

Daniel Town Planning Commission Meeting

Wednesday, April 16, 2025 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, Heber Taylor, and Pam Skinner. Not present: Commissioners Byron Horner and T. J. McGeean.

Members of the public present: Kimball Glazier, Brian Myers, Scott Long, Melanie North, and Megan Phillips.

Town officers present: Planner Eric Bunker, Clerk trainee Megan Goodrich, and Clerk/Recorder Merry Duggin.

1)Public Comment (Please limit to 2 minutes).

Scott Long discussed a residence at 1180 E 3000 S on the corner at Mill Rd. He mentioned that there are several buildings not connected to the home including a double wide trailer on the property. He inquired as to what could be done in this instance. Planner Bunker explained that a written complaint to the Town Council would start the process of investigating what is happening at this location. It is believed that Mr. Long will file a complaint.

2) Election of Chair and Vice-Chair for 2025

Commissioner Pam Skinner moved to nominate Chair Gary Weight to continue as chair for 2025. This motion seconded by Commissioner Bridger Wilde passed with the following vote: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.

Commissioner Kipp Bangerter moved to nominate Bridger Wilde as Vice-Chair for 2025. This motion was seconded by Commissioner Heber Taylor and passed: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.

3) Training requirement for PC members (UCA 10-9a-302)

Clerk/Recorder Merry Duggin informed the Planning Commission that the members have complied with the state code and has received the basic training required, but if additional training is requested from the members, the clerk's office will attempt to supply that training. Ms. Duggin referred the PC members to on-line videos at ulct.org (website for Utah League of Cities and Towns) and also at utahlanduse.org (Utah Land Use Institute) for additional information and training on their own time.

4) Schedule public hearing for Polvoorde/Grace Chubb barn condition use permit—3151 Poppy Lane

This application for a barn addition is over 1500 square feet and thus requires a conditional use permit. **Commissioner Wilde moved to schedule a public hearing for this CUP for May 21, 2025 at 7:00 PM. This motion was seconded by Commissioner Bangerter and passed: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.**

5) Schedule public hearing for the Brian Myers application for rezone of Victor Hanson property at 1705 E 3600 S from RA-5 to Commercial (Parcels #20-4489 and 20-4491)

Commissioner Wilde moved to schedule a public hearing regarding the application for rezone of parcels #20-4489 and #20-4491 at 1705 E 3600 S from RA-5 to Commercial for May 21, 2025 at 7:00 PM. The motion was seconded by Commissioner Bangerter.

Prior to voting, Chair Weight asked the applicant if he would agree to one public hearing to address both parcels at the same time. Mr. Myers agreed to that proposition. **Chair Weight then called for the vote on the motion: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.**

6) Discussion and possible action regarding Geneva Rock Conditional Use Permit application for Parcel #09-6276

Representatives of Geneva Rock were not present at this meeting and had requested that this item on the agenda be continued. **Commissioner Bangerter moved to continue the Geneva Rock CUP application, and the motion was seconded by Commissioner Skinner. The motion passed: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.**

Planner Bunker distributed a report that our Town engineer produced in response to a request from the Planning Commission regarding this application, and Chair Weight also distributed a handout of items that should be considered in this issue. Commissioner Weight asked the PC members to study the information provided to prepare for the next meeting.

7) New Business License for Norwood Construction (Scott Long)

Mr. Long is a general contractor operating out of his home at 3373 S Mill Rd. There are no workers or customers at his home, and he maintains minimal equipment there.

Commissioner Wilde moved to recommend to the Town Council that this business license be approved. The motion was seconded by Commissioner Bangerter, and the motion passed: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.

8) Scott Long permit application for accessory structure building (garage) for Dylan Welsh at 3497 S Mill Rd.

In response to questions from the PC members, Mr. Long explained that he is building a 24' by 30' garage with storage above for his neighbor. There will be no living quarters or animals in this structure. Planner Bunker informed the PC that our town engineer has asked for other requirements that must be submitted before a permit can be issued.

Commissioner Bangerter moved to approve the permit application subject to receiving all approvals required by our engineer, and Commissioner Skinner made the second. The motion passed; Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.

9) Continued discussion regarding non-conforming lots in Daniel

Commissioner Skinner stated that we have to make some decisions regarding this issue, but it is difficult to know what to do. Chair Weight indicated that he had received a suggestion from a Daniel Town Council member to hold a town hall meeting for residents to share their thoughts on how non-conforming lots should be handled as this issue continues to be a problem in the town. There was a good amount of support for this idea.

Commissioner Wilde moved to recommend to the Daniel Town Council that a town hall be held to discuss and receive public input on the issue of non-conforming lots in Daniel and the disposition of these lots for their owners. The Planning Commission would like to be present at this meeting. The motion was seconded by Commissioner Bangerter and passed: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes.

Ms. Megan Phillips asked if anyone had followed through with the suggestion that the non-conforming lots in Daniel be identified to see how many there are. Chair Weight said that this has not yet been accomplished. Ms. Phillips suggested that the Town should provide basic information to the public so that the public will know how to respond rather than just complain and continue to go around and around the issue.

Planner Bunker suggested it should be decided what issues the Town will accept. Commissioner Weight commented that there are many considerations that must be looked at. Commissioner Skinner stated that she doesn't want to argue about things that can't be changed. Planner Bunker stated that there are many questions to be brought up in a town hall, and there is a lot to discuss.

10) Annual Open and Public Meeting Training

Clerk/Recorder presented the annual training that was provided from an online video from Utah League of Cities and Town. The commissioners had a few questions and a short discussion mostly regarding contact with persons who have an application coming before the Planning Commission and how that should be properly handled.

11) Planner Report

There has been a complaint filed for a property that is being used for nightly rental, and Planner Bunker explained that we are waiting for the new state code to go into effect so that the Town can act on it.

Planner Bunker is also working with the trailer park at Daniel Rd and 3000 S to settle the culinary water issue and to possibly hook them into Daniel Municipal Water.

Daniel Town has received a grant to assist the Town in bringing our General Plan up to the Utah State standard requirements and a consultant will be working with the Planning Commission..

12) Approval of minutes for November 20, 2024, December 18, 2024, and February 19, 2025

Commissioner Wilde moved to approve the all of minutes as presented. The motion was seconded by Commissioner Taylor. The minutes were approved: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner.

13) Adjourn

The motion to adjourn was made by Commissioner Bangerter and seconded by Commissioner Wilde. Following the vote: Bangerter, yes; Wilde, yes; Taylor, yes; Skinner, yes; the meeting was adjourned by Chair Weight at 8:09 PM.

Merry Duggin

Clerk/Recorder