

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

Meeting Minutes

Quorum present: Chair Gary Weight, Vice Chair Byron Horner, Commissioners Heber Taylor, Tim Jones, and Scott Long. Commissioners Pam Skinner and T.J. McGeean were excused.

Town Officers present: Planning Director, Eric Bunker, Deputy Clerk/Recorder Merry Duggin, and Trainee Planning Secretary, Jolene Munford.

Members of the public present: Stefanie Grady, Johnny Wetsel, Branson Munford, Mark Skousen, Brian Myers, Mark Haroldsen, Mike Gourley, Eric Bennett, Keven Steed, Brandon Steed, Jason Stewart.

1. Public comment for items not on the agenda (please limit to 2 minutes)

There was no public comment.

2. Summary of Daniel Town Council meetings of March 2, 2026

The Commissioners had no questions regarding the summary.

3. New businesses

One Shot LLC was not present at this point in the meeting, and *Commissioner Heber Taylor moved to continue the application until the Commission had better information and explanation of what the owner proposed to do at the site. This motion seconded by Commissioner Scott Long passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes. But the owner arrived at the meeting later and was addressed later in the agenda.*

Daniel Highway 40 Storage, LLC was represented by Mark Haroldsen. The building has been open for approximately 2 weeks and has one tenant, but a new business (U-Haul dealer) will be moving in which would increase sales tax available for Town of Daniel through sales of moving supplies along with the rentals of the trailers. Commissioner Horner reminded Mr. Haroldsen that each business moving in to this building would have to request a Daniel business license and would have to come before the Planning Commission at a later date. Planning Director Bunker stated that a U-Haul business had a potential for parking issues, but Mr. Haroldsen stated the trailer inventory would be parked at the rear of the building in a ¼ acre area that will be graveled and include boats and trailer parking as part of the storage business. Mr. Bunker reminded the Commission that the CO on this building has not yet been issued. *Commissioner Horner moved to recommend approval of the business license to the Daniel Town Council for Daniel Highway 40 Storage with the exclusion of the U-Haul*

rental business, with a condition of receiving a CO for the building. There is an allowance of parking 1 U-Haul truck or trailer in a designated space at the front of the building but no parking in the space behind the building until the issue is clarified by the Commission after looking at the development agreement between Town of Daniel and Daniel Highway 40 Storage. The motion was seconded by Commissioner Long and passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

KB Land Surveying. Surveyor Branson Munford was present. He stated that he will have an office on the second floor at 3500 S Hwy 40, Suite A, but he will spend most of his time in his truck surveying. ***Commissioner Heber Taylor moved to recommend approval of a business license for KB Land Surveying to the Daniel Town Council. This was seconded by Commissioner Long: Long, yes; Jones, yes; Taylor, yes; Horner, yes.***

JDB Slopeworx inc. Mike Gourlay introduced his business which is located in the Daniel Highway 40 Storage building as a ski resort infrastructure business doing excavation for local ski areas. There will be few work trucks at this location, which is primarily office space. There will be no excavation equipment stored there. There will be some maintenance, but the lease will not allow storage of hazardous fluids on site, and they are not setting up a mechanic shop.

Commissioner Tim Jones moved to recommend approval of this business license to the Daniel Town Council with the condition that the CO be issued to the building. Commissioner Horner seconded the motion, and it passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

4. Mark Skousen—Discussion regarding a request for a possible development agreement for JDCO property located on Daniel Rd. continued from February 18, 2026

Mr. Skousen stated that he was asking to keep the current zoning in place and would like to place limits on what activities could be done on the property with an office building on the front of the property and limited numbers of vehicles parked in the rear through a development agreement. In response to a question from Commissioner Jones, Mr. Skousen stated that the only water the property would require would be for flushing toilets.

Commissioner Taylor commented on the large size of the office building of 3000 square Feet, and the garage could fit 8 trucks inside. He suggested that downsizing would maybe make this more acceptable. Mr. Skousen responded that they could have a more modest space and push it further back with a landscaping buffer.

Commissioner Horner stated that the use is still the same with trucks and chemicals in a residential area and was concerned about what would happen in the neighborhood with traffic and noise. He stated his opinion that he would see no difference between a development agreement and a zone change (which has already been denied).

Mr. Skousen responded that the road is a public road and asserted that at least 10 other residents are already using their residences to run industrial out of their property.

Commissioner Horner noted that the Town allows development in certain areas, but this application is trying to develop in the wrong area.

Commissioner Long asked about efforts to access the industrial zone through adjacent property. Mr. Skousen stated that adjacent property owners have denied access and admitted that he is trying to do the “right thing” with a landlocked property.

Commissioner Horner suggested that perhaps other property owners who have the same access problem might get together and perhaps purchase an easement, but it is not the Planning Commission's job to fix the problem for property owners.

Chair Weight asked if the PC could find ways to mitigate the effects of this development agreement if accepted? No one responded except Mr. Skousen who stated that operational hours could be controlled. HADCO has a lot of business in this area, and it would be beneficial to not have to drive up to Heber Valley every day.

Commissioner Horner noted that "due diligence" before purchase of property would avoid a lot of problems.

