirements for neighboring properties.

He stated that the property would be a gas station and possibly two retail pads and then discussed the potential tax revenue that the Town would be entitled to. He stated that the re-zoning to commercial was appealing to the development because it would allow for a drive-through concept. He also mentioned that there might be a car seller that would be interested in

some of the space as well. He continued by stating some of the property along the 3000 South border would be used more in a way consistent with or similar to the Charleston industrial complex that is kitty-corner to the property, which is why he was asking for a portion of the property along 3000 South to be zoned for industrial rather than commercial. He stated that his experience was that these types of businesses may need to have some light industrial functions.

3. Blake Allen's Business Concept Plan continued

Continued pending additional information from Mr. Allen.

4. Polvoorde request for a public hearing for a Conditional Use Permit for an expansion to a barn on property located at 3277 South Big Hollow Road

Submitted plans were briefly discussed including potential issues with irrigation waterways and property boundaries and neighboring property lines. It was noted that the plans contained two bathrooms and a kitchen.

Chair Weight asked for a motion.

Commissioner Bangerter moved to set a public hearing on February 15, 2023 for a Conditional Use Permit for an accessory building in excess of 1,500 sq ft. Commissioner Bennett seconded the motion. The motion was approved with a roll call vote of Bennett yes, Wilde yes, Bangerter yes, and Weight yes. The motion passed.

5. Business Licenses

a. New:

i. Wasatch Rentals, Blake Allen continued

Item was continued pending new information from Mr. Allen.

6. Planner Report

Planner Bunker presented his report.

7. Engineer Report

Amelia Pays stated that T-O Engineering had transitioned to and is operating as Ardurra.

8. Approval of December 21, 2022, Planning Commission Meeting Minutes

Commissioner Bangerter asked to correct the spelling of his name.

Commissioner Wilde moved to approve the minutes with the noted changes. Commissioner Bennett seconded the motion. The motion was approved with a roll call vote of Bennett yes, Wilde yes, Bangerter yes, and Weight yes. The motion passed.

9. Town of Daniel General Plan and Zoning Discussion and possible action

Chair Weight stated that he recommended that the Planning Commission recommend the re-adoption of the current plan while still working on updating the general plan. It was discussed that the Town had received a letter from the State Engineer in regard to the current water adjudication, however, it was noted that the Water Attorney for the Town was looking into the initial conclusions. Possible dates for additional work meetings were discussed.

Commissioner Wilde moved to recommend that the Town Council re-adopt the current Town of Daniel General Plan pending ongoing discussions. Commissioner Bennett seconded the motion. The motion was approved with a roll call vote of Bennett yes, Wilde yes, Bangerter yes, and Weight yes. The motion passed.

10. Adjourn

Commissioner Bangerter moved to adjourn. Commissioner Wilde seconded the motion. The motion was approved with a roll call vote of Bennett yes, Wilde yes, Bangerter yes, and Weight yes. The motion passed.

The meeting was adjourned at 7:41 pm

Kim Crittenden
Clerk/Recorder