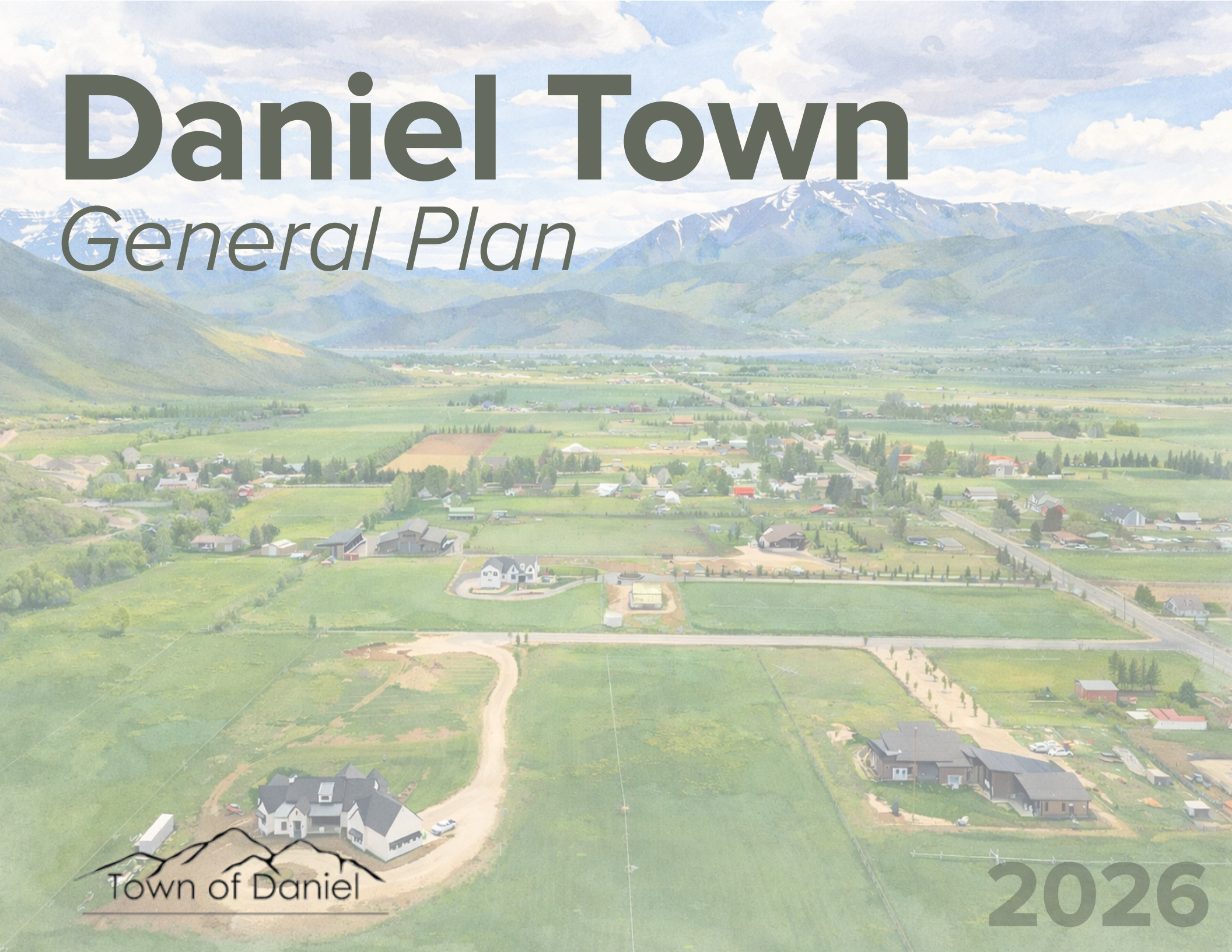
Daniel Town

General Plan



Town of Daniel

2026

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01
Introduction



Introduction

The Daniel Town General Plan is designed to serve as an advisory decision-making tool and a master plan for guiding future growth and conservation in Daniel. It provides an officially adopted plan for the Town Council, Planning Commission, other concerned government entities, residents, property owners, and developers to follow. This General Plan updates, guides, builds on, and ties together other community plans.

In life, we are all planners. Each of us plans to meet our individual and family needs and goals. In contrast, a General Plan considers the collective needs of the entire community and establishes a shared vision and a roadmap for the community's future.

The Town Council and Planning Commission, with valuable public input, have invested significant effort in shaping this General Plan. These efforts and comments have been compiled into a series of chapters, each with suggested goals and strategy options for implementing them. These goals envision the future that the Town would like to attain. The strategies offer various ways to achieve those goals. The goals are intentionally general to allow flexibility in pursuing several methods to achieve them.

Implementation strategies are included, as appropriate, to outline options for achieving the General Plan's goals. In some cases, the implementation strategies may suggest additional steps to clarify the goals.



Looking North on Daniels Road

This document establishes an updated vision based on public input, Planning Commission development, and official direction from the Town Council and Mayor. The General Plan is not the current policies and ordinances in place, but provides a vision for how policy and actions should be implemented.

There are multiple ways the land use patterns described in this General Plan will be achieved. There are a variety of legal and policy approaches to shaping land development and conservation, ranging from zoning to encourage certain uses to public involvement and the acquisition or preservation of land to ensure it is maintained as a particular use or open space in perpetuity. Certain ordinances, particularly the Daniel Town Zoning Ordinance, also known as the development code, will implement many of the goals in this General Plan.

It is important to understand the relationship between the General Plan Future Land Use (FLU) map, the Official Zoning Map of the Town of Daniel, and the Daniel Town Zoning Ordinance. While similar, they are not the same. The General Plan FLU map provides a general direction for future land use that the Town hopes to achieve over time. It has been developed with an eye toward the future rather than for the purpose of current regulations. In contrast, the Zoning map and the Daniel Town Zoning Ordinance represent the current local regulations, with the intent of implementing the Town's current vision. It is anticipated that the zoning map and development code will be updated in conjunction with the implementation of this General Plan to codify some of its goals. The development code and zoning map may need further revisions and/or additional ordinances to achieve the full intent of this updated General Plan over time. Zoning codes are not set in stone. They are a continuing process of refinement and improvement.

The General Plan needs to be a visionary document that provides guidance for decision-making. It should not only anticipate the future direction of development but also provide a framework that can be used to evaluate options and make informed decisions on situations that are not anticipated. This framework should also be improved upon in the future as conditions change and the Town's goals are updated. Annual reviews of the goals and strategies are suggested to determine whether all that is contained in this Plan remains relevant and to assess the Town's progress toward these goals.

Capital improvements should consider the Goals and Strategies of this General Plan. A review of the General Plan prior to establishing next year's budget and capital improvement plan is recommended.

The General Plan goals should be revisited annually, especially before setting budget priorities for the next year. The Plan can help establish priorities and provide forward-thinking about the Town's needs, rather than just addressing immediate issues.

It is suggested that a much closer look and an update every 5 years occur – our rapidly changing world requires us to revisit our plans because so much is changing so quickly.

The Plan is organized into 9 topical chapters, including a general section addressing items of overall community importance, and this introduction. The Future Land Use Map of the General Plan is one of the more important portions of this Plan. It shows the character of development that the Town wishes to retain. The General Plan defines the character the Town should continue to achieve, how to achieve it, and the course of public policy and regulation. Each section begins with an initial discussion of existing conditions, then moves to related goals and potential strategies to achieve them.

Table 1. Population History and Projection

	Decennial Census			Short Range Projection	
Year	2000	2010	2020	2030	2040
Town Population	728	780	941	1055	1200

Source: ESRI

Daniel has remained a small, rural community with gradual population growth over time. The Town's population increased from 728 residents in 2000 to 780 in 2010 and 941 in 2020. This relatively modest change reflects a development pattern characterized by large residential lots, agricultural land, and limited subdivision activity.

Significant population growth is not anticipated under the Town's current development policies and infrastructure conditions. Large minimum lot sizes, reliance on individual septic systems, and the community's desire to preserve its rural character limit opportunities for additional housing. The projections shown in Table 1 estimate approximately 1,055 residents by 2030 and 1,200 by 2040. These figures are planning estimates rather than growth targets. Actual population change will depend on development activity, household size, and any future changes to land use policies or wastewater infrastructure. The Town's planning approach emphasizes maintaining rural character and serving existing residents while accommodating limited growth.

02
Community Vision and Character



Introduction

Daniel has “wonderful neighbors that create a real sense of community,” a survey comment from an anonymous Daniel resident.

Existing conditions

Daniel is located along the Wasatch Back, in a beautiful valley, south of Heber and east of Deer Creek. It is bounded by Highway 40 and Highway 89. The Provo River runs through the center of the valley, connecting the Jordanelle Reservoir and the Deer Creek Reservoir. Majestic mountains rise 2000 to 4000 feet above the valley floor and frame the community, offering excellent views. It is a rural town characterized by large lot sizes and agricultural fields, with a population of about 1,000. Growth has been relatively slow, averaging less than 1%. If that growth rate remains steady, the Town’s population could reach about 1200 by 2050, but population growth is constrained by the lack of a sewer system. That growth would likely be about 60 new households, using the current household size of 3.4 persons per household. Projections such as these are useful for planning purposes but may change significantly if the zoning code is revised to allow more types of housing or if a sewer system is constructed. At this time, the General Plan assumes that the Town will continue to use individual septic tank systems for sanitary purposes.

The Town is surrounded by Highways on the east and west and the Airport on the north. To the south are mountains that lead south toward Daniel’s Summit and the Strawberry Reservoir. Although some businesses in agriculture and light manufacturing currently exist in the Town, most residents commute to work, with an average commute of 30 to 34 minutes. There is also a fairly large group with a 5- to 9-minute commute. Commute times such as these suggest employment in relatively close proximity, such as the Heber area, or in the Orem-Provo commercial centers, and possibly Park City. There are a few businesses in Daniel; however, with the introduction of the internet, there is also a growing number of home-based businesses. The majority of located along Highway US 40.