Commissioner Horner moved to deny the JDCO application for a development agreement for property on Daniels Rd. This motion seconded by Commissioner Taylor passed with the following vote: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

5. Geneva Rock—CUP information continued from February 18, 2026

Commissioner Horner moved to continue the Geneva Rock issue until the April 15, 2026 meeting. Seconded by Commissioner Long, the motion passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

6. Brian Myers—Zone change request continued from February 18, 2026 meeting

Mr. Myers has altered his rezone request from the original 2 parcel rezone to just the one-acre parcel (20-4491) on Highway 40 from RA-5 to Commercial. Chair Weight noted that this parcel is bordered on both sides by Commercial properties. ***Commissioner Horner moved to schedule a public hearing for April 15, 2026 to address the requested zone change for parcel 20-4491. The second came from Commissioner Long, and the motion passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.***

7. Jared Howland—boundary adjustment request continued from February 18, 2026 meeting

Mr. Howland has informed Town of Daniel that he no longer wishes to pursue a boundary adjustment between Daniel and Independence and requested that this issue be withdrawn from the agenda.

8. Wildland Urban Interface code and proposed map discussion and possible setting for Public Hearing

Clerk/Recorder Merry Duggin presented the 2006 Wildland Urban Interface Code as adopted by Wasatch County in 2007 and explained that HB 48 passed by the 2025 Utah Legislature requires that all municipalities in the state of Utah adopt this code and a map designating the boundary for the Town of Daniel which would delineate the Wildland Urban Interface for our Town. Those properties located within the Wildland Urban Interface zone once adopted will be subject to an enhanced building code for any future development. The codes are designed to mitigate wildland fire danger to the structures.

Mr. Eric Bennett commented that he believed the situation was a little different than the information he had heard at the Daniel Town Council meeting of March 2, 2026, from Fire Marshal Troy Morgan of Wasatch County Fire. Ms. Duggin explained that adopting the 2006 was not optional but mandatory as required by HB 48, but the Town would be responsible for setting the WUI boundary on our map. The code requires that

the boundary be a “man made or natural boundary” and cannot be a dotted line on a map. Ms. Duggin stated that the Fire District is recommending that the Town adopt Daniels Creek at the eastern boundary of Daniel and follow the creek until it nears Little Sweden Rd. and follow Little Sweden east to eastern boundary of the Town. All areas south of this line would be considered to be in the Wildland Urban Interface. Planning Director Bunker suggested that irrigated fields should be considered as a man-made boundary, and the suggestion was made that the foothills south of Daniel would qualify as a natural boundary.

More work needs to be done before a boundary can be determined.

Commissioner Horner moved to set a public hearing for April 15, 2026, to hear these issues and proposals for the Wildland Urban Interface. This motion passed with a second from Commissioner Long. Vote: Long, yes; Jones, yes; Taylor, yes; Horner.

9. General Plan Survey results and determining possible dates for a joint meeting for the Planning Commission and Town Council

A Power Point of the General Plan Survey results had been distributed to the Commission prior to the meeting. Planning Director Bunker noted that the survey showed that the residents would like amenities like trails and parks, but they would not want to pay additional taxes to establish or maintain those things. The Commission decided to hold a special meeting on April 15 at 6 PM and invite the Daniel Town Council to attend to discuss these results and hear more information regarding the update of the General Plan.

Commissioner Long made the motion to schedule a special meeting for April 15 from 6-7 PM, and the motion was seconded by Commissioner Horner. The vote was Long, yes; Jones, yes; Taylor, yes; Horner, yes.

10. Suggested code changes for Daniel Municipal Code 8.07 discussion—possibly set a Public hearing

These Daniel Municipal Code changes had been suggested by Chair Weight at the February 18 meeting. There was a little discussion by Chair Weight regarding frontage and lot width requirements for a building permit. Commissioner Long asked about accessory dwelling units (ADUs). Planning Director Bunker explained that the Utah legislature has done away with some requirements and now allows detached ADUs, but Daniel’s low population exempts us from this code. Our ADUs must remain within the main structure.

Commissioner Taylor moved to set a public hearing to hear comment regarding changes to Daniel Municipal Code 8.07 for April 15 at 7 PM. The motion was seconded by Commissioner Long and passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

3. Out of agenda order

One Shot, LLC—Mr. Kevin Steed had arrived to the meeting late and asked for his business license to be addressed. There was a discussion regarding trailers parked on the Property, but Commissioner Horner did not consider this an issue if no one was living in it. Mr. Steed admitted that occasionally an employee might stay there but did not live in it. He presented an affidavit from the neighbors to the property indicating that they had no problems with a business operating from this property.

Commissioner Taylor moved to recommend to the Daniel Town Council that this business license be approved on the condition that One Shot get rid of the resident in the trailer and come into compliance with the Daniel Town Code. This motion seconded by Commissioner Tim Jones passed: Long, yes; Jones, yes; Taylor, yes; Horner, yes.

11.Planner report for February 2026

Commissioner Horner asked about the trailer parked on property at Mill Rd. and 3000 S. The Commission expressed frustration that issues with this property have taken a long time to resolve.

12.Approval of minutes for Planning Commission meeting February 18, 2026

Commissioner Horner moved to approve the minutes as presented. Commissioner Taylor seconded the motion. Long, yes; Jones, yes; Taylor, yes; Horner, yes. The minutes are approved.

13.Planning Commission training as needed

No training occurred but information regarding the General Plan was distributed.

14.Adjourn

Motion to adjourn was made by Commissioner Horner. There being no requirement Second to motion to adjourn, Chair Weight adjourned the meeting at 9:20 PM

Merry Duggin,
Deputy Clerk/Recorder