

Daniel Town Council Meeting

Monday, July 6, 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, Stefanie Grady, and Brooke Rose. Also present were Town Planner Eric Bunker and Clerk/Recorder Megan Goodrich, to record the minutes.

Members of the Public: John Call, Terri Call, Elizabeth Oswald, Jaren Davis, W. Oswald, Gary Weight, Lisa Dinga

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

1) Public Comment

Planner Bunker announced the passing of Wendy Bangerter, wife of Kipp Bangerter, who had previously served as a Town Planning Commissioner.

2) Public Hearing for zone change request at 1680 W 3000 S from RA-5 to Commercial

Councilmember Bennett made a motion to open the public hearing; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Mr. John Call, owner of 1680 W 3000 S, addressed long-term planning and how it is affected by the airport expansion. Mr. Call presented maps showcasing properties affected by the airport's buffer/safety zone and noted properties that have been rezoned to commercial, asking for the same consideration that had previously been given. Mr. Call stated that his property is in the airport buffer zone, which is not typical of other residential properties in the Town.

Mr. Fred Benzler, a neighbor of Mr. Call, spoke in support of the rezone to commercial.

Councilmember Walton made a motion to close the public hearing; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Bennett made a motion to deny the rezone request at 1680 W 3000 S from RA-5 to Commercial; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

3) Planning Commission Summary

Mayor Kohler read the Planning Commission Summary into record.

4) UDOT Access Permit Application

Planner Bunker explained that the Town is seeking approval to apply for a future signalized intersection with UDOT.

Mr. Jaren Davis, developer of the Alpine Development Gateway Concept, stated that the concept presented to the Town is only insight into what may come but includes a gas station, hotel, arbitrary lots, and flex space.

Councilmember Grady questioned whether Mr. Davis would develop the land and sell or if sections would be sold to individual people or businesses. Mr. Davis answered that the anticipation is to own none of it but to build it out for interested consumers.

Councilmember Rose asked if there was a designated lot for a hotel. Mr. Davis stated that the hotel would preferably be closer to Heber, but it will be sold on a first-come, first-serve basis.

Planner Bunker mentioned that the development would not have access to Little Sweden Road.

Councilmember Rose made a motion to approve the UDOT access application process; Councilmember Grady seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

5) Adoption of DR 2026-07-06 Resolution of Certified Tax Rate for 2026

Mayor Kohler stated that the set tax rate for 2026 is 0.000294 will give the Town a revenue of \$58,092.

Councilmember Bennett made a motion to adopt DR 2026-07-06; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

6) Business Licenses

John Glodowski LLC, Suburban Propane, and HOWMZ were seeking business license renewals. There have been no complaints for any of these businesses.

Councilmember Grady made a motion to approve business license renewals for John Glodowski LLC, Suburban Propane, and HOWMZ; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

7) Approval of Maintenance Funds for Water Systems

Mayor Kohler explained that recommendations have been made to upgrade the pump houses for the water systems and presented a proposed scope of service to the Council. He requested approval of up to \$15,000 from water funds for upgrades.

Councilmember Walton made a motion to approve maintenance funds for water systems up to \$15,000; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

8) Council Reports

Councilmember Bennett would like the Planning Commission to take a closer look into Town code and make necessary changes to maintain the community as it is now.

9) Planner Report/Update

10) Storm Haven and Daniel Water System Report/Update

Mayor Kohler reported that the new meter reader and antenna are working well. He further reported that the State gave a good review of the Storm Haven water system.

Clerk/Recorder Goodrich announced that Consumer Confidence Reports had been completed for both water systems and were posted on the Town website.

11) Recorder's Office: Warrants approval, announcements

Clerk/Recorder Goodrich reported that Planning Secretary Jolene Munford's June hours were not reported prior the meeting. The Council discussed approving up to 30 hours for the month of June for Planning Secretary Munford.

Councilmember Grady made a motion to approve the June 2026 warrants with the addition of up to 30 hours for Planning Secretary Jolene Munford; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

12) Approval of Council Minutes from June 1, 2026

Councilmember Rose made a motion to approve Town Council meeting minutes from June 1, 2026; Councilmember Bennett seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

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

Councilmember Grady made a motion close regular session and open a closed session; Councilmember Walton seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Present in the closed session were Councilmembers Bennett, Walton, Grady, and Rose, Mayor Kohler, Clerk/Recorder Goodrich, and Planner Bunker.

Councilmember Walton made a motion to leave closed session; Councilmember Grady seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

Councilmember Grady made a motion to enter open session; Councilmember Rose seconded. The roll call vote was Bennett yes, Walton yes, Grady yes, Rose yes, Kohler yes.

14)Adjourn

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

The meeting was adjourned at 8:01 PM.

Megan Goodrich
Megan Goodrich
Clerk/Recorder