Shopping for goods and services is distributed across the larger communities nearby, but major purchases likely occur along the Wasatch Front.

It is a community rooted in a strong agricultural ethic, brought to the valley by ranchers and farmers over 150 years ago. Settled in 1874 but only granted township status in 1997, the community is located at the mouth of Daniel Canyon. Aaron Daniels was among the original pioneering settlers of the Town that bears his name. That pioneer spirit has carried through to the present and is what makes Daniel such a pleasant place to live. Daniels Creek played an important role in the early settlement days, as the primary source of water for culinary and irrigation purposes. Later, as wells were dug, the water found in the area was particularly pure, resulting in an eventual designation as a pristine water aquifer.

The Town was officially incorporated in 2006.



Daniels Creek

Preserving Town Character

Although the concepts of beauty and aesthetics are very subjective, establishing certain basic guidelines can contribute to a functional, desirable, and pleasing environment. The combination of uses, building design, agricultural open spaces, streets, walks, or trails can enhance the total living experience. Daniel's physical image can be greatly enhanced through the application of community design concepts established in local ordinances and policies. Not only can the desirability of rural-type residential living be maintained, but the desirability of Daniel as a place to live, offering convenience and things to do, can be achieved in a slow, deliberate manner.

The classification of the underground aquifer in the Heber Valley as "Pristine" has led many communities to construct sewer systems rather than rely on septic tanks. Daniel's reliance on septic tank systems provides a very low-density situation.



Image By Mary Waterman

Town Recognition

The Daniel Land Use code addresses aspects of community design that enhance Daniel's identity and aesthetic appeal. Certain "gateway" improvements on the highways could mark the Town's boundaries and create a sense of entry into Daniel through appropriate landscaping and signage. Town entrances can promote a positive image and sense of community pride.

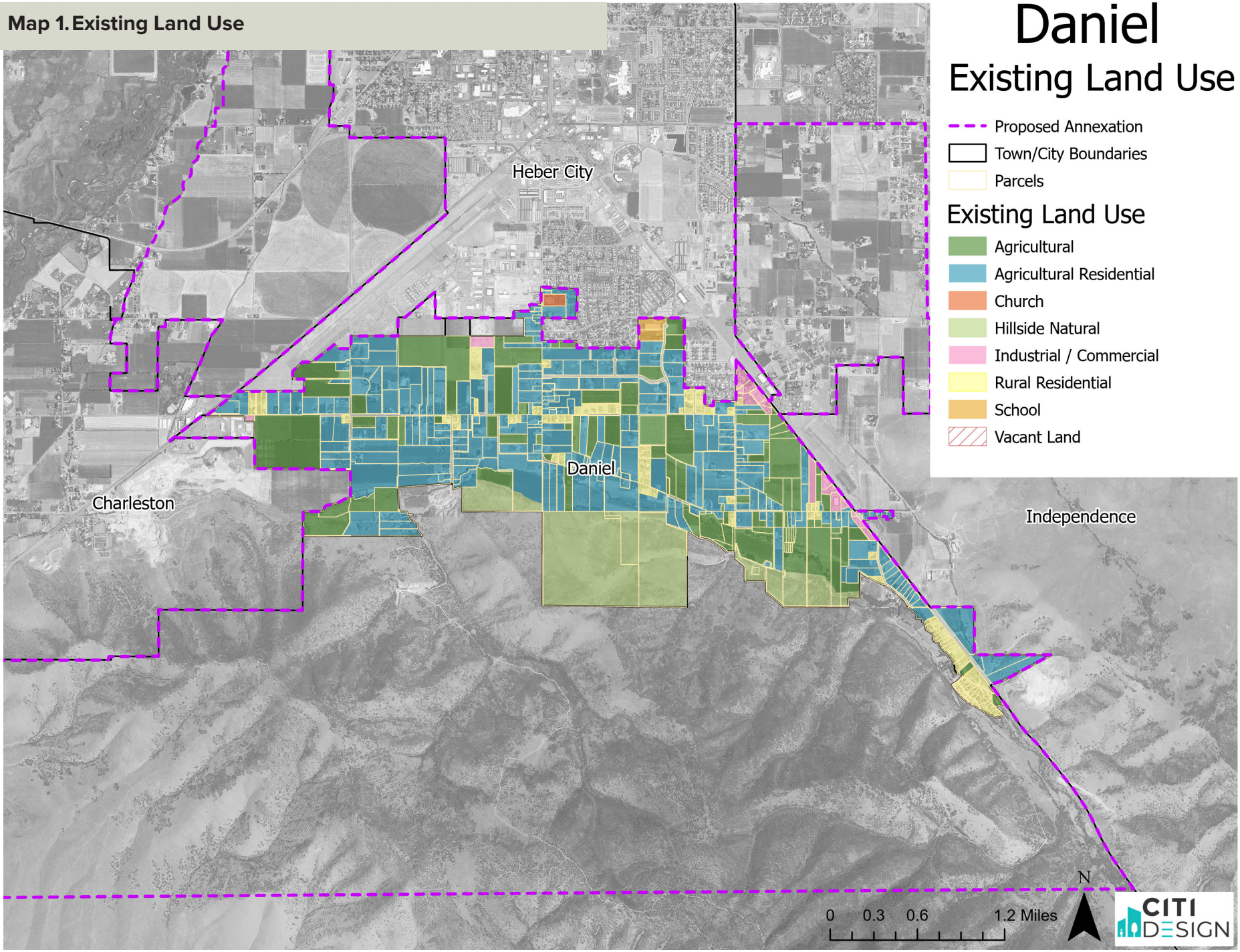
Rural Community Design

Rural community design can have many facets. Variation in homes, including their setbacks, is a typical component of rural communities. The ability to see stars in the night sky, encouraged by down-lit lighting fixtures, helps maintain a more natural, rural character. Maintaining the rural feel is a real challenge for growing communities. Preserving open space is also difficult, since many farmers consider their property their "retirement" nest egg. In Daniel, the open space is mostly private farms and not public lands or parks. However, the "right to farm" philosophy, through the promotion of Greenbelt tax reductions, Agricultural Protection zones, conservation easements, and plat notifications, could be important to Daniel.

Existing Land Uses

Community design is the process by which the functional and visual relationships between people and their physical environment are planned and implemented. Community design standards are established and implemented through the Town's zoning ordinances, including setback requirements, landscaping regulations, sign regulations, and permitting procedures. The goals and strategies of the various chapters of the Daniel General Plan have been established to encourage, via the planning process, orderly growth and development, the continuation of agricultural pursuits, and rural standards for community design.

Map 1. Existing Land Use



Town Survey

A public input survey was distributed at the end of 2025 and during the first month of 2026. A variety of questions were formulated to ascertain community opinion about certain growth issues. The full survey results are in the appendix, but the following is a summary:
Residents want Daniel to remain a quiet rural town with large lots and open space, mainly agricultural, maintain dark skies, and pursue careful, cautious growth policies. There were 87 responses (68 fully completed). Most but not all people support small improvements like trails and a park, and eventually a town hall, but are sensitive to tax increases and support seeking grants to accomplish those goals.

More survey detail follows:

What people like most:

- Rural lifestyle
- Open space and large lots
- Scenic beauty and mountains
- Quiet community
- Friendly neighbors
- Dark skies

What people like least:

- Industrial noise and impacts
- Traffic, speeding, and truck traffic
- Growth pressure
- Poorly maintained or “junk” properties
- Airport and highway noise

Preservation priorities:

- Preserving agriculture and scenic beauty is of utmost importance.
- Maintaining open space is a strong community priority.

Growth and development views:

- The slight majority supports more businesses along Highways 40 and 189.
- Most respondents do not support mixed-use or attached housing.
- Community is split on accessory dwelling units (ADUs).
- Strong concern about losing 5-acre zoning.

Parks, trails, and facilities:

- The majority support public access to outdoor recreation as important.
- Most do not support raising taxes to fund services.
- Many residents support developing trails over time, creating a park, and pursuing a Town Hall.

Transportation concerns:

- Speeding on 3000 South
- Safety issues at key intersections
- Traffic near Highway 40

Biggest issues for the next 5 years:

- Traffic and infrastructure
- Water availability
- Growth and loss of rural character
- Taxes and affordability
- Open space preservation

Town Vision

Daniel will continue to preserve its rural heritage through thoughtful community design that emphasizes the desired rural "feel" and provides an organized, well-maintained, peaceful community, which enhances the historic and rural atmosphere of the community.

Together we shall:

- Preserve open space and our agricultural character
- Promote clean air and water
- Assure that new development pays for itself
- Enhance the right to farm
- Preserve views
- Preserve the Town's dark skies
- Improve road safety and create access to trails
- Consider commercial opportunities along the Highways and not in Town interior



Town of Daniel

03
Future Land-Use



Introduction

The location of future land uses and their associated intensities is a required element of all General Plans as per State Law. The Future Land Use map (FLU) is generally the most visited portion of the Plan. Daniel's mountainous backdrop, valley setting, agricultural uses and sensitive lands result in constraints on the location of certain land uses.

