

Wednesday, October 23, 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, Kipp Bangerter, Heber Taylor, and Byron Horner. Commissioners Skinner and McGeean were excused. Planner Eric Bunker and Clerk/Recorder Kim Crittenden were also present.

Members of the Public: Bill King, DeAnn and Alan Covington, Nate Orton, Wes Harris, Von Glasgow, Cecil Willis, Jordan Rood, Melanie North, Megan Philips, Darlene Luke, Marcia Birch, and Julie Givens.

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

1. Public comments (please limit to 2 minutes)

No public comment.

2. Geneva Rock Products Annexation Public Hearing Parcel (09-6276)

It was noted that the Annexation had not been noticed and Chair Weight asked for a motion to continue the public hearing. It was discussed that the continuation of the public hearing will be held on November 20, 2024, in the Planning Commission and had already been scheduled to be heard on December 2, 2024, in the Town Council Meeting.

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

Commissioner Bangerter moved to continue the public hearing on the Geneva Rock Annexation to November 20, 2024. The motion was seconded by Commissioner Taylor. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.

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

3. Public Hearing for Zone Change Application from TH Land Continued Parcel (20-4495)

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

Wes Harris spoke on behalf of TH Land and stated that the mylar had been signed and submitted to Wasatch County. He then reviewed the subdivision plans, noting that the two properties on Little Sweden remained RA-5 residential and that only the parcel adjacent to HWY-40 would become commercial, if approved.

Alan Covington asked if his property was within 500 feet of the proposed property. It was stated that his property is in that radius.

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

Commissioner Bangerter moved to send a positive recommendation to the Town Council on the TH Land Zone Change Application. The motion was seconded by Commissioner Horner. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed

4. Public Hearing Nater Commercial Zone Change Continued Parcel (20-4480)

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

Mr. Orton addressed the Commission and the audience and stated that the property is currently under a conditional use permit because he had previously been denied a zone change for the property. Mr Orton stated that he was not planning on doing anything different in the foreseeable future. He stated he also has adjacent property that is in Heber that is commercially zoned. It was noted that the conditional use would no longer be necessary if the zone change were approved. Additionally, this change would allow for retail sales.

It was asked if all neighbors got letters about the hearing and it was stated that the notice letter for this public hearing was mailed on the same day as the previous public hearing.

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

Commissioner Horner moved to send a positive recommendation to the Town Council on the Nater Enterprises Zone Change Application. The motion was seconded by Commissioner Taylor. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed

5. Smith's Garage Addition Building Application Continued

It was noted that the waterline that was not on the site plan had been found but that the Smiths had not submitted the new site plan for consideration.

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

6. **Boundary Line Agreement- Chip Polvoorde –**

Mr. Polvoorde was not present.

7. **Business Licenses**

a. **New**

i. **Jordan Rood dba BOA/Bow and Arrow Ordinances LLC**

Mr Rood discussed his fire arm suppressor business. He stated that he would only be conducting product design and research in his garage, so there would not be any increased traffic and that all testing would be done on the firing range. He continued by stating that he wanted to stay in good standing with his Federal Firearms License and so wanted to make sure he had the proper local licenses.

Commissioner Horner moved to send a positive recommendation to approve the new Business License for Jordan Rood dba BOA/Bow and Arrow Ordinances LLC to the Town Council. The motion was seconded by Commissioner Taylor. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.

8. **Discussion of a change to the Town Code regarding Commercial Condominiums (Cont.)**

The Commission spoke positively about the proposed draft addition to the Daniel Town Code regarding Commercial Condominiums and thought the document should be sent on to the Town Council for consideration.

Commissioner Wilde moved to send a positive recommendation of the draft change to the Town of Daniel Code regarding the addition of Commercial Condominiums as presented. The motion was seconded by Commissioner Horner. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.

9. **Planner Report**

Planner Bunker handed out information and relevant Town Code to look over before the consideration of any lot line adjustment. He stated that all lots on any application will need to be surveyed to prove that the remaining lots are still at least 5 acres.

He also stated that next month there would be a Lot of Record Application and to look at 8.21 Town Code.

10. **July 17 (Continued), August 21(Continued), September 18, 2024 Planning Commission Minutes Approval**

It was noted that the August 21, 2024 Meeting Minutes did not make it in the packet.

Changes to the July 17, 2024 included changing the location of the home that Mr. Stewart was concerned with is located on the same side of the street as his residence and two homes from him on the east towards HWY-40.

Commissioner Bangerter moved approve the July 17, 2024 minutes with noted changes. The motion was seconded by Commissioner Taylor. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.

Changes to the September 18, 2024 Minutes include correcting the “commissioner order moved to the Smith Garage” and the changing “open” to continue on the motion on agenda item 5 so it needs to have opened, continued and then closed.

Commissioner Wilde moved approve the September 18, 2024 minutes with noted changes. The motion was seconded by Commissioner Taylor. A roll call vote of Wilde yes, Bangerter, Horner yes, and Taylor yes. The motion passed.

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

11. Adjourn

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

The meeting was adjourned at 7:47pm

Kim Crittenden
Clerk/Recorder