

Wednesday, September 18, 2024, at 7:00 PM  
Wasatch County Services Building, Conference Room B  
55 South 500 East, Heber City, Utah

## **Planning Commission Meeting Minutes**

Quorum Present: Chair Gary Weight, Commissioners, Bridger Wilde, T.J. McGeean, Kipp Bangerter, Heber Taylor, and Byron Horner. Commissioner Skinner was excused.

Members of the Public: Bill King, Bill Gammell, Nate Orton, and Jordan Rood

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

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

Mr. Rood addressed the Commission asking questions about obtaining a business license for a firearms business he would like to run out of his home in Daniel. He was directed to fill out the application and come back to the Planning Commission to answer any questions the Commission may have.

### **2. Geneva Rock Products Concept Approval**

Bill Gammell and Bill King from Geneva Rock gave an overview of the submitted. They referred to the submitted maps. They stated that the land is part of the Ericson Foundation property bordering the CMC batch plant. They stated that they were looking for some direction about whether it would be best to do a lot-line agreement or to combine the two parcels. They further stated that they would seek to annex the small portion of the parcel that is currently in Wasatch County into Daniel. Different access options to the property were discussed. It was noted that the Ericson Foundation would provide an access easement to the property.

It was noted that the water needs had been discussed with the Town Planner and the Engineers and Geneva was aware they may have to obtain additional shares to meet their demand since they want to hook into the Daniel Municipal system. Planner Bunker stated that if their estimated need would impact the other culinary users, they would be required to put in a storage tank. It was further discussed that CMC had been required to put in a tank, but that their needs had had minimal impact on the culinary system.

Other issues that would be covered in a conditional use agreement to minimize the impact on neighbors. Clerk Crittenden agreed to send the conditional use document from CMC to them so they could see what the Town would likely require of them. They stated that they are currently working with the State of Utah on all environmental issues. It was noted that one of the biggest concerns was driving traffic away from the Town rather than through it. They stated that they would want to be good corporate neighbors and work with the Town on minimizing the traffic impact. They stated that they were also in contact with the FAA because the property is in the flight plan for the airport expansion.

They stated in the future they would be expanding the submitted concept to include a concrete recycling center and truck maintenance operation. They asked about a sewer system and were informed that the Town just uses septic systems, which they stated would not be a problem because it would just be for employee restrooms.

The discussion returned to whether it would be easier to do a lot line adjustment or boundary line agreement or subdivision. It was noted that this would be a small-scale subdivision which means 5 or fewer lots. It was noted there would need to be an annexation application, subdivision application, and conditional use applications would need to be submitted and that the annexation application would

need to be addressed first. It was once again noted that all applications had to be received by the 1<sup>st</sup> of the month to be considered at the Planning Commission Meeting.

***Commissioner Wilde moved to set the public hearing for October 16, 2024 for Geneva Rock to Annex property currently in Wasatch County into the Town of Daniel. The motion was seconded by Commissioner Bangerter. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.***

***Commissioner Bangerter moved to approve the Geneva Rock Concept Application. The motion was seconded by Commissioner McGeean. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.***

### **3. Smith Garage Addition Building Permit Application Continued**

Planner Bunker stated that the Smiths had not submitted a revised application to consider.

***Commissioner Horner moved to continue the Smith Garage Addition Building Permit Application. The motion was seconded by Commissioner Taylor. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.***

### **4. Public Hearing for Zone Change Application from TH Land Continued**

It was noted that the mylar for the subdivision had to be redone and had not yet been approved and it was suggested that the matter be continued until the mylar was completed and approved.

***Commissioner Wilde moved to continue the public hearing until October 16, 2024. The motion was seconded by Commissioner Horner. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.***

### **5. Set Public Hearing Nater Commercial Zone Change**

It was noted that public notice letters had not been mailed in time and the matter would need to be continued to allow for proper noticing.

***Commissioner Horner moved to continue the public hearing until October 16, 2024. The motion was seconded by Commissioner Bangerter. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.***

No members of the public were present to give comment

***Commissioner Horner moved to close and continue the public hearing until October 16, 2024. The motion was seconded by Commissioner Bangerter. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.***

### **6. Business Licenses**

#### **a. New**

- i. Townsend Construction (Continued)**
- ii. Timpview Contracting Services**

It was noted that Clerk Crittenden still had not been able to get a hold of Townsend Construction and that Audra Rhodes was the person submitting the application for the Timpview contracting services which was a billing service that she runs out of her home. It was further noted that this had been approved by the Town Council but that the Town Council still wanted a recommendation from the Planning Commission.

***Commissioner Horner moved to continue Townsend Constructions' new application and to recommend the Timpview Contracting Services Application. The motion was seconded by***

**Commissioner Bangerter. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.**

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

Planner Bunker handed out a packet of information that included the Daniel Town Code as well as the State Code. Currently, Commercial Condominiums are not allowed in the Town of Daniel. (See attached packet). Some of the concerns included the number and size of condos that would be allowed per building, what the Town's role or responsibilities would be with an HOA governing the individual owners, as well as caretaker apartments and the potential impact these types of issues might have. It was made clear that these would be for commercial business purposes only and only allowed in the Commercial Zone. After much discussion it was decided that the matter still needed research and consideration.

**Commissioner Horner moved to continue the discussion of changes to the Town Code regarding commercial condominiums. The motion was seconded by Commissioner McGeean. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.**

**8. Planner Report**

Planner Bunker presented his report. He noted that the Town Attorney had advised that the Town do nothing in regards to the Haroldson request to put up a water bond and to advise them to work the issue of water shares out on their own. He discussed Heber City's annexation of the property surrounding Delta Stone. He also presented a map that discussed road repairs that the Town had contracted with a number of other municipalities to get a better price on. (See report).

**9. Engineer Report**

Planner Bunker discussed the Town Council's decision to contract with Jones and DeMille to provide engineering services since Ardurra was no longer serving as the Town Engineers. He stated that so far, the arrangement was working and that Jones and DeMille were looking to open an office in Heber so that they could support a larger presence here, but until then we would be working with Matt out of the Utah County office.

**10. July 17 (Continued) and August 21, 2024 Planning Commission Minutes Approval**

The minutes were not in the packet and so were continued.

**Commissioner Horner moved to minutes until the October 16, 2024 meeting. The motion was seconded by Commissioner McGeean. A roll call vote of McGeean yes, Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.**

**11. Adjourn**

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

The meeting adjourned at 8:20 pm

*Kim Crittenden*

Kim Crittenden, Clerk/Recorder