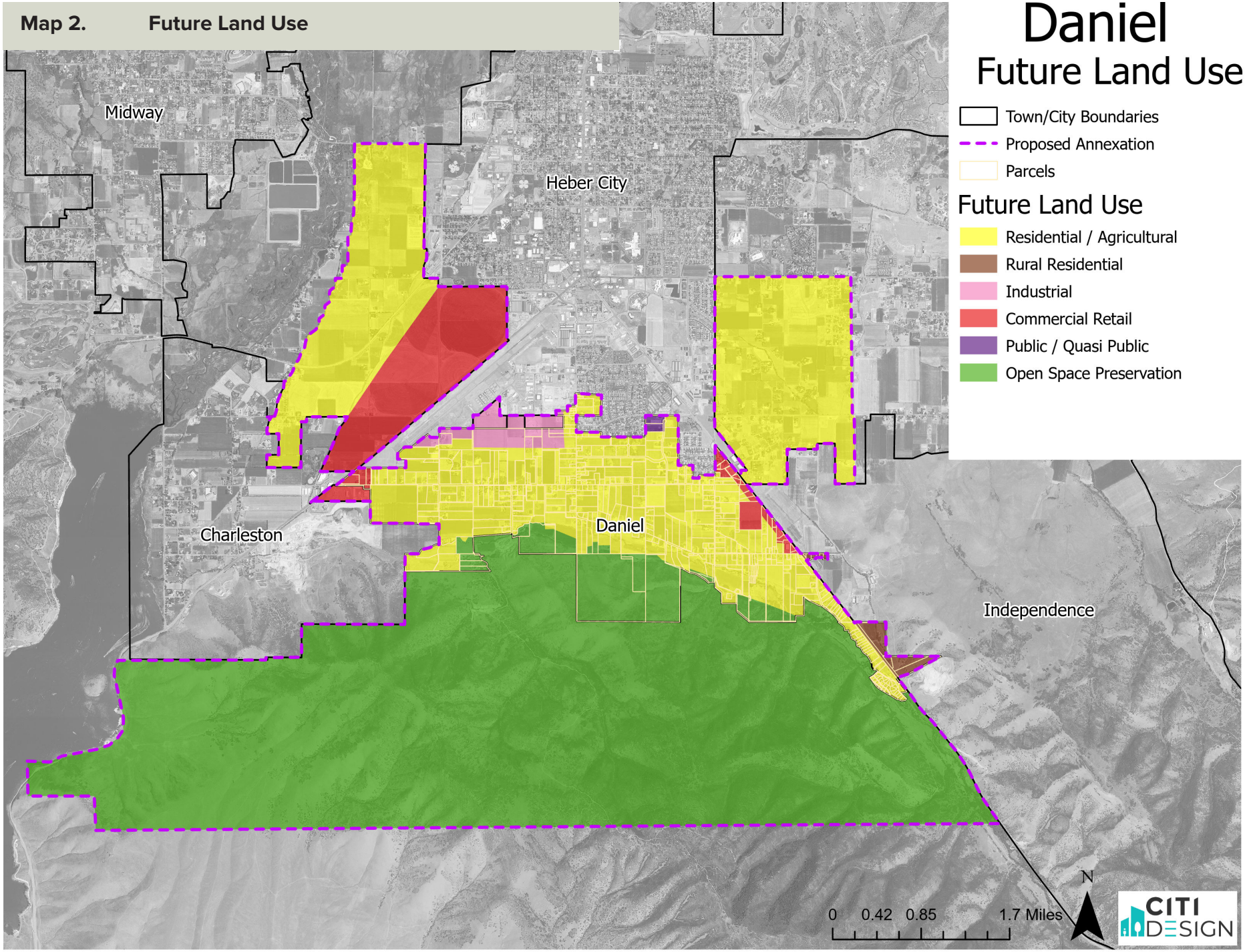
Development must be undertaken in a careful manner not to destroy the natural features, such as the steep mountain backdrop, the Daniel Creek environs, hunting and fishing opportunities, and mountain access.

Table 2. Future Land Use Designation

Category	Primary Uses	Range of Density/Scale	Key Characteristics
Residential/ Agricultural	Single-family detached homes coupled with Agriculture	1 unit per 5 acres. Building heights range from 2 – 3 stories	• Includes neighborhoods (of all ages) that are comprised of predominantly single-family detached homes. • Provides generous building setbacks and lot frontages resulting in significant space between dwellings and the street to create a rural residential appearance • Historical densities along Daniel Road, 3000 South, Little Sweden Road, and the Storm Haven areas provide the character for the Town
Rural Residential	Single-family detached homes.	1 unit per 1 acre. Building heights range from 2 – 3 stories.	
Commercial/ Industrial	Limited commercial uses, small-scale manufacturing, light industrial, processing, wholesaling	Generally, be 1 to 3 stories.	• An industrial area has been designated as a buffer between the residential areas of the Town and the Heber City airport. Care should be taken in the development of this area so that it serves as a buffer, rather than intensifying the effects of the Airport on surrounding residential development. • Architectural and site planning guidelines should be prepared that encourage developments to blend with the surrounding context; with buildings and landscaping placed in a manner that will buffer and minimize the transfer of noise and light from the Airport.

Category	Primary Uses	Range of Density/Scale	Key Characteristics
Commercial Retail	A range of employment uses, small-scale retail and office services.	Generally, limited to 1 to 3 stories.	• Located on the edges of the Town adjacent to highway corridors to minimize impact and disruption to the residential areas of the Town. • Commercial development should be located near transportation facilities that offer the necessary access for commercial uses • Strip commercial development is discouraged in order to prevent traffic congestion and conflicts with residential neighborhoods
Public/Quasi Public	Schools and other governmental functions. Also includes facilities needed for essential public services such as water facilities, and other similar uses.	Generally, be 1 to 2 stories.	• Typically owned by public entities such as the City, counties, or school and special districts.
Open Space Preservation	Public and private open space, trail systems, conservation areas, and some public utilities or facilities may also be appropriate. This category may also include sensitive lands such as steep slopes, range land for grazing, and identified wildlife habitats.	Open Space areas generally have limited development.	• Conservation open space includes areas for active and passive Recreation, conservation, sensitive lands, and mitigation areas for environmental hazards. • Generally owned by public agencies (City, county, or state); this category also includes federal lands located to the south • Conservation easements can also exist on private property.

Map 2. Future Land Use



Future Land Use Goals and Strategies

Goal for Residential/Agricultural areas:
Implement land use management strategies such as flexible agricultural preservation techniques that preserve the natural setting, resources, and the rural character of the Daniel area while providing opportunities for limited growth and development.

Strategies

1. Update the 5 acre zone that maintains large acreage requirements to assure greater viability of the agricultural uses.
2. Require new development adjacent to agricultural parcels to include language on the plat that informs future property owners of the potential impacts from agricultural businesses.
3. Promote Agricultural Protection zones.
4. Encourage “Green Belt” protections and work with the County to retain its’ AG-5 and AG-20 zones in nearby unincorporated areas.
5. Evaluate the community desire to preserve larger agricultural areas. If consensus is attained for preservation, consider exploring conservation easements.
6. Promote water conserving landscapes in front yards.

Goal for Rural Residential areas:
Where sewer or septic systems allow, provide for a smaller lot.

Strategies

1. Assure rural design with varied setbacks and lower building heights.
2. Evaluate yard maintenance-related ordinances.
3. Promote the use of irrigation water and water-conserving landscapes in front yards.

Goal for Commercial/Industrial areas:
Continue to create separation and noise buffering uses adjacent to the Airport

Strategies

1. Update the industrial zone to allow additional flexibility in uses.
2. Continue to limit heights as per the FAA regulations.
3. Improve the appearance of new businesses through landscape, signage, and building façade regulations.
4. Consider more flexible uses at the 3000 South and Highway 189 intersection and along Highway 40.
5. Through simple processing, incentivize preferred business types.

Goal for Commercial Retail:
Along the highways there may be additional opportunities for commercial development. Promotion of the area is needed. Passers-by need reasons to stop.

Strategies

1. Evaluate the Commercial zone ordinances for flexibility and their ability to foster a clientele.
2. Evaluate infrastructure needs, especially for sewer and water.
3. Consider updating appearance-related design regulations.
4. Consider the possibility of adding a mixed use option to the commercial zone.

Goal for Public/Quasi Public areas:
At this time, the only public land is the Elementary School, municipal water well sites, and State owned-properties in the mountainous areas to the south. In the future, there may be other public lands for town amenities and special districts.

Goal for open space preservation:
Open space is achieved in the community through the current 5-acre lot requirement due to septic tank regulations. It is also achieved by the adjacent views of the mountains to the south and those that surround the Heber Valley, especially where steeper hillsides exist.

Strategies

1. Work with the BLM and private property owners to create additional protected trails in the mountains to the south and in the long run along Daniels Creek.
2. Retain lower heights within the community to ensure views are not blocked.
3. Continue with the 5 acre lot philosophy that provides private open space.
4. Review the P-160 zone uses and required lot sizes to promote more open space concepts.

Goal for the Planning Process:
Review and update if needed, the planning process.

