

**Town of Daniel Planning Commission Meeting
Wednesday, June 19, 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, Bridger Wilde, Pam Skinner, and Heber Taylor

Members of the Public: Rowdy Thompson and Brent Haight

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

1. Public comments (please limit to 2 minutes)

No comment were offered.

2. Set the public hearing on a zone change for TH Land (Rowdy Thompson)

Mr. Thompson was invited to address the Commission and stated that he is hoping to rezone the 20 acres next to HWY 40 to become Commercial rather than Residential RA-5. It was noted that the small subdivision that was approved previously would have two 5-acre parcels that border Little Sweden and the remaining 20 acres which borders HWY 40 is what he would like to rezone at Commercial. It was noted that the Town of Daniel Plan is to have the Commercial Zone properties accessed through HWY 40 or HWY 89.

Commissioner Wilde moved to set the public hearing for July 17, 2024. The motion was seconded by Commissioner McGeean. A roll call vote of McGeean yes, Wilde yes, Skinner yes, and Taylor yes. The motion passed

3. Discussion of a change to the Town Code in regard to Commercial Condominiums

There was a brief discussion about what a Commercial Condominium would require from a property management and Town of Daniel Administrative load. After much discussion the matter was moved to reconsider at a later date since Mr. Trunnell had not supplied the Town with the "agreement template" that he stated he would at the previous meeting. The Town will take it under advisement and asked for the State, County and neighboring jurisdiction codes to be supplied for research.

Commissioner Wilde moved to continue the discussion at the next Planning Commission Meeting. The motion was seconded by Commissioner McGeean. A roll call vote of McGeean yes, Wilde yes, Skinner yes, and Taylor yes. The motion passed

4. Business Licenses

- a. **Renewals**
 - i. **Stonecutter Construction- Eric Bunker**
 - ii. **Rafter K Construction- Scott Kohler**
 - iii. **Daniels Creek Construction- Hugh Barker**

It was noted that all businesses were long-time businesses in the Town of Daniel and that no complaints had been received on any of the businesses up for renewal.

Commissioner McGeean moved to recommend the approval of all of the renewals. The motion was seconded by Commissioner Skinner. A roll call vote of McGeean yes, Wilde yes, Skinner yes, and Taylor yes. The motion passed

5. Planner Report

Planner Bunker was asked about the progress on the landscaping agreement for CMC and he stated that they have the berms in and some trees planted. He further noted that they were still waiting for a lighting plan that would become part of their conditional use permit.

It was asked what happened at the Scott Keele Public Hearing. Planner Bunker stated that no one for the Keeles chose to present. Clerk/Recorder Crittenden stated that basically the same community comments of dissent were expressed and that the motion was declined by the Town Council.

6. Engineer Report

There was no report

7. April 17 and May 15, 2024 Planning Commission Minutes Approval

There was a brief discussion and a few questions which noted the Public Hearing had been held regarding the micro-school at the Charchenko Property on Big Hollow, and the motion passed for the Conditional Use Permit.

Commissioner Wilde moved to approve the Planning Commission Meeting Minutes from April 17 and May 15, 2024. The motion was seconded by Commissioner Skinner. A roll call vote of McGeean abstain, Wilde yes, Skinner yes, Taylor yes and Weight yes. The motion passed

8. Adjourn

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

The Meeting adjourned at 7:29 PM

Kim Crittenden

Kim Crittenden
Clerk/Recorder