

Wednesday, May 15, 2024, at 7:00 PM
Wasatch County Services Building, Conference Room B
55 South 500 East, Heber City, Utah

Meeting Minutes

Quorum Present: Chair Gary Weight, Commissioners Byron Horner, Bridger Wilde, Kipp Bangerter, and Heber Taylor. Also in attendance were Planner Eric Bunker and Town Clerk/Recorder Kim Crittenden

Members of the Public: Kyle Loveridge and Chip Polvoorde

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

1. Public comments (please limit to 2 minutes)

No public Comment

2. Public Hearing on Sky River Micro-School Conditional Use Permit - Charchenko Property

Commissioner Horner moved to open the public hearing. The motion was seconded by Commissioner Bangerter. A roll call vote of Horner yes, Wilde yes, Bangerter yes, and Taylor yes. The motion passed

Mr. Loveridge discussed his plans to hold a Micro-School on the Charchenko property at the top of Big Hollow Road. He discussed that this would be an outdoor school for up to 14 children. He stated that they have plans to put in a trailer porta-potty facility for the children, they would have propane outdoor heating and had arranged to remove snow to assist in parking for drop-off/pick-up for families. He also noted that parking would be on the property rather than on Big Hollow Road.

Planner Bunker stated that the Utah State legislature had allowed for this type of school and use in the State including the RA-5 zone. It was noted that Mrs. Charchenko had submitted a letter relinquishing her current Conditional Use Permit for the Property. He also stated that it could be reviewed a year for renewal.

Conditions include that the use will be for 14 students or less, outside bathroom facilities will be provided for students, and all parking for the school will be on the property.

Commissioner Bangerter moved to close the public hearing. The motion was seconded by Commissioner Wilde. A roll call vote of Horner yes, Wilde yes, Bangerter yes, and Taylor yes. The motion passed.

Commissioner Wilde moved to approve the Conditional Use Permit for Sky River Micro-School. The motion was seconded by Commissioner Horner. A roll call vote of Horner yes, Wilde yes, Bangerter yes, and Taylor yes. The motion passed.

3. Simpson Request for Extension of Building Permit

Commissioner Bangerter moved to approve a one-year extension for the Simpson Building Permit. The motion was seconded by Commissioner Horner. A roll call vote of Horner yes, Wilde yes, Bangerter yes, and Taylor yes. The motion passed.

4. Business Licenses

a. Renew

i. Simpson Fence- Ryan Simpson

ii. Full Scope Sewing- Heber Taylor

Commissioner Wilde moved to approve the Simpson Fence and Full Scope Sewing Business License Renewals. The motion was seconded by Commissioner Horner. A roll call vote of Horner yes, Wilde yes, Bangerter yes, Weight yes, and Taylor abstain. The motion passed.

5. Discussion of Commercial Zone Condo Town of Daniel Code Change

Planner Bunker presented the current State Code 57-8-1 for Commercial Condominiums, which was 62 pages. It was discussed that if the Town decides to change the Code it will need to follow this as a minimum, however, the Town is not required to change our Code. However, if the Town does change the Code this is a minimum that would be required of owners. The Town Code may be more restrictive. He also stated that at the last meeting Mr. Trunnell had been asked to submit a proposed HOA agreement and he had not done so to date.

Commissioner Bangerter moved to continue the Commercial Condominium Code Change discussion. The motion was seconded by Commissioner Wilde. A roll call vote of Horner yes, Wilde yes, Bangerter yes, and Taylor yes. The motion passed.

6. Planner Report

Planner Bunker presented his report. See attached. It was noted that the "split zone" on the Keele property was inherited from Wasatch County and that the second public hearing had been noticed would take place during the Town Council Meeting in June. He also stated that the Crabb property had applied for an agricultural barn, which was being approved administratively. He stated that the Moll complaint had been resolved. Finally, he updated the Commission on the two properties that are still in litigation, but legal costs are being covered by the Government Trust policy.

7. Engineer Report

No report

8. April 17, 2024 Planning Commission Minutes Approval

Minutes will be approved at the next meeting.

9. Adjourn

Commissioner Bangerter moved to adjourn. The motion was seconded by Commissioner Taylor. A roll call vote of Horner yes, Wilde yes, Bangerter yes, and Taylor yes. The motion passed.