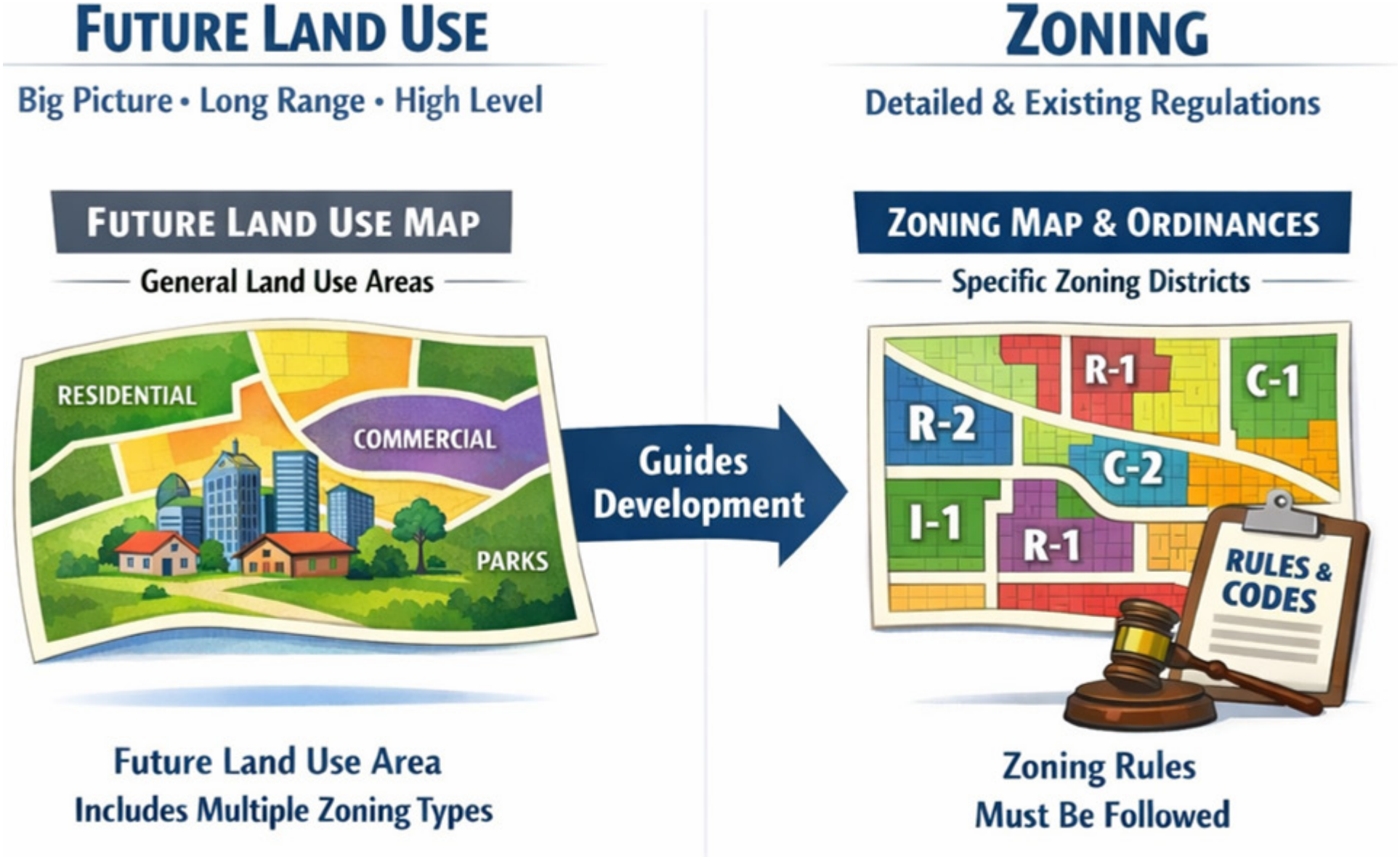
Strategies

1. Revisit and update the Town's applications.
2. Assure that all applications are complete before processing begins.
3. Update outdated zones to achieve the goals of this General Plan.

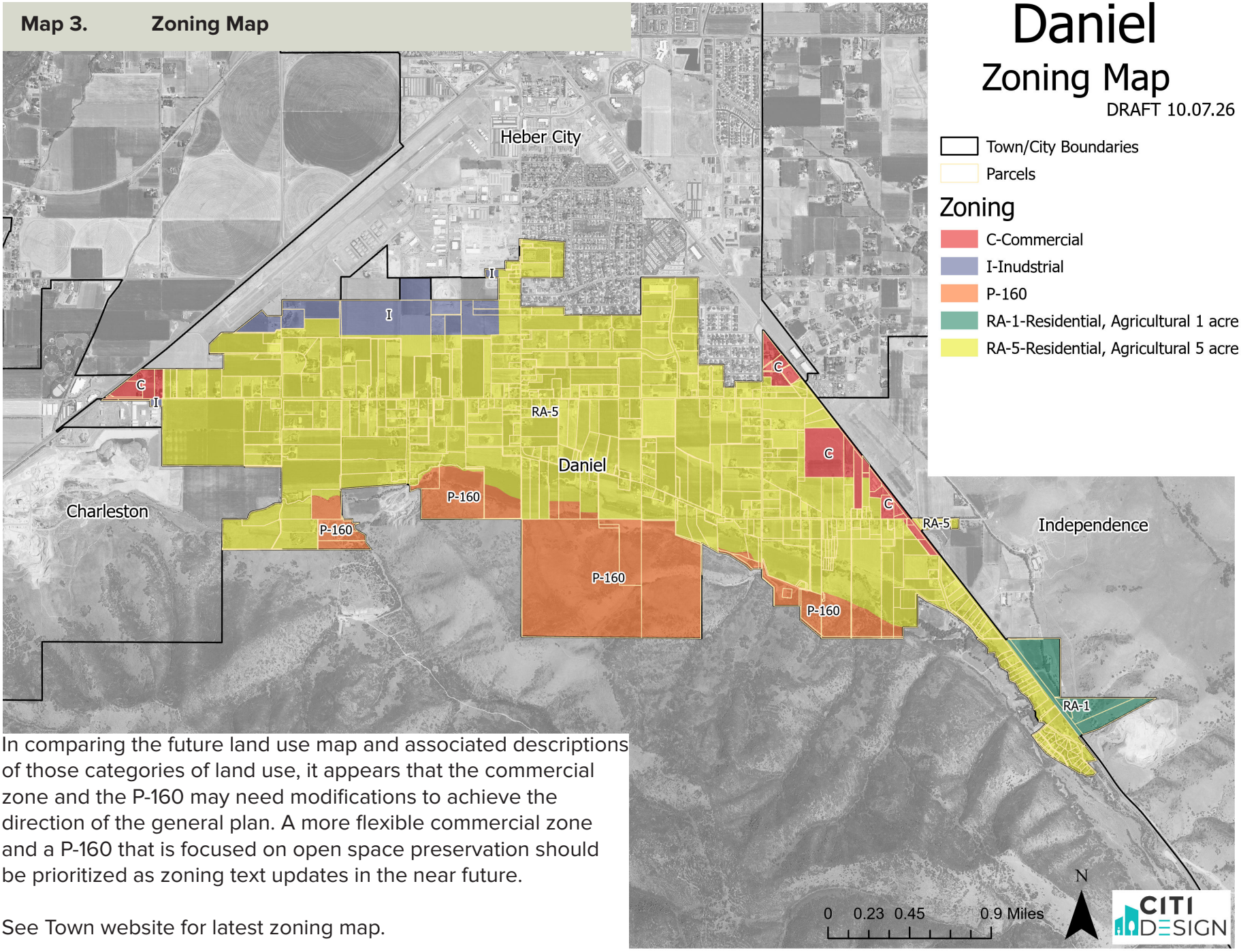


Image By Mary Waterman

Figure 1. Guides to Development



Map 3. Zoning Map



In comparing the future land use map and associated descriptions of those categories of land use, it appears that the commercial zone and the P-160 may need modifications to achieve the direction of the general plan. A more flexible commercial zone and a P-160 that is focused on open space preservation should be prioritized as zoning text updates in the near future.

See Town website for latest zoning map.

04
Transportation



Introduction

Daniel relies on US 40 and US 189 for travel to and from the Town.

Daniel Town boundaries are essentially bounded by the Highways. Access into the Town from the north is from Daniels Road, from the east mostly from South Mill Road and the extension of Little Sweden Road to connect with US 40, and then from the west the intersection of US 189 and 3000 South. The mountains form a barrier to the south and the Airport forms a partial barrier to the north. Most additional roads are local roads with several that serve as minor collectors.

When intersections are not configured at a 90 degree angles, safety issues can arise. This safety issue creates some difficulty in viewing traffic coming from different directions. There are accidents that have occurred at 3000 South/US 189 and Little Sweden Road and US 40. 3000 South has been realigned and includes a traffic signal. Realigning Little Sweden Road as it intersects US 40 will be important in the long run. Realignment requires a UDOT negotiation and then prioritization by UDOT.

There is an issue with cut through traffic using 3000 South and Little Sweden Road. This seems to include RVs heading to destinations to the south and east (and then returning) as well as occasional semi-trucks from the oil fields near Vernal. Although the roads have many stop signs, speeding is still an issue. Additional traffic control strategies such as a roundabout at 3000 S and Daniel Road, flashing lighted stop signs, and occasional speed humps could help deter some of the traffic. Posting no semi-trucks or load limits at the east and west entrances could also move such traffic to other roads in the area.

UDOT controls the configuration/cross sections of the Highways, but this Plan suggests the addition of wider shoulders to allow for biking and for pedestrians to use the Highways more safely.

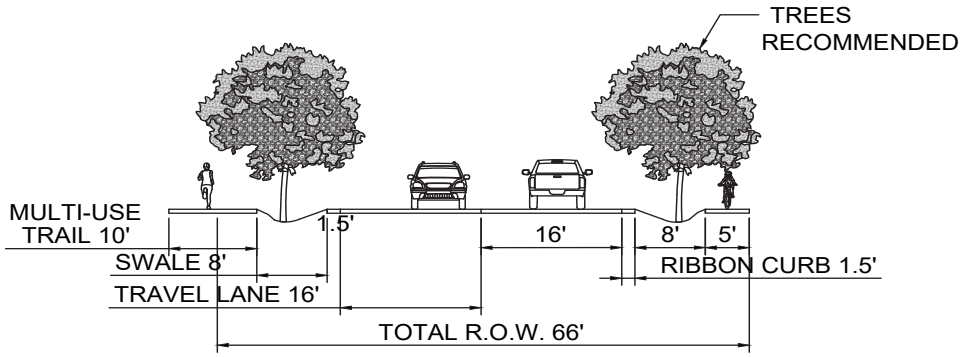
Local roads provide access to homes and connect to the highways. At this time congestion is not an issue.

