

Daniel Town Council Meeting

Monday, May 6, 2024 at 6:00 PM
Wasatch County Services Building, Conference B
55 South 500 East, Heber City, UT

Meeting Minutes

Quorum Present: Mayor Scott Kohler, Council members Robyn Pearson, Eric Bennett, and Gary Walton. Council Member Blotter was excused. Also, present Planner Eric Bunker, and Clerk/Recorder Kim Crittenden to take minutes.

Members of the Public: Dennis Gunn, Eric and Carly Johnston, Gina Williams, Lisa Dinga, Rowdy and Melissa Thompson, Wes Harris, Cal Johnson, Brent Haight, Pam Skinner and Sherri Price

Mayor Kohler called the meeting to order at 6:00 pm.

1) Public Comment: (please limit to 2 minutes per person)

No public comment

2) Set a Public Hearing for Zone Change on Keele Property.

Mayor Kohler asked for a motion to set the public hearing for June 3, 2024

Council Member Pearson made a motion to approve setting a Public Hearing for the Keele Property Zone Change Application for June 3, 2024. Council Member Bennett seconded the motion. The roll call vote was Kohler yes, Pearson yes, Walton yes, and Bennett yes. The motion passed.

3) Possible Approval of Small Subdivision Application from T and H

Rowdy Thompson addressed the Council with his plans for the T and H Small Subdivision Application. He stated that he currently owned several acres that were between HWY 40 and Little Sweden Rd and that he would like to divide the property into two 5.19 acres residential lots and a third larger 21.3-acre lot. He continued by stating that at some point he would like to apply to re-zone the larger, lot which borders HWY 40, to commercial. He referred the Town Council to the provided handouts but noted that after he had spoken to Planner Bunker, he had decided to amend the application and provided documents to allow for a 25 ft easement to run on the east side of the property. It was also noted that access to the larger lot would need permission from UDOT and that UDOT has some specific rules about access. He was asked to supply Ardurra with revised lot plans with the agreed-upon 25 ft frontage easement.

Council Member Bennett made a motion to approve the T and H Small Subdivision Application. Council Member Pearson seconded the motion. The roll call vote was Kohler yes, Pearson yes, Walton yes, and Bennett yes. The motion passed.

4) Business License Approval(s)

a. New-

- i. The Peak Adventure Park on Trunnell Project- Eric Johnston
- ii. Me and Sunny LLC- Filming for Hallmark Movie- Andrew Langston

It was noted that both Business License Applications had gone before the Planning Commission and been recommended for approval to the Town Council. It was further noted Me and Sunny Business License Application was for a Hallmark Movie being currently filmed and would be complete by June.

Mayor Kohler invited Mr. Johnston to discuss his business plan with the Town Council. He stated that he and his wife were planning on renting the entire bottom level of the Trunnell Building to put in a family entertainment center. He stated that he had more than 20 years' experience in the entertainment industry and that his wife had on-line business and marketing experience. He continued by stating that he was hoping to begin work as soon as possible and had retained consultation from others in this industry to make sure this would be a safe and family-friendly environment. He was asked what the business hours would be and he stated that it would be 10 am to about 8-9 pm on weekdays and 10 am to 10-11 pm on weekends. He further stated that he would like to be able to rent out the space for after-hour events such as after the high school prom night when applicable. He was asked if parking would be adequate and it was stated that there was more than enough parking. He added that they would encourage all customers to enter from HWY 40 rather than Little Sweden Rd to minimize the traffic impact to Daniel.

Council Member Pearson made a motion to approve the Me and Sunny and Peak Adventure Park New Business Applications. Council Member Walton seconded the motion. The roll call vote was Kohler yes, Pearson yes, Walton yes, and Bennett yes. The motion passed.

5) Rural Water Rate Study and Asset Management Discussion- Janell Braithwaite and Dennis Gunn

Ms. Braithwaite was unable to attend the meeting due to illness. Mr. Gunn presented a PowerPoint presentation where he discussed the need for towns like Daniel to not just increase water rates but to consider the lifetime of current existing infrastructure and build in a plan to retain enough income to replace or repair it without having to bond a project, if possible. Mr. Gunn has more than 30 years of experience in water management and planning and shared examples of the importance of this long-range planning from his work experience as well as surrounding jurisdictions.

6) Council Report

Council Member Pearson shared that he had been in talks on and off for about a year in regards to a Town celebration. He shared that Michael McLean offered to host the celebration and was well as provide musical entertainment. It was stated that it would be just simple food and a place for neighbors to get together and maybe meet one another. The Mayor asked Council Member Pearson to head up the committee and report back.

7) Engineer Report/Updates

There was no report.

8) Planner Report/Updates

Planner Bunker presented his report. He also reported that the chlorinator on the Daniel Water System would be fixed shortly, UBB would be installing up Teacum Rd soon, and that the Moll complaint had been resolved to the best of his knowledge. Pam Skinner noted that UBB had caused some damage to her property while installing but that it had been addressed and corrected very promptly.

9) Recorder's Office: Warrants approval, Announcements, etc.

The warrants were presented and the Mayor asked for a motion to approve.

Council Member Walton made a motion to approve April 2024 Warrants as presented. Bennett seconded the motion. The roll call vote was Kohler yes, Pearson yes, Walton yes, and Bennett yes. The motion passed.

10) Approval of Meeting Minutes for April 1, 2024

Council Member Bennett made a motion to approve April 1, 2024 Meeting Minutes Council Member Pearson seconded the motion. The roll call vote was Kohler yes, Pearson yes, Walton yes, and Bennett yes. The motion passed.

11) Town Council and Planning Commission Training on GRAMA and Open Public Meetings

Mayor Kohler reminded that Council that they had been invited to participate in the mayor GRAMA and Open Public Meetings Training during a work session prior to the April 17, 2024 Planning Commission Meeting.

12) Possible Closed Session as Permitted by UCA 52-4-205

No closed session.

13) Adjourn

Council Member Bennett made a motion to adjourn. Council Member Walton seconded the motion. The roll call vote was Kohler yes, Pearson yes, and Walton yes and Bennett yes. The motion passed.

APPROVED June 3, 2024