

## **Daniel Town Council Meeting**

Monday, March 2, 2026, at 6:00 PM  
Wasatch County Services Building, Conference Room B  
55 South 500 East, Heber City, Utah

**Quorum Present:** Mayor Scott Kohler, Councilmembers Eric Bennett, Gary Walton, Brooke Rose. Councilmember Stefanie Grady was excused. Also present were Town Planner Eric Bunker, Town Treasurer Sherri Price, and Clerk/Recorder Megan Goodrich, to record the minutes.

**Members of the Public:** Troy Morgan, Bill Gammell, Lisa Dinga, Drew Reilly

Mayor Kohler called the meeting to order at 6:00 PM.

### **1) Public Comment**

There was no public comment.

### **2) Geneva Rock Plat**

Bill Gammell, representing Geneva Rock, stood to discuss a map plat in which Geneva Rock is seeking final approval for a two-lot subdivision, bordering Wasatch County and Heber City but existing in the Town of Daniel. Mr. Gammell stated that Geneva Rock is dedicating a right-of-way which has the possibility to connect with future growth. Currently, Geneva Rock has private access and utility easement that will access public right-of-way and is proposing an infrastructure deferral agreement, which would allow them to postpone improvements until a connection is made.

Councilmember Walton questioned the width of the access easement. Mr. Gammell responded that the access easement is 73 feet but is not yet executed as they are waiting on the property owner to sell the property, at which point the access easement would be executed.

Councilmember Walton questioned if there was a likelihood of Wasatch County's portion being annexed into Heber City or Daniel Town. Mr. Gammell stated that nothing has alluded to that happening.

Councilmember Rose questioned which parcel Geneva Rock was closing on. Mr. Gammell responded that it was parcel #2. He pointed out a remainder lot that will remain in Wasatch County and confirmed that Lot #1 would remain with the Richard Erickson foundation.

Mr. Gammell stated that Geneva Rock obtained a conditional use permit on May 21, 2025, and that one of the conditions was that Geneva Rock have proper approval from Heber City to connect into their public roads. He stated that Geneva Rock has a design that meets Heber City's approval.

Planner Eric Bunker made note that the original plat had an 85-foot right-of-way and has been changed to 73 feet, which is not the plat that the Planning Commission had previously seen and recommended to approve. He also addressed a concern regarding a right-of-way extending to Airport Road which would cause Geneva Rock to claim access to 3000 South. Mr. Gammell stated that there is a non-exclusive 60-foot right-of-way that goes to the north, and that Geneva Rock will use that rather than going to Airport Road. That particular access is vital to the lot so that an island is not created. Mr. Gammell stated that there is a public road that Geneva Rock could use to avoid using 3000 S. Another option for Geneva Rock would be to go west to Airport Road. Geneva Rock is currently working with Heber City's Engineering Department.

Regarding the 85-foot right-of-way being changed to 73 feet, Mr. Gammell stated that Daniel Town Code requires roadway width to be 73 feet, at its widest standard.

Mr. Gammell stated that Geneva Rock would like to be the least evasive possible to the current property owners. Geneva Rock has purchased an easement from the property owners and would like to use the shorter route, if allowed by Heber City. Further, he stated that the easement would be recorded against the property.

Mr. Gammell pointed out the irrigation easement that was added to the plat, which goes down the east side and south side of Lot 2 and across Lot 1 on the west side. He further stated that the irrigation easement will fall inside a berm, which is required in the conditional use permit. Geneva Rock will build a 9-foot-tall berm with a 6-foot fence on top.

Mr. Gammell spoke about an infrastructure deferral agreement which will need to be reviewed by the Town. It is an agreement between the Town of Daniel and Geneva Rock regarding improvements to the 73-foot easement and states that once Daniel Town or Heber City has the right-of-way on both sides, Geneva Rock will commence the construction. The agreement would be recorded against the property and would be binding to anyone who owns Lot 2 in the future.

Planner Bunker requested to have the road easement shown as going all the way to the end, as that is what the Planning Commission originally saw. Mr. Gammell stated that the plat would be updated to take the easement all the way to the west to Airport Road.