For many people the trip to work is quite long – averaging about 30 to 34 minutes.

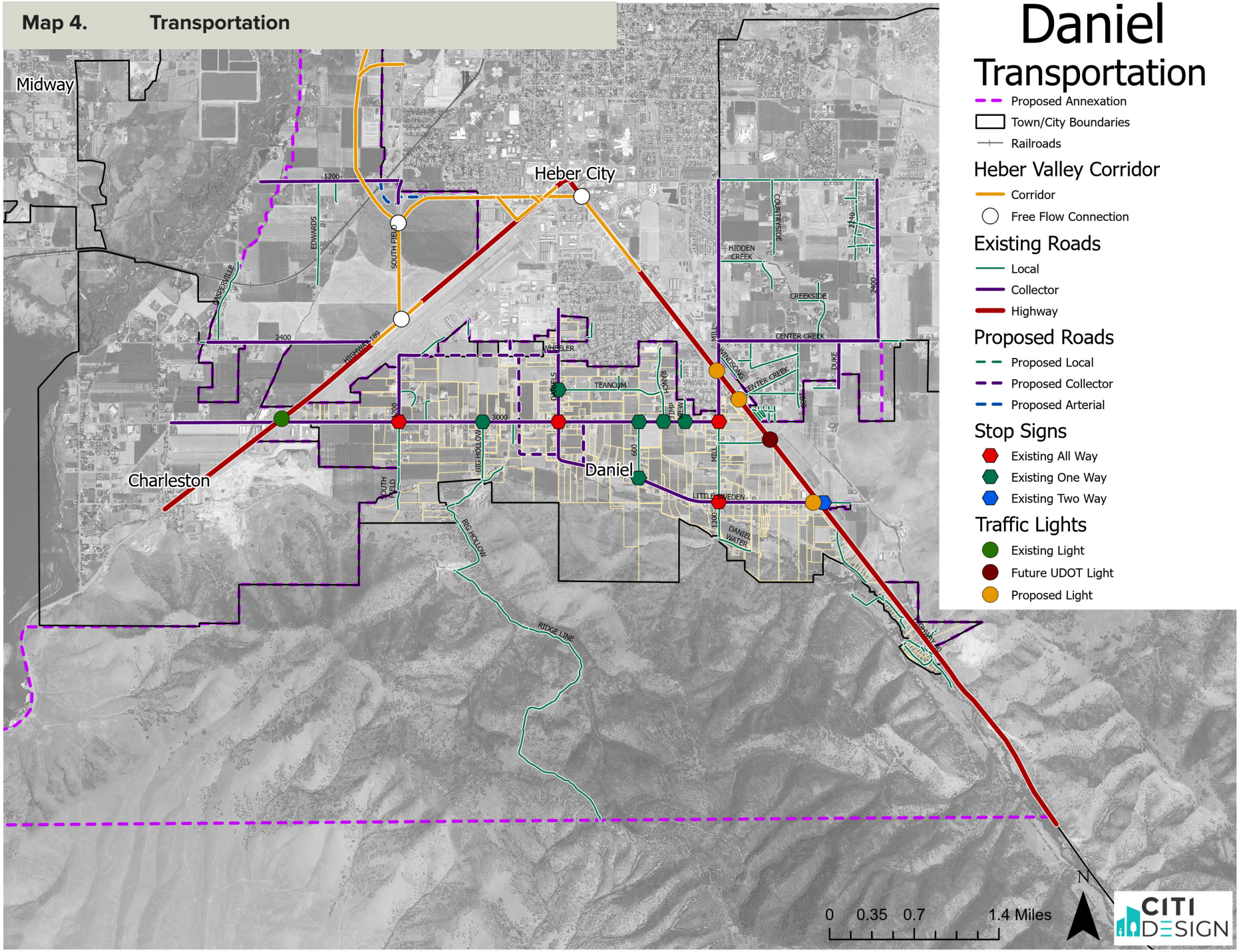
This suggests that the work destinations are in the Provo/Orem area or around Park City. Some have a short commute of less than ten minutes which likely is into jobs within the Heber city area. Although there is some carpooling, the majority (90+%) drive alone. Public transit is only available through an on-demand service provided by High Valley Transit..

For the local roads, they are typically asphalted with about 24’ of pavement. A right-of-way of about 60’ is available. The drawing below is suggested to retain the rural appearance of the Town and to accept Stormwater. Where driveways intersect the roads, a system of mini-dams can occur to store larger rain and snowmelt events. Sidewalks would not necessarily be needed as long as a substantial shoulder is included.

Figure 2. 60’ R.O.W.



Map 4. Transportation



Transportation Goals and strategies

Goals for the Highways and main streets:
Work with UDOT to establish access management, road use policies, and trails along the Highways and Interstate.

Strategies

1. Coordinate policies that suggest where road connections should occur.
2. Work with UDOT to widen the Highways to promote walking and biking on the shoulders.
3. Work with UDOT to redesign and construct the Little Sweden Road intersection with US 40.
4. Enhance the intersection of Daniels Road with 3000 S with pavement markings and possibly a unique street light to improve pedestrian and bicycle safety. Consider a roundabout to help deter cut-through traffic.
5. Consider a small park and ride at the 3000 South intersection area/89 to increase carpooling opportunities.



Town of Daniel

Fixed or long-term transportation impediments:

1. Heber Valley Airport: The airport occupies a large area north of Daniel and limits opportunities for direct road and trail connections toward Heber City. Airport operations and safety requirements constrain potential routes.
2. Mountains and steep hillsides: Terrain south of Town limits road connections and makes new routes difficult and expensive to construct.
3. US 40 and US 189 corridors: These regional highways form major barriers to local connectivity, particularly for walking and bicycling. Their locations and regional transportation functions are long-term constraints, although crossings and access can be improved.
4. Daniels Creek and irrigation canals: Existing waterways, including the Humbug Canal, constrain road and trail alignments. Connections must accommodate water conveyance, maintenance access, and appropriate crossings.

Transportation impediments the Town can work on:

- Little Sweden Road–US 40 intersection: Work with UDOT to improve the intersection's alignment, visibility, and safety.
- Cut-through traffic: Address regional traffic using 3000 South and Little Sweden Road, including RVs and heavy trucks, through appropriate routing, signage, and traffic management
- Speeding on local roads: Evaluate traffic calming, enforcement, and road design improvements that support safe speeds while maintaining emergency and agricultural access
- 3000 South–Daniels Road intersection: Evaluate improved pavement markings, pedestrian and bicycle accommodations, lighting, and a potential roundabout.
- Limited walking and bicycling facilities: Improve shoulders or provide separated pathways along priority routes, including 3000 South, Daniels Road, and Mill Road.
- Limited safe highway crossings: Coordinate with UDOT to identify appropriate locations and treatments for pedestrians and bicyclists to cross US 40 and US 189.
- Gaps in local connections: Identify practical road and trail connections that improve circulation and emergency access while respecting agricultural properties and rural character.
- Missing trail easements and access agreements: Work with willing property owners, the canal company, and airport representatives to establish feasible connections along Daniels Creek, the Humbug Canal, and other planned routes.
- Limited alternatives to driving alone: Coordinate with High Valley Transit on service needs and explore a small park-and-ride near 3000 South and US 189.

05
Housing



Introduction

Housing affordability has become a Statewide issue over the last 10 years. Housing prices have skyrocketed and outpaced income, unfortunately. Communities are asking, “How can my kids afford to live here”?

With over 300 housing units, the majority are detached single family homes on large lots. The Town saw significant home construction in the 70’s as well as the 80’s and 90’s. There has also been some significant construction in the 2010 to 2019 time period. Recent construction has slowed. Preservation of the older housing is important to maintain since the older housing is often more affordable. There are some historic homes within the Town.

Most housing is owned.

Some data from ESRI was available via the Census that suggested the average home price was about $825,000. The average income was about $128000.

The income needed to purchase a $825,000 home is approximately a minimum of $213,000 using a 6+% interest rate. Obviously, it is very difficult for anyone with average income to purchase a home in the Daniel area. Unless someone has a large down payment the housing prices are out of reach for the average wage earner.

Cost of Infill

Infill options are difficult to achieve in most neighborhoods in Daniel. The 5 acre lot regulation due to the Health Department’s requirements for a septic tank system, essentially prohibits most affordable infill options. Adding a unit either requires an additional 5 acres or a nitrogen reduction system for the septic tank to accommodate the additional waste. An evaluation of the current septic tank efficiencies is needed to even consider an internal ADU. If a nitrogen reduction system is required, the cost of those systems range from $65000 to $80000 and may be a significant disincentive to adding units.

Recently the State mandated that larger communities need to allow detached accessory dwelling units on lots larger than 11,000 square feet. Even if this applied to smaller communities, like Daniel, they would be prohibited by the 5 acre lot requirement for septic tanks.

Sewer could be extended in the area bounded by Mill Road, the Little Sweden road, and Highway 40. Where sewer is available some housing options become possible.

Flexible home occupations can also assist homebuyers through the operation of a business within the home. The Town already allows home businesses, but the range of uses could be expanded.

Housing Goals and Strategies

Goal for Housing affordability:
Explore additional housing options.

Strategies

1. Consider adding more home occupation options, including micro-manufacturing/craftsman type allowances.



Town of Daniel

06 Recreation-Parks and Trails



Parks

Daniel has no parks. Although the survey showed some interest in a park, the cost of land and improvements may be cost-prohibitive unless grants can be obtained. The future location should be determined based on funding and developable land. A park coupled with a Town Hall could be appropriate but again is likely cost-prohibitive. In addition, there are long-term maintenance costs associated with a park.



