

DANIEL PLANNING COMMISSION MEETING
Wasatch County Services Building, Conference Room B
55 S 500 E. Heber City, UT
Wednesday, February 18, 2026 at 7 PM

Meeting Minutes

Quorum present: Chair Gary Weight, Commissioners Byron Horner, Heber Taylor, Scott Long, Tim Jones.

Town Officers present: Merry Duggin, Deputy Clerk/Recorder, Jolene Munford, Planning Secretary trainee

Members of the public present: Mark Skousen, Bill Gammell, David Dobbins, Bill King, Jalayne Bassett, Boyd Mitchell, Kevin Steed, Brandon Steed, Chip Polvoorde, Patrick Quinn, Jason Stewart

1. Welcome and swearing in of new Planning Commission members

Newly appointed commissioners Scott Long and Tim Jones and returning commissioners Byron Horner and Heber Taylor took the Oath of Office administered by Deputy Clerk/Recorder Merry Duggin.

2. Election of chair and vice chair for 2026

Chair Gary Weight asked for nominations for the offices of Chair and Vice Chair to serve for the calendar year 2026. ***Commissioner Byron Horner nominated Gary Weight to serve as chair, and the nomination was seconded by Commissioner Heber Taylor. The motion carried with the following vote: Long, yes; Jones, yes; Taylor, yes; Horner, yes. Commissioner Taylor nominated Byron Horner to serve as Vice Chair, and the nomination was seconded by Commissioner Scott Long. Commissioner Horner was elected with the following vote: Long, yes; Jones, yes; Taylor, yes; Horner, no; Weight, yes.***

3. Public Comment

There was no public comment.

4. Summary of Daniel Town Council meetings of January 5 and February 2, 2026

The summary of the above meetings was included in the PC packets. Chair Gary Weight asked if there were any questions. Commissioner Horner asked if the nightly rental issue was still occurring. Planning Secretary

responded that the Town's attorney was speaking with the property owner's attorney and is still ongoing.

5. New businesses

One Shot LLC was represented by Kevin Steed. Commissioner Horner asked the size of the parcel where the proposed business would be located. The parcel is almost 6 acres and is zoned as Industrial on the purchase paperwork. Chair Weight noted that it is Industrial but is surrounded by residential. Mr. Steed admitted that there is a house next to it, but he just needs a place to park equipment. Commissioner Long asked if there would be materials stored on the property, to which Mr. Steed replied that it would be kept to a minimal amount. Commissioner Long stated that he would like provided to the town, a business plan including what the owner would like to do on the property, future shop drawings, etc. Mr. Steed indicated that he would like to have information from the town as to what the town would like, too.

Commissioner Horner informed Mr. Steed that he should be aware of Daniel Municipal Code 8.21 and provide the Town with a business plan including a scope of work that the owner wants to do on the property, the equipment that will be involved, hours of operation, materials involved, etc. and present this to the Planning Commission so that it has something more informative to work with.

Commissioner Horner moved to continue this license application until the March 18 Planning Commission meeting when the applicant could provide a written business plan to conform with the Daniel Town Code 8.21.

Commissioner Tim Jones seconded the motion which passed: Long, yes; Jones, yes; Horner, yes; Taylor, yes.

Q-Boys was represented by Patrick Quinn. He stated that this business would help individuals that cannot afford to pay for work on their vehicles that they can't do for themselves. It would be a small business, by appointment only, with no vehicle storage on the property and limited to repair on systems that don't require fluids. Q Boys would screen clients on a case-by-case basis.

Commissioner Long moved to recommend to the Council that they approve the business license with restrictions on what kinds of repairs will not be worked on. Commissioner Taylor seconded the motion. Long, yes; Jones, yes; Taylor, yes; Horner, yes.

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

Mr. Skousen addressed the Commission reminding them that the owner of this property had previously requested that the acreage be rezoned to Industrial, but this request was denied by the Daniel Town Council last year. The owner is not asking at this time for a rezone but is offering a development agreement instead, requesting a 2-story office building and shop on the front of the property with parking at the rear of the property. The owner would comply with all building codes so that he could use his property.

Commissioner Long noted that the development agreement has been revised to include a larger office building (3000 square feet) and shop (14000 square feet). Mr. Skousen admitted that the agreement was revised with these larger numbers. He went on to describe the operation as parking trucks at the rear of the property leaving in the morning and returning at night. It would not be an in and out operation all day.

Chair Weight commented that the development agreement did not appear to be more limiting than the zone change request was.

Mr. Skousen stated that a rezone would set a precedent, but a development agreement would not.

Commissioner Horner shared his thought that he was not comfortable in saying that this would not set a precedent. It does not limit what is going in and out of the property.

Chair Weight replied that a development agreement needs more work before the Commission could consider approval.

Mr. Skousen voiced his disappointment that he was hoping to get this project going as he has been working with the Town since October 2025.

He noted that at least 10 residences in Daniel are “running commercial businesses out of the residence” and wondered how they were getting to do that.

Chair Weight suggested that the commissioners could go back to the recordings and minutes of the public hearing to see if there is something there that the Council could consider.

Commissioner Taylor noted that a commercial building on Daniel Rd. would change the look of the entire neighborhood, a shop working on vehicles would not fit into the residential area. Commissioner Horner noted that if

he lived there, he would not want industrial traffic on the road endangering the population.

Mr. Skousen stated that they have approached a local property owner to see if he would grant access to Daniel Rd. from his property and has been denied that option so he is looking for advice and options as to what can be done at this location.

Commissioner Long moved to continue this development agreement until the March 18 Planning Commission meeting and hopes to have more ideas at that time. Commissioner Horner seconded the motion. The motion passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

Chair Weight asked the Commissioners to look at this issue and send their ideas to Planning Director Eric Bunker.