Planner Bunker questioned if there was a sunset clause in the infrastructure agreement. Mr. Gammell stated that he thought it was 20 years.

Mayor Kohler stated that there would be no recommendation made or vote taken that night but that the Council would wait for the mylar to be presented and take a vote at that time. Planner Bunker stated that Mayor Kohler would be the last to sign the mylar, after all other blocks were filled out and signed.

Councilmember Walton questioned if any information would need to be sent back to the Planning Commission. Planner Bunker stated that, with the easement put back in, there was not a substantial change on the plat to warrant sending it back to the Planning Commission.

### **3) Planning Commission Summary of February 18, 2026**

Mayor Kohler read the Planning Commission Summary from the meeting held on February 18, 2026.

### **4) Wasatch County Fire District Presentation on Wildland Urban Interface Map and Fireworks Restrictions**

Fire Warden Troy Morgan stood to address the wildland urban interface code. He stated that the law went into effect on January 1, 2026, requiring all municipalities to adopt the wildland urban interface code. The high-risk map has been released from the State, with some sections in the Town being in the high-risk area. Some discussion was had to follow Daniels Creek from Little Sweden Road in designating high-risk areas within the Town. Warden Morgan recommended that in the case of any future development along 3000 S that would breach the urban interface, the map would be re-evaluated at that time.

Councilmember Bennett questioned who sets the map for the Town. Warden Morgan stated that the Town sets the map and recommends evaluation every 3-5 years.

Councilmember Rose questioned whether the recommended high-risk map would encompass both sides of Little Sweden. Warden Morgan responded that it would be only the south side of Little Sweden. Mayor Kohler questioned how far up Big Hollow the high-risk area would go. Warden Morgan did not know but stated that there would need to be a definable boundary when preparing the map, whether man-made or natural.

Warden Morgan explained that the wildland urban interface is the portion of land that acts as a buffer between urban spaces and wildland space. He stated that each municipality has two years from the adoption of a new state code to bring town/city code to standard.

Warden Morgan also began a discussion regarding firework restrictions. Mayor Kohler stated that the Town will post signs at major intersections and down 3000 S stating firework restrictions as anything south of 3000 S for the summer months. Councilmember Bennett noted that putting up bigger signs earlier would be helpful. Mayor Kohler stated that the Town will make a resolution for a future agenda.

Councilmember Bennett questioned if there was a solution for DWR areas where individuals are lighting fires and setting off bombs. Warden Morgan stated that in high-fire risk years, the Fire Department will meet with DWR and try to close high-risk areas for shooting and other “reckless” activities. The County is always open to ideas to help mitigate risk in those areas.

#### **5) Possible Adoption of the Wildland Urban Interface Map for Daniel**

Councilmember Bennett requested additional time to see more details on the website before taking a vote. Mayor Kohler stated that changes to the map can be made anytime.

Warden Morgan questioned if the Council was going to be voting on the code as well as the map. Mayor Kohler responded that the map and the code would be prepared for the next agenda and a vote would be taken at that time. Planner Bunker recommended sending the map and the code to the Planning Commission for a recommendation prior to the Council taking a vote.

***Councilmember Bennett made a motion to send the map and the code to the Planning Commission for a recommendation; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

#### **6) Contract with Jones and DeMille for Engineering Services**

Mayor Kohler stated that the proposed two-year contract with Jones and DeMille was for \$120,000. He further stated that Jones and DeMille bill on an hourly rate so the total sum may or may not be reached. He stated that the Town is spending, on average, \$60,000/year on engineering fees.

Councilmember Bennett would like the contract to read “not to exceed” in item 4a of the contract. He further stated that, if the Town were to reach the \$120,000 limit, Jones and DeMille would present a new contract for any additional fees.

***Councilmember Walton made a motion to accept the two-year contract with Jones and DeMille with the addition of the words “not to exceed” in section 4a; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

## 7) Business Licenses

A new business license was presented for Q Boys, an automotive repair shop. The recommendation from Planning Commission was to approve. Planner Bunker stated that some conditions previously associated with the business should be added to the license upon approval. The business license expired several years ago, and the applicant has applied for a new license.

