

# Daniel Town Planning Commission Meeting

Wednesday, February 19, 2025 at 7:00 PM

Wasatch County Services Building, Conference Room B

55 South 500 East, Heber City, UT

Quorum present: Planning Commissioners Pam Skinner, Bridger Wilde, Kipp Bangerter, and Chair Gary Weight.

Members of the public present: Bill King, Jaren Davis, Brent Haight, Grant Ensign, Rowdy Thompson

## 1) Public Comments (please limit to 2 minutes)

There were no public comments.

## 2) Discussion and Possible Recommendation on Geneva Rock Conditional Use Permit Application

Mr. Bill King representing Geneva Rock discussed a packet that has been submitted to the Town discussing some of the concerns brought up in previous meetings: dust control, noise mitigation, traffic routing, and lighting mitigation. He enumerated proposed conditions for a CUP: batch plant would not exceed 75 feet in height, no other buildings would exceed 50 feet; preloading operations only when temperature is above freezing, backing up would be minimized using white noise backup alarms instead of beeping; non essential fixed lighting shall not be used; 15 foot landscaped berm and fence combination for noise and visual mitigation. For dust mitigation Geneva will comply with Utah Dept. of Environmental Quality regulations, follow a dust control plan, periodically spray with a water truck to reduce fugitive dust, sweep periodically with a sweep truck, and if necessary use a dust suppressant. Operations would be conducted with no barrel chipping from 7:00PM to 7:00 AM. Geneva drivers will comply with Town of Daniel's designated haul routes.

In response to Commissioner Wilde, Mr. King said that the silo is being designed at 45 feet, but allowing expansion and growth might be up to 75 feet. Chair Gary Weight indicated that the lights should be directed to the north rather than the south. Commissioner Wilde requested that all drivers connected to Geneva Rock operations be required to use the haul routes designated. He is still concerned about the noise level generated by the plant.

***Commissioner Wilde moved to continue the Geneva Rock Conditional Use permit application to the next meeting. The motion seconded by Commissioner Kipp Bangerter passed with the following vote: Wilde, yes; Bangerter, yes; Skinner, yes; Weight, yes.***

Chair Weight asked the commissioners to be prepared to bring their conditions to the next meeting. Mr. King suggested that since concrete plant is a permitted use in the industrial zone, that the Planning Commission could make the final approval and not involve the Town Council.

**Commissioner Bangerter moved to take agenda items out of order and move item 3 to after item 7. The motion was seconded by Commissioner Pam Skinner and passed with the following vote: Skinner, yes; Wilde, yes; Bangerter, yes; Weight, yes.**

**4) Lot of Record Application—Joe Witt (Continued)**

Since no new information has been received from Mr. Witt, **Commissioner Wilde moved to continue this item until he does provide more information. The motion was seconded by Commissioner Bangerter and passed with the following vote: Wilde, yes; Skinner, yes; Bangerter, yes; Weight, yes.**

**5) Possible Action on Lot of Record Application—Joe Witt**

No action was taken.

**6) Business License renewal**

Tender Touch Massage—Kendra Giles—**Commissioner Wilde moved to approve the renewal of this license and was seconded by Commissioner Bangerter. Motion passed with the following vote: Skinner, yes; Wilde, yes; Bangerter, yes; Weight, yes.**

**7) Smith Garage Application (Continued)**

No new information has been received on this item. **Commissioner Skinner moved to continue the Smith Garage Application, and it was seconded by Commissioner Bangerter. Motion passed with the following vote: Skinner, yes; Wilde, yes; Bangerter, yes; Weight, yes.**

**3) Discussion regarding non-conforming lots**

Daniel Town Council has asked for recommendations from the Planning Commission about how to resolve the non-conforming lot issue.

Chair Weight suggested that the Utah property rights ombudsman has written some information on this issue. It was decided that this information would be sent to the commissioners so that they could read and study the information.

Chair Weight discussed several other requirements from our code regarding building such as setbacks, lot width, septic considerations, etc. There are other issues that must be considered to be able to get a building permit. The other real question is when the lot was created. If it was before zoning was instituted, it is acceptable. We have many lots where people just divided and recorded and deeded to themselves when the county changed the zoning. He doesn't know how many are not buildable. He would like to get an aerial map of the Town to work with.

**8) Planner Report—there were no questions.**

**9) December 18, 2024 Minutes Approval**

***Commissioner Bangerter moved to continue the minutes, and the motion was seconded by Commissioner Wilde. The motion passed with the following vote: Bangerter, yes; Wilde, yes; Skinner, yes; Weight, yes.***

**10) Adjourn**

**Commissioner Bangerter moved to adjourn, and the second came from Commissioner Wilde. With the following vote: Bangerter, yes; Wilde, yes; Skinner, yes; Weight, yes.**

The meeting was adjourned at 7:47 PM.

Merry Duggin

Acting Recorder

APPROVED April 16, 2025