

Daniel Town Planning Commission Meeting
Wednesday, January 17, 2024, at 7:00 PM
Wasatch County Services Building, Conference Room B
55 South 500 East, Heber City, Utah

Meeting Minutes

Quorum Present: Planning Commissioner Chair Gary Weight, Commissioners Eric Bennett, Bridger Wilde, and Byron Horner were present. Commissioners T.J. McGeean, Pam Skinner, and Kipp Bangerter were absent. Also present were Planning Director, Eric Bunker, and Clerk/Recorder Kim Crittenden, to take minutes.

Members of the public: Nephi Trunnell

Commission Chair Gary Weight called the meeting to order at 7:04 PM

1. Public comments (please limit to 2 minutes)

No public comment.

2. Update for Poolvoorde Conditional Use Permit for an Accessory Structure

Chair Weight stated that the notice letter sent out to the neighbors had the wrong meeting date, so a new public hearing had been set for February 21, 2024, during the next Planning Commission meeting to provide neighbors an opportunity to attend and comment and that a new vote on the Conditional Use Permit would follow.

3. Discussion of Nephi Trunnell Sign Proposal

The Planning Commission was referred to a sign rendering that was contained in their packets. It was noted that the plans had been reviewed by the Town Engineers for structural engineering purposes only. Mr. Trunnell addressed the Planning Commission. It was noted that the property in question had frontages on both Little Sweden and HWY 40 and any sign would require 200 ft of frontage. Mr. Trunnell stated that he was only interested in putting up a sign along HWY-40.

There was much discussion about the Town of Daniel Code 8.26.09 which discusses among other things frontage requirements and height restrictions as well as 8.26.15 which discusses wall signs. It was also noted that in section 8 there is also mention of "monument type" signs that require only 50 ft of frontage, but it was noted that type of sign was not consistent with the submitted rendering. It was further noted that the submitted rendering had a height over the restrictions in the Town Code. Discussions also included whether the proposed sign would be a completely freestanding structure, using poles of some sort, or if it would be supported by the building, or a combination of the two. The section of the code that discusses the size allowances for signs was also pointed out to Mr. Trunnell.

Mr. Trunnell stated that he would do some more research on which part of the Town Code he felt best applied to the signage he desires and will, have the renderings adjusted for the size limitations discussed and turn them back into Ardurra and/or the Town. It was noted that he would need to turn in this information to Clerk/Recorder Crittenden and copied to Planner Bunker no later than February 1st if he would like to be placed on the February Planning Commission meeting agenda. Mr. Trunnell agreed.

4. Business Licenses

a. **New**

i. **Nico Secure Storage (Nephi Trunnell)**

Chair Weight invited Mr. Trunnell to discuss his new business application. Mr. Trunnell stated that this is an application for the management of the 150 climate-controlled storage units that are on the top level of the building. He stated that these are accessed by a freight elevator and/or fire stairs accessed from the main floor. He stated that he is hoping to begin business in March. It was asked if the building occupancy permit had been issued, Mr. Trunnell stated that it had not because they were waiting to finish the Twin Creeks sewer line that is being run to the property. It was also asked if the installation would require cutting any roads in Daniel. He stated that it was being “punched through” and was a pressurized system.

Commissioner Bennett asked what businesses would be ancillary or nexus to the storage which is required by code. Mr. Trunnell stated that he would be running his contracting business out of one of the rear offices on the first floor of the building. He stated that could use the secure storage for his supplies for his general contracting business. It was noted that this plan was approved before the code changed from ancillary to nexus to the business. It was noted that Mr. Trunnell would be required to apply for a business license from the Town and it would need to be a Commercial Business License for the contracting business.

Commissioner Bennett moved to recommend the approval of the new business permit Nico Secure Storage once the Certificate of Occupancy permit is completed and issued. The motion was seconded by Commissioner Horner. A roll call vote of Bennett yes, Wilde yes, Weight yes, and Horner yes. The motion passed.

b. **Renewal**

i. **Tender Touch Massage (Kendra Giles)**

Chair Weight asked if there had been any complaints on this business. It was stated that there had not been any complaints.

Commissioner Wilde moved to approve the Tender Touch Massage Business License Renewal. The motion was seconded by Commissioner Bennett. A roll call vote of Bennett yes, Wilde yes, Weight yes, and Horner yes. The motion passed.

5. Planner Report

The Planning Commission reviewed the report submitted by Planner Bunker. It was asked what issues were pending with the lighting and grading permit for the CMC plant. Planner Bunker stated that CMC is allowed to have any lighting 20 ft or below with the 90-degree cup/shield, but that their conditional use permit only allowed “necessary lighting” above 20 ft high. He further stated that CMC wanted additional lighting above 20 ft so he was waiting for their revised lighting plans to make sure that they would comply with the conditional use permit.

It was discussed that dark sky regulations were a part of many discussions throughout Wasatch County and Planner Bunker stated that the Town is sticklers about all of our dark sky requirements and noted that the same issue of no or improperly installed 90-degree shields was addressed on both the Haroldsen property for lighting facing HWY-40 as well as the CMC property. He stated that CMC had property installed the 90-degree shield following his discussion with them.

6. Engineer Report

No report

7. December 20, 2023 Planning Commission Minutes Approval

Commissioner Bennett asked that on the first page “not” public comment” be changed to “no” public comment. He further asked on page two that ...” the apartment could only be rented to or used by an employee of the facility” to ...” the apartment could only be occupied by an employee of the facility.”

Commissioner Bennett moved to approve the December 20, 2023, Planning Commission Meeting Minutes with the noted changes. The motion was seconded by Commissioner Horner. A roll call vote of Bennett yes, Wilde yes, Weight yes, and Horner yes. The motion passed.

8. Adjourn

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

The meeting adjourned at 7:50 PM.

Kim Crittenden

Kim Crittenden Clerk/Recorder