***Councilmember Walton made a motion to approve a new business license for Q Boys, with conditions existing on prior license and which include: number of cars, to be contained in garage, hours of operation, and compliance with pollutant items (oil, grease, coolant disposal, etc.); Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

The following business licenses were presented for renewal: Adam Knight Plumbing, Smitty's Small Engine Repair, Full Scope Sewing. There have been no complaints against any of these businesses.

***Councilmember Rose made a motion to approve Adam Knight Plumbing, Smitty's Small Engine Repair, and Full Scope Sewing; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

## 8) Council Reports

Mayor Kohler reported that the Town has hired Jolene Munford as an administrative assistant and Planning Commission secretary after holding interviews the previous month. Ms. Munford will be paid \$20/hour for a training period after which the rate will increase to \$25/hour.

Mayor Kohler announced that Mark Lloyd has provided all necessary bonds required in association with the Southfield Road waterline project. Mayor Kohler is the remaining signature required. Discussion between Heber Light and Power and Town officials regarding telephone poles and moving forward with the entire project had started.

Mayor Kohler stated that the water-reading device was not working properly but that a new antenna had been ordered. 177 meters were read with 63 meters that did not read. The 63 un-read meters were billed the standard rate. Mayor Kohler mentioned meter 10 in the trailer park on Daniel Road that is not reading properly and that Tempest had been alerted to the malfunction.

Councilmember Walton reported on the response from the Town attorney regarding the nightly rentals issue discussed in February's Town Council meeting.

Councilmember Bennett stated that he is working on scheduling a disaster mitigation meeting.

#### **9) Planner Report/Update**

Planner Bunker presented the Planner Report to the Council. Mayor Kohler made mention of the Phelps home remodel, which was not in the planner report. Councilmember Walton questioned the setback on the Phelps rebuild. Planner Bunker stated that the corner of the original house was 3 feet 8 inches from the edge of the property line. The set back has been pushed back 5 feet 8 inches which made it more restrictive without changing the code.

Planner Bunker made mention of an elevated cyber risk and admonished all individuals with Town email addresses to verify any external links before opening.

#### **10) Storm Haven and Daniel Water System Report/Update**

Councilmember Walton questioned if any drop in the springs had been noticed. Mayor Kohler stated that February is typically the lowest point of water in the springs but, after speaking with Water Manager Dave Hilton, reported that the big spring was at 97 and the little spring was at 27. These numbers are down slightly more than normal but not significant. Planner Bunker stated that the springs are holding very well but expressed concern regarding the water well being drilled up the canyon that has the potential to affect water sources in the Town.

Planner Bunker reported that the Whaley's are going to be hooking onto the water system, and the Council will see an agreement in the future associated with that project.

#### **11) Recorder's Office: Warrant's approval, announcements**

Clerk/Recorder Goodrich announced the addition of two invoices to the warrant sheet: Invoice #DN-030226 for \$2,891.40 from Wasatch County Public Works for snowplow services and Invoice #0140350 for \$2,910.00 from Jones and DeMille for Southfield Road Waterline project and Construction Administration. The new total for the warrant sheet is \$36,204.65

***Councilmember Bennett made a motion to accept the warrants with the addition of the invoices from Wasatch County Public Works and Jones and DeMille; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

Recorder Goodrich announced that the results from the General Plan survey were out and a copy was at the meeting by the sign-in sheet. The results would also be posted on the Daniel Town website.

**12)Approval of Council Minutes for February 2, 2026**

***Councilmember Walton made a motion to approve Council Minutes from February 2, 2026; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

**13)Possible Closed Session as permitted by UCA 52-4-205**

There was no closed session held.

**14)Adjourn**

Councilmember Walton questioned whether the Town was aware of construction that was happening at the old Palmer property, in the Ron Plummer subdivision, and questioned if a permit was needed. Planner Bunker stated that no permit was needed if there was no structural change.

***Councilmember Bennett made a motion to adjourn the meeting; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Rose yes, Kohler yes.***

The meeting was adjourned at 7:45 pm.

*Megan Goodrich*

Megan Goodrich  
Clerk/Recorder