

Wednesday, July 17, 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 Kipp Bangerter, Bridger Wilde, Pam Skinner, T.J. McGeean and Heber Taylor

Members of the Public: Jason Binggeli, Taylor Larson, Jason Stewart and Darrin Brown

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

1. Public comments (please limit to 2 minutes).

Mr. Stewart spoke for several minutes about ongoing concerns with the property across the street from him that he has observed with trailers with residents living in them and suspected drug use and distribution. He stated that he has made the Town aware of this several times before but did not realize these concerns needed to be in writing for the Town to take action on. He was told that the Town had been in contact with the Wasatch County Sheriff's Office and had been assured that the residence was being watched and investigated by them. He asked in writing that the Town enforce the Town Code that only allows for RV's to be inhabited by owners for 21 days per year. It was stated that this was accepted and would be investigated now that the Town had received a written complaint. He stated that he had spoken to officers Jim Brown and Colton Brimhall who confirmed their investigation was concluded. This was discussed at length with the Commissioners. It was noted again that once a written complaint is received Planner Bunker investigates the complaint and discusses his findings with the Mayor who directs him on what to do next.

2. Set the public hearing on Adopting the Town of Daniel Zoning Map

Chair Weight explained that the Town had a court case and was ordered to reconsider a building permit because the Judge found that there was not a zoning map in place when the Storm Haven area was annexed into the Town. It was noted that none of the zoning was changed, but the building moratorium and zoning map adoption based on advice from Town Counsel regarding the ruling by the court.

Chair Weight asked for a motion to set a public hearing for a public hearing for accepting the Town Zoning Map. One of the audience members asked about his building permit and what the moratorium meant for him. He was advised to call Arudurra and get the process started so that he would be ready to go as soon as the moratorium was lifted.

Commissioner Skinner moved to set the public hearing for August 21, 2024. The motion was seconded by Commissioner Horner. A roll call vote of Bangerter yes, Wilde yes, Skinner yes, McGeean yes, Horner yes, and Taylor yes. The motion passed.

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

After much discussion about the commercial code changes requested by Mr. Trunnell it was stated that he had not submitted the requested documents about a commercial tenant or

condo owner agreement. This was requested multiple times and this has been on the agenda and continued because the requested and agreed-upon documents have never been submitted to the Town or Ardurra. Commissioner Wilde asked Planner Bunker to follow up on this and report back. It was noted that the Commission had been supplied with the newest version of the State of Utah Code, Wasatch County Code, and Heber City Code for study since this is not included in the Town of Daniel Code.

Commissioner Wilde and others asked if Eric Bunker, Town Planner (who was not present) would work on a document that would be consistent with the State Code to help get the discussion started. Chair Weight agreed to follow up on this request.

Commissioner Skinner moved to continue the matter until August 21, 2024. The motion was seconded by Commissioner Horner. A roll call vote of Bangerter yes, Wilde yes, Horner yes, Skinner yes, McGeean yes, and Taylor yes. The motion passed.

4- Business Licenses

- a. **Renew**
 - i. **Bush Family Farm**
 - ii. **CMC Cement**

There was no discussion about Bush Family Farms and all agreed to recommend renewing their license. The discussion moved to CMC Cement and it was noted that while several verbal complaints had been received no written ones had. It was further noted that one of the complaining neighbors called the Wasatch County Sheriff's Office about dust but upon investigation, it was found it was an adjacent property not CMC Ready Mix that was causing the dust and that company was cited.

Taylor and Jason from CMC addressed the Planning Commission and updated them on the berm they had planted and how the previous complaints about driving through Daniel had been addressed. They also noted that they had been working on their lighting plan with Planner Bunker.

Commissioner Horner moved to approve the business license renewals for Bush Family Farm and CMC. The motion was seconded by Commissioner McGeean. A roll call vote of yes, Wilde yes, Skinner yes, McGeean yes, and Taylor yes. The motion passed.

5. Planner Report

Planner Bunker had submitted his report. (See attached.) It was noted that the TH Land public hearing had been delayed until August because the mylar had not been approved by the Wasatch County Surveyor. Mr. Thompson was working to rectify this as soon as possible and so the public hearing would be conducted at the August meeting instead. It was noted that the subdivision had been approved by the Town, and the public hearing was for the 20 acre parcel that is adjacent to HWY 40. This public hearing is being scheduled for August when hopefully the mylar issues will have been resolved.

It was noted that in August the Town Attorney would be attending the meeting and so the Planning Commission may go into closed session to discuss Town legal issues.

6. **Engineer Report**

No report was presented.

7. **June 19, 2024 Planning Commission Minutes Approval**

Commissioner Wilde moved to approve the June 19, 2024 Meeting Minutes. The motion was seconded by Commissioner McGeean. A roll call vote of yes, Wilde yes, Skinner yes, McGeean yes, Horner abstain, Bangerter abstain, and Taylor yes. The motion passed.

8. **Adjourn**

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

The meeting was adjourned at 7:38 pm

Kim Crittenden

Kim Crittenden Recorder/Clerk