7. Geneva Rock-CUP information

Bill Gammell, vice president of Clyde, Inc., the parent company of Geneva Rock presented to the Commission. He was accompanied by Bill King, engineer, who was present with charts and maps to illustrate the presentation. Mr. Gammell informed the Commission that Geneva Rock had first presented to Town of Daniel on September 18, 2024 requesting a CUP, an annexation, and a subdivision. The CUP granted by the Daniel Planning Commission on May 21, 2025, required a sound study be performed for the concrete batch plant that they proposed to build. The study indicated that the ambient noise at the site was already (at times) louder than the 50 decibels that the CUP allowed. Mr. Gammell asked the Commission how the Town would determine compliance?

Commissioner Horner replied that Geneva Rock should project a model, build, and then come back to remeasure. The Town would not be measuring the sound level.

Mr. Gammell voiced a concern that the Planning Commission could revoke the CUP if the plant is found to be out of compliance. He indicated that the 50 decibels is completely impossible to comply with, and he used his charts to demonstrate the current sound levels at the site over a 24-hour period as being mostly above 50 decibels.

Commissioner Horner admitted that we have 2 other batch plants and other things going on in the industrial area contributing to the noise level, and he wondered how adding another batch plant would affect the noise average level.

Mr. Gammell replied that the whole process is to address the noise by adding modifications for sound mitigation, sound barriers to create the sound model to achieve 55 decibels average, but at times this would not be the maximum. He stated that 55 decibels is an acceptable level for residential zones and recommended that the CUP should be changed to the 55-decibel sound level. He explained that the sound could get up to 59 decibels according to the study at times.

Mr. Chip Polvoorde stated that he believes that there will be peak noise levels of 65-70 decibels that will wake up the residents in the residential zone and asked for a wall with trees (landscaping) big enough to stop the noise, perhaps 30 feet high.

Mr. Gammell replied that Geneva Rock is willing put in the 15-foot berm and wall that they have promised, but there is a balance to what can be done. He would like to rewrite the CUP changing the sound level allowed to 55 decibels.

Commissioner Taylor stated his belief that the 50-decibel level is not feasible, "No one can do that." He stated it should be raised to a higher level.

Chair Weight asked if there was a way to mitigate the loader bucket noise, as that seems to be the most offensive noise. Commissioner Horner followed up with if we granted the 55 decibel and still hear the "bang", what will be the recourse? Build a higher wall?

Mr. Gammell stated that he is not opposed to building a higher wall if it mitigates the problem, but he did not think that a higher wall is in the best interest of the town.

Commissioner Long voiced his opinion that the 50-decibel limit seemed "kind of unreasonable" for an industrial zone operation.

Commissioner Jones commented that he thought the request for 55 decibels was reasonable as the noise does not go on consistently.

Chair Weight thanked Mr. Gammell for his presentation and educating the Commission, but he informed him that the Commission could not take any action on this issue at this meeting due to pending litigation. He suggested that Geneva Rock could come back with a new application.

Mr. Gammell responded that it is frustrating that Geneva Rock is being held to a standard that a neighboring plant is not.

Commissioner Horner replied that we learn from our mistakes.

8. Bryan Myers—Zone change request continued from December 2025 meeting

Commissioner Horner moved to continue this issue until further information is provided by the applicant. Commissioner Taylor seconded the motion: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

9. Jared Howland—boundary adjustment request continued from December 2025 meeting

Commissioner Taylor moved to continue this issue until further information is provided by the applicant. Commissioner Jones seconded the motion. The motion passed: Long, yes; Jones, no; Taylor, yes; Horner, yes.

10. Phelps residence on Little Sweden—New building permit approval, continued use

Chair Gary Weight informed the Commission that footprint of the new residence is contained within the footprint of the old residence which has already been demolished.

Commissioner Horner moved to approve the building permit for the new Phelps residence on Little Sweden Rd. The motion seconded by Commissioner Long passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

11. Permit approval for Daniel Storage signage

Boyd Mitchell was present to represent Daniel Storage. As there were no violations of our code determined by our Town engineer Jones and Demille, *Commissioner Taylor moved to approve this permit and was seconded by Commissioner Long. The motion passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.*

12. Wildland Urban Interface information and discussion

Information regarding the WUI was distributed including a suggested map and frequently asked questions and answers that were copied from the Utah Wildland Urban Interface website. It was explained that all municipalities (Daniel included) are required to adopt a code and map regarding their wildland urban interface areas. This will be addressed in future meetings of the Planning Commission.

13. Suggested code changes for Daniel Municipal Code 8.07 discussion—possibly set a public hearing

Chair Weight has suggested a few changes to 8.07. These minor changes were distributed to the Commission, and Chair Weight mentioned that there might be other changes that could be considered. He encouraged the

commissioners to bring them up in a future meeting. Commissioner Taylor indicated that he would like to specify that a rental in Daniel must be a minimum of 30 days. No public hearing was set at this meeting.

14. Planner report for December 2025 and January 2026

There were no questions regarding these reports.

15. Approval of minutes for Planning Commission meeting December 17, 2025

Commissioner Horner pointed out one misspelling in the minutes to be corrected and moved to approve them with this correction. Commissioner Long seconded the motion. Long, yes; Jones, yes; Taylor, yes; Horner, yes.

16. Open and Public Meeting annual required training

Deputy Clerk/Recorder Merry Duggin read the training into the record. For the new commissioners, this was their first training on the OPM.

17. Planning Commission training as needed

Training information was distributed as homework and may be discussed at a later meeting.

18. Adjourn

Commissioner Horner moved to adjourn. Commissioner Long seconded the motion: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

The meeting adjourned at 9:33 PM.

Merry Duggin,
Deputy Clerk/Recorder