

**Daniel Planning Commission Meeting
Wasatch County Services Building, Conference Room A
55 S 500 E, Heber City, UT
Wednesday, December 17, 2025 at 7 PM**

Meeting Minutes

Quorum present: Chair Gary Weight, Commissioners Pam Skinner, Heber Taylor, Byron Horner and Kipp Bangerter. Commissioners Bridger Wilde and T.J. McGeean were excused.

Town Officers present: Planning Director Eric Bunker, Merry Duggin, Planning Secretary to record the minutes.

Members of the public present: Victor and Shirley Hanson, Brian Myers, Jason Stewart, Jared Howland, Jaime Aguirre, Jenny Aguirre

Chair Weight opened the meeting at 7 PM.

1. Public Comment (Please limit to 2 minutes). There was no public comment.

2. Summary of Daniel Town Council meeting of December 1, 2025

Chair Weight read the summary and made the Planning Commission members aware of what is happening regarding Wildland Interface issues in our Town. The State of Utah is producing a map that determines the risk for wildland fire to each parcel in the state. A fee will be charged to the parcel owner to be collected by Wasatch County in the annual property tax. The fees will be used for fighting fires and the fee may possibly be mitigated by reducing fire risk in removing landscaping. Insurance companies will be required to use this map in setting fire insurance rates for each property.

The Council is considering authorizing a master plan for Storm Haven to be produced which would then be used in applying for grant monies to improve the Storm Haven water system.

3. Brian Myers application requesting a rezone of property (parcels #20-4489, 20-4491, and 20-4492) from RA-5 to Commercial. Possibly set a public hearing

Mr. Brian Myers stated that he is in the process of trying to acquire a 3rd property to be combined with the two parcels that he already owns. The combination of these properties would total more than 5 acres, and then he would request a rezone of the entire area from RA-5 to Commercial.

Mr. Jason Stewart questioned how the “2 lots” were separated for houses across the street from her residence indicating that they did not comply with the 5 acre zoning.

Mrs. Shirley Hanson (owner and previous owner of this property) responded with a history of the area and how it was developed by her grandfather and great grandfather. According to her, the land was separated before 1971 and believed that the lots were “grandfathered in”. Her house was built in 1995 (prior to Daniel incorporation) and believed that she was grandfathered, or she would not have been able to build under the Wasatch County code.

Mr. Stewart would like to see the records of the split, and Chair Weight asked Mrs. Hanson to please put together the papers regarding this area and bring them to the Planning Commission so that the process can move ahead.

Mr. Brian Myers wondered if the records are not located indicating a legal split, could he request that Daniel Town provide some sort of process to make this a legal lot of record.

Commissioner Byron Horner stated that the process is already laid out, but the burden is on the applicant to provide the proof. The PC has to follow the code unless it is changed by the Town Council.

Chair Weight stated that all we can do is research this and see if there was a time when half acre lots were permitted.

The Planning Commission decided to delay setting a public hearing until more information is provided.

Commissioner Horner moved to continue this issue until the January 2026 meeting. The motion seconded by Commissioner Bangerter passed: Horner, yes; Bangerter, yes; Taylor, yes; Skinner, yes.

4. Jaime Aguirre application for an accessory building (garage and barn) permit for property on Daniel Rd.

After examining the site plan to verify that the setbacks are being met and no animals would be housed in this building, ***Commissioner Horner moved to approve the application for Jaime Aguirre’s accessory building on his property on Daniel Rd., and the motion was seconded by Commissioner Kipp Bangerter.***

The motion passed with the following vote: Bangerter, yes; Horner, yes; Skinner, yes; Taylor, yes.

5. Jared Howland requesting a Boundary adjustment/change for Staker Parsons property on the perimeter of Daniel and Independence Town

Planning Director Eric Bunker recommended that the applicant acquire letters from the people involved in this boundary adjustment before the Planning Commission act on a recommendation to the Town Council. He specifically named the McMillan family, UDOT, and the Town of Independence.

Commissioner Horner asked what was the purpose of the boundary change to which Mr. Howland responded that Staker Parsons just wanted to clear up the deed to make it official that the boundary was the fenceline in place rather than the legal description currently on the deed.

Planning Director Bunker clarified that because this would change the Town Boundary with Independence, it is not a simple lot line adjustment, and it would have to be approved by the Utah Lt. Governor's office before it is official.

Commissioner Horner stated that he did not believe that the Planning Commission could do this without the specific permission of the landowner involved, and Mr. Howland agreed.

Commissioner Horner moved to continue the lot line adjustment between Staker Parsons property and McMillan property until the Town receives an agreement signed by the landowners and including the items listed on the staff report:

1. Compliance with the current Town Code regarding lot line adjustments.

2. Limit recommendation based to facts associated with this item.

3. Make sure the McMillans understand the potential impacts to their property. (letter in support)

4. A new plat be recorded because of the inherent conditions and imaoct of possibly moving two municipal boundaries.

5. Continue this item and instruct the applicant to provide any additional documents and notice in writing of all property involved in this lot line adjustment. (letter of support from Independence)

6. Compliance with Utah code 57-1-45,10-9a-103, and 17-27a-103.

The motion seconded by Commisisoner Bangerter passed unanimously: Skinner, yes; Taylor, yes; Bangerter, yes; Horner, yes.

6. Bret and Mona Webb requesting a building permit for a single family dwelling for their property at 168 W 3000 S-- Possible motion for approval with

complete application

The Webbs requested that this item be removed from this agenda and was not discussed.

7. Mark Skousen—Discussion regarding a request for a possible development agreement for JDCO property located on Daniel Rd.

Mr. Skousen requested a continuance of this agenda item.

Commissioner Bangerter moved to continue this discussion, and the motion was seconded by Commissioner Horner. The motion passed: Horner, yes; Bangerter, yes; Taylor, yes; Skinner, yes.

8. Planner report for November, 2025

There were no questions.

9. Approval of minutes for Planning Commission meeting of November 19, 2025

Commissioner Skinner moved to approve the minutes without changes, and the motion was seconded by Commissioner Heber Taylor. The motion passed: Skinner, yes; Taylor, yes; Bangerter, yes; Horner, yes.

Chair Weight remarked that the minutes of the October meeting had passed with a vote of 3 yes and 2 abstain and authorized the Planning Secretary to change the minutes to reflect this.

10. Adoption of Planning Commission meeting schedule for 2026

The schedule was delivered to each member of the Commission, but it was not required to adopt it because it was already approved and adopted by the Town Council.

11. Planning Commission Vacancies

There are 4 seats that will expire at the end of December. There was a short discussion encouraging anyone that wished to serve a 4 year term from January 2026 to January 2030 should send a note of interest to the clerk's office as soon as possible.

12. General Plan Survey

The Town of Daniel is in the process of updating its General Plan and requesting information from its residents to help in that process through a short survey. The PC was encouraged to discuss this with their neighbors and were given a flyer

with the access QR code to make it easier for interested parties in participate in the survey.

13. Report of Board of Appeals actions

The Daniel Board of Appeals met on December 10 to hear two issues. An application from Melanie North/Megan Phillips for an appeal of a lot of record determination for property on Little Sweden was denied. Also an appeal for an increase in the noise limit in the CUP granted to Geneva Rock Products for a concrete batch plant was denied as well.

14. Adjourn

Commissioner Horner moved to adjourn, and the motion seconded by Commissioner Bangerter passed: Horner, yes; Bangerter, yes; Skinner, yes; Taylor, yes.

The meeting adjourned at 7:57 PM.

Merry Duggin,
Planning Secretary
Deputy Clerk/Recorder