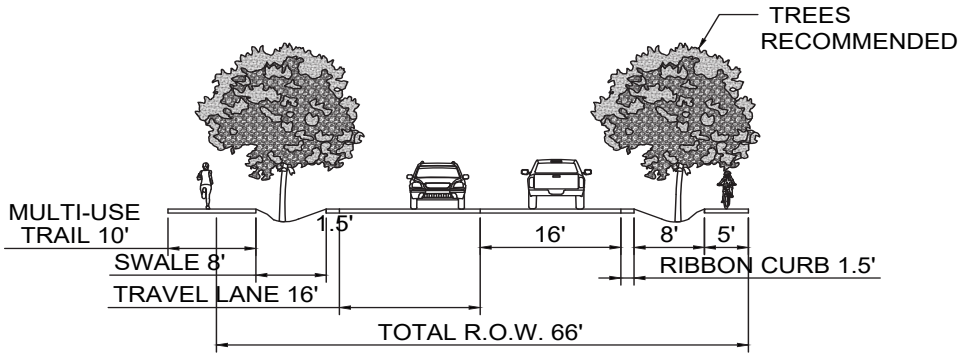
Small Park

Trails

A shoulder widening type trail is suggested for the two Highways to allow for recreational enjoyment and community connections. UDOT coordination is needed to achieve this. Strava data shows considerable use of the two Highways.

Shoulder widening within the Town is also a potential way to provide greater safety for pedestrians and bikers, such as along 3000 South, Daniel Road, and Mill Road. Although widening Little Sweden Road could create pleasant loops for biking and walking, it could also encourage more cut-through traffic.

Figure 3. 60' R.O.W.



Horse paths may also be of interest in Daniel. One horse training facility exists on Southfield Road.

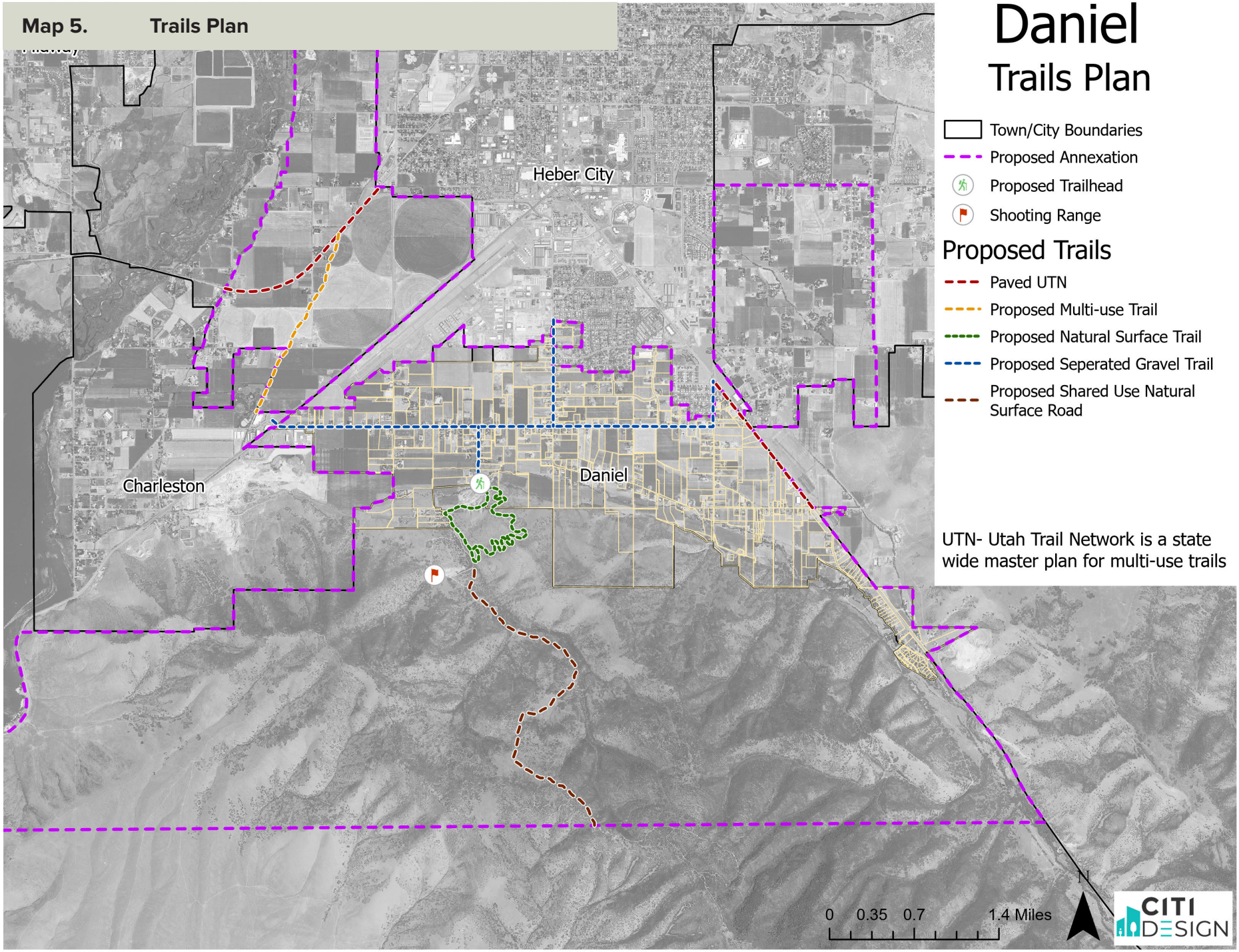
Regional trails have been suggested for the Humbug Canal and along the Daniels Creek area. Those trails would take considerable effort to accomplish due to private property rights and for the humbug Canal trail access through the areas that the airport controls.

Opportunities exist to create trailheads and formal trails into the mountains to the south. Such trails could accommodate hikers, bikes, ATVs, and horses. There are restrictions on the use of the road for the various hunting seasons.



Horse Path

Map 5. Trails Plan



Recreation Goals and Strategies

Goal for Recreation:
Explore options to obtain grants for trails and parks.

Strategies

1. Work with UDOT to establish biking and walking paved shoulders along the Highways.
2. Work to expand the existing in-Town road shoulders for greater pedestrian and bike safety.
3. Work with the canal company to establish a trail along the Humbug Canal.
4. Engage property owners along Daniels Creek in discussing the idea of a trail along the Creek.
5. Explore trail opportunities into the mountains to the south.
6. Consider if ATVs could also be compatible users of designated trails.



Trail Opportunities

07
Public Services and Facilities



Introduction

The main challenge in addressing growth and development is ensuring that adequate public services and facilities are in place before the development starts. These services may include fire, ambulance, and police protection; water and sewer services; roads and street lighting; snow plowing and storm drainage; schools and school bus services; pedestrian access ways; parks and recreation facilities; planning and zoning; and Town administrative services. Other services may include power, telephone, cable, internet access, and natural gas. Care should be taken so that the rate of development does not exceed the capacity of the entity which provides the services.

Water

This section covers water issues related to the community's capacity to meet water needs. It establishes policies and strategies to ensure that the Town of Daniel maintains a reliable, safe, and sustainable water supply while accommodating future growth. Water is a critical resource for the Town's residents, agricultural activities, and rural character. This element evaluates existing water suppliers, current usage patterns, and identifies strategies to manage
future demand, conserve water, and improve municipal practices.

Existing Water System Overview

The Town of Daniel is served by three water providers for culinary use, as well as a secondary irrigation system.
These systems collectively support residential development, limited commercial activity, and agricultural irrigation. The Town works cooperatively with these water providers to ensure safe drinking water, adequate infrastructure, and responsible water management practices. In addition, many properties have private wells.

Culinary Water Providers include:

- Daniel Municipal Water
- Storm Haven Residents Water System
- Twin Creeks Special Service District



Town of Daniel

Daniel Municipal Water

Daniel Municipal Water is the Town of Daniel's primary culinary (potable) water source. It is supplied by two springs and a well, with a storage capacity of 800,000 gallons in a tank. While the Daniel Well (Daniel Well #1 (WS003) serves approximately 20-30 residents within the Country Estates Mobile Home Park on the east side of US 40, the remaining Daniel Municipal Water service area is supplied by two springs documented under the Utah Division of Water Rights as Fisher Spring (Fisher (West) Spring (WS001) and Thacker Springs (Thacker (East) Spring (WS002).

According to records from the Utah Division of Water Rights, the Daniel Well supplies an estimated 0.65 acre-feet of water annually.

With Fisher Spring supplying an estimated annual 153.99 -acre feet of water and the Thacker Spring supplying an estimated annual 41.97 -acre feet of water, the vast majority of the residents of the Town of Daniel are served with spring water.

Storm Haven Water

Storm Haven Water is supplied by a well (Storm Haven Well 2 (WS002) according to records at the Division of Water Rights and supplies an estimated annual 16.21 -acre feet of water to a small subdivision east of the Town boundaries with approximately 190 residents. That water is stored in a 10,000-gallon tank.

Twin Creeks Special Service District

Twin Creeks Special Service District currently provides approximately 80 residents with culinary water from three sources: the Billy Bethers Spring, the Twin Creeks Water Treatment Plant, and wholesale water purchased from Jordanelle Special Service District.

» Serves a large area of Heber City also

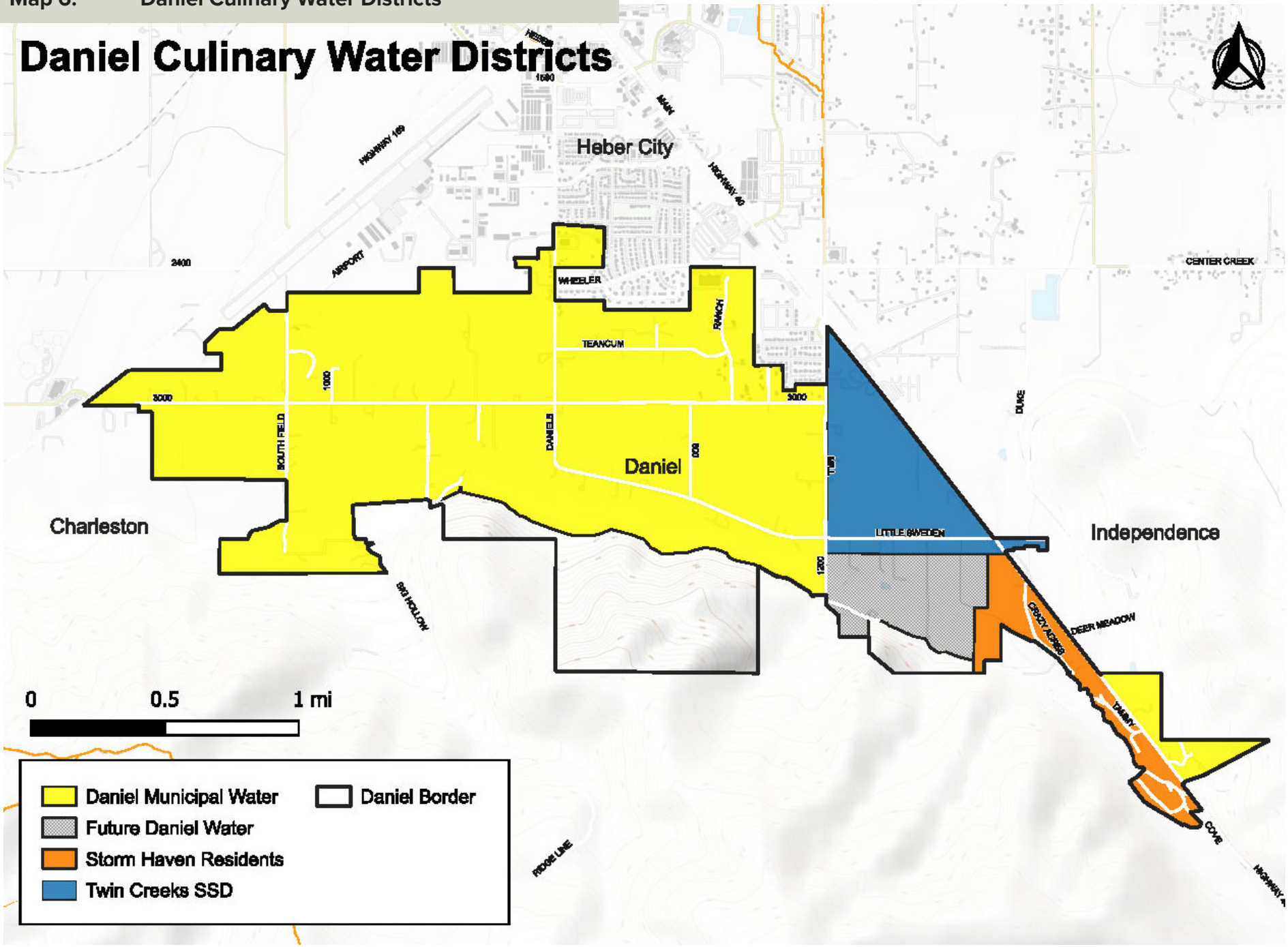
Table 3. Culinary Water Usage

Culinary Water Providers	Annual Use Info (Displayed in Acre Feet)			
	Residential	Commercial	Industrial	Institutional
Daniel Municipal Water	51.53	1	24.19	1.06
Storm Haven Residents	13.36	0	0	0
Twin Creeks Special Service District (Daniel Residents)	22.61	N/A	N/A	N/A

Table 4. Water Connections

Culinary Water Providers	Approximate Connections	Connection Type			
		Residential	Commercial	Industrial	Institutional
Daniel Municipal Water	172	162	5	1	4
Storm Haven Residents	54	54	0	0	0
Twin Creeks Special Service District (Daniel Residents)	40	N/A	N/A	N/A	N/A

Map 6. Daniel Culinary Water Districts



Estimated Capacity

The Statewide average daily use is about 176 gallons. To determine whether there is excess capacity, the annual use must be compared with the system capacity. In 2024, the annual use of the Daniel Municipal Water system was about 78 acre-feet. So, about 117 acre-feet are available for future growth, but some is combined with the irrigation system as overflow from the wells. The excess capacity figure has to be tempered by the potential for drought and peak demand. Still, it appears that the areas of the Town served by the Daniel Municipal Water system have sufficient water for future growth.

If another 80 connections were made, as per some projections, using the Statewide average of 176 gallons per day, and converting that to acre-feet and annualizing the use, the calculation yields about 15 additional acre-feet needed per year. There appears to be plenty of capacity for growth. Such numbers are very general estimates, and growth in the area served by the Daniel Municipal Water system is difficult to foresee due to the 5-acre septic tank requirements. This also suggests that Daniel residents rely on irrigation water more than most communities. Daily use is currently below system capacity.

In the Storm Haven system, residents use about 13.36 acre feet per year, while the system provides about 16.21 acre-feet per year. They would also appear to have room for growth, and since a sewer line is available, growth is more likely in that area along US 40. There does appear to be a lot of system leakage, however, possibly due to unmetered connections.

The Twin Creeks water system is mostly supplied via streams in the area. Their service area is much larger than the very small portion within Daniel, generally bounded by Little Sweden Road, Mill Road, and US 40. With about 40 connections, some of which are commercial, this area of the Twin Creeks District accounts for only about 3 to 4% of their overall service area. No detailed data for that area exists, but for the district there appears to be considerable excess capacity, partially due to their reliance on purchasing water from the Jordanelle Special Service District. This area also has sewer service availability and could sustain some additional growth.

Collectively, these systems serve approximately 306 connections within and around the Town of Daniel. Most water use is residential, reflecting the Town of Daniel's rural character.

Also, since some of the culinary system is operated manually, remote monitoring could be a useful upgrade. If that is accomplished, cybersecurity becomes an important issue to address.

Additional water is usually obtained by increasing secondary water use, implementing conservation techniques, and finding additional water sources, coupled with storage. Also, there may be leaky pipes that need replacement or unmetered connections, which, if located, can help increase the system's efficiency.

When new development is proposed, associated water rights and supplies should be consistently explored for the potential to add water sources and rights to the system. Even though some water rights may be available, often they are sold separately to other users and may not be retained with the property.

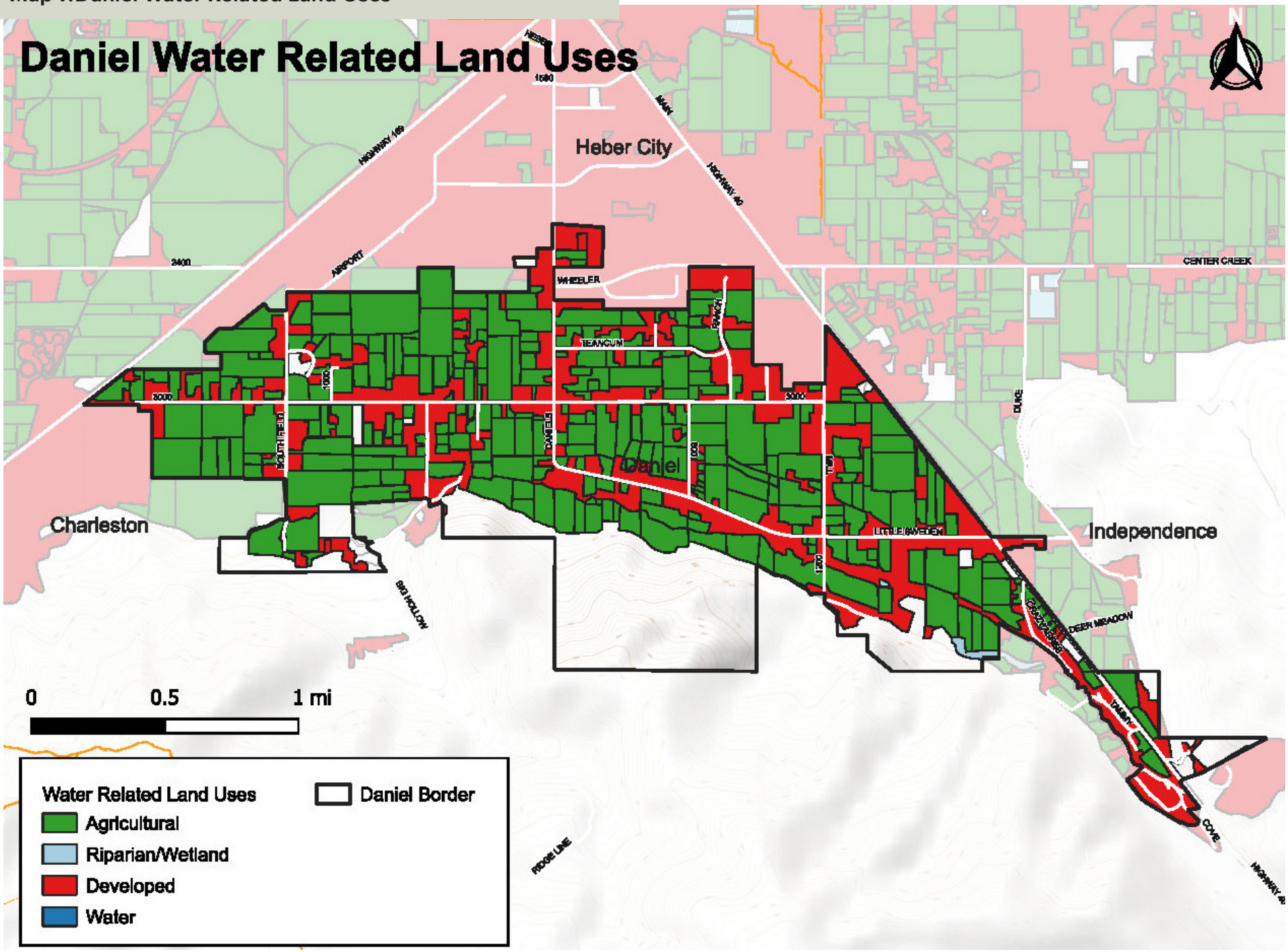
Development of properties without making contributions to the water supply should be prevented. Impact fees may be another way of providing dollars for system upgrades.

As a water provider, Daniel should complete an engineering study of the water system. It appears that the State will be requiring such studies in the near future.

Table 5. Town Water Sources

Water Source	System Type	Estimated Capacity/Annual Yield
Daniel Municipal Water	Groundwater (culinary)	196 AF/Year
Storm Haven System	Groundwater (culinary)	20 AF/Year
Twin Creeks SSD	Groundwater (culinary)	554 AF/Year*

Map 7.Daniel Water Related Land Uses



Irrigation

The Town is also served by a secondary irrigation provider, Daniel Irrigation, which supplies non-potable water primarily for agricultural and landscape irrigation. The system serves approximately 520 active connections. Usage data indicates that roughly 86.5% of the secondary water supply is used for agricultural purposes, with the remaining portion serving residential landscape irrigation and limited commercial uses.

Table 6. Secondary Water Connections

Provider	Active Connections	Connection Type				
		Residential	Commercial	Industrial	Institutional	Agricultural
Daniel Irrigation Secondary Water	520	326	2	1	1	190

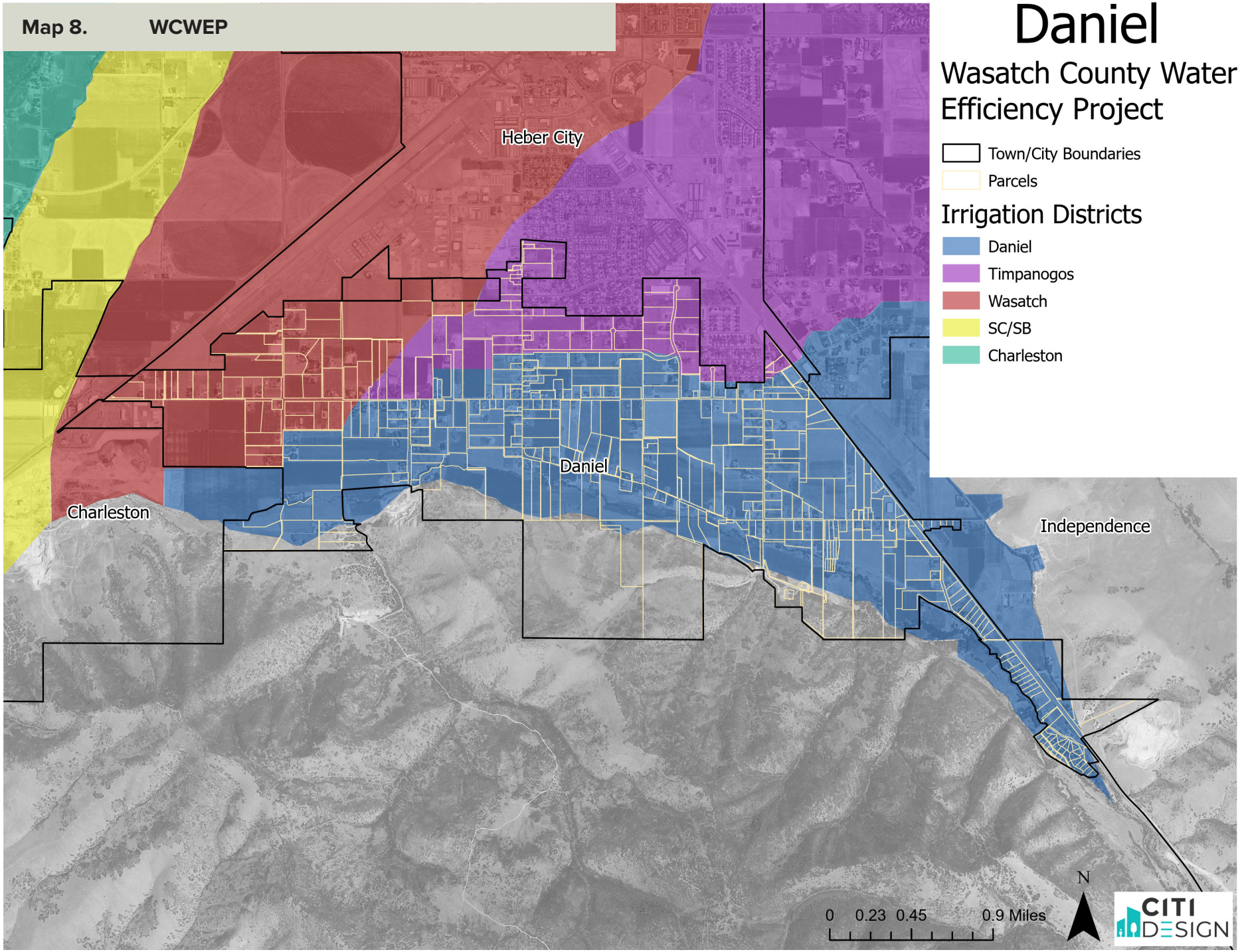
Table 7. Category Uses

Use Info (April 26 to September 26, (2025))				
Residential	Commercial	Industrial	Institutional	Agricultural
12.00%	0.50%	0.50%	0.50%	86.50%

Table 8. Estimated Capacity

Source and Estimated Capacity		
Source	Estimated Capacity	Estimated Annual Yield
Daniel Creek	Up to 54 cfs/ 39,000 gpm	2,533 AF/year

Map 8. WCWEP


Daniel
Wasatch County Water Efficiency Project
Town/City Boundaries
Parcels
Irrigation Districts
Daniel
Timpanogos
Wasatch
SC/SB
Charleston
Heber City
Daniel
Charleston
Independence
0 0.23 0.45 0.9 Miles
N
CITI DESIGN

Timpanogos

Timpanogos Irrigation Company provides irrigation water to agricultural lands and participating residential properties in Heber Valley. Generalized county service-area mapping shows its service areas along the northern and eastern portions of the valley, extending south through portions of Heber City into northern Daniel. Its irrigation infrastructure supports fields, pastures, and landscaping that contribute to Daniel's rural character. Coordination with the company is important to protect pipelines, maintenance access, and continued water delivery as land uses change.

Extension

Extension Irrigation Company serves portions of the southern Heber Valley, including lands within and near the Town of Daniel. The company supplies irrigation water for agricultural uses and participating properties, supporting the community's working lands and rural landscape. Extension and Timpanogos operate separately from Daniel Irrigation Company and the Town's culinary-water system. Service to individual properties depends on water-share ownership and delivery arrangements; therefore, the Town should coordinate with each company to confirm service availability and infrastructure needs when reviewing development proposals.



Image By Mary Waterman

Conservation

Drought has become a critical issue in Utah. Many communities have drought policies that they implement when drought conditions persist for a defined period. The promotion of xeriscape and low-water-use landscaping is one solution for creating more drought-tolerant plantings. It is suggested that Daniel consider some drought policies in low-water years, such as designated watering times during the day and possibly weekly restrictions on when you are allowed to water. Daytime watering restrictions can be helpful since there is much more evaporation midday than in the early morning or evening hours. There are also concerns that the weekly restrictions, where you have a designated day to water, may not be very effective – some people tend to water much more when they are restricted to certain days.



Image By Mary Waterman

Water conservation policies are also becoming more prevalent Statewide in Utah. Recent state laws requiring drip irrigation systems for turf areas that are less than 8' wide have been effective, especially for park strips. Some landscape conservation resources, tools, and best management practices as compiled by neighboring Summit County, include:

Localscapes - The Localscape approach is a series of landscaping patterns and practices that takes into account Utah's unique climate. It is landscape design to promote conservation in a simplified form. It recognizes Utah's arid climate https://localscapes.com/

Weekly Lawn Watering Guide - Gives weekly recommendations for lawn watering: https://conservewater.utah.gov/weekly-lawn-watering-guide/. For Summit County it recommends watering twice per week for most of the irrigation season.

Slow the Flow - Great resources including a Utah Plant Selector tool, rebates & incentives where approved landscape ordinances are in place - https://slowtheflow.org/

Utah Water Wise Plant List - https://water.utah.gov/water-wise-plants/

Homeowner Landscape Resources - https://conservewater.utah.gov/landscape-resources/

Center for Water Efficient Landscaping - https://extension.usu.edu/cwel/

Educational programs are needed to make it common knowledge about potential ways to conserve water.

Goals for conservation:

- Encourage water-efficient landscaping (xeriscaping and drought-tolerant plants).
- Promote the use of secondary irrigation water for landscape irrigation where available.
- Encourage water-efficient fixtures and appliances in new construction.
- Consider development standards that reduce excessive turf areas in new subdivisions.
- Promote public education regarding water conservation and efficient irrigation practices.
- Implement leak detection programs to rapidly repair system leaks.
- Encourage residents to repair leaking toilets, faucets, and irrigation systems.
- Promote best practices such as watering landscapes during cooler parts of the day.
- Providing conservation tips through community outreach and informational materials.



Image By Mary Waterman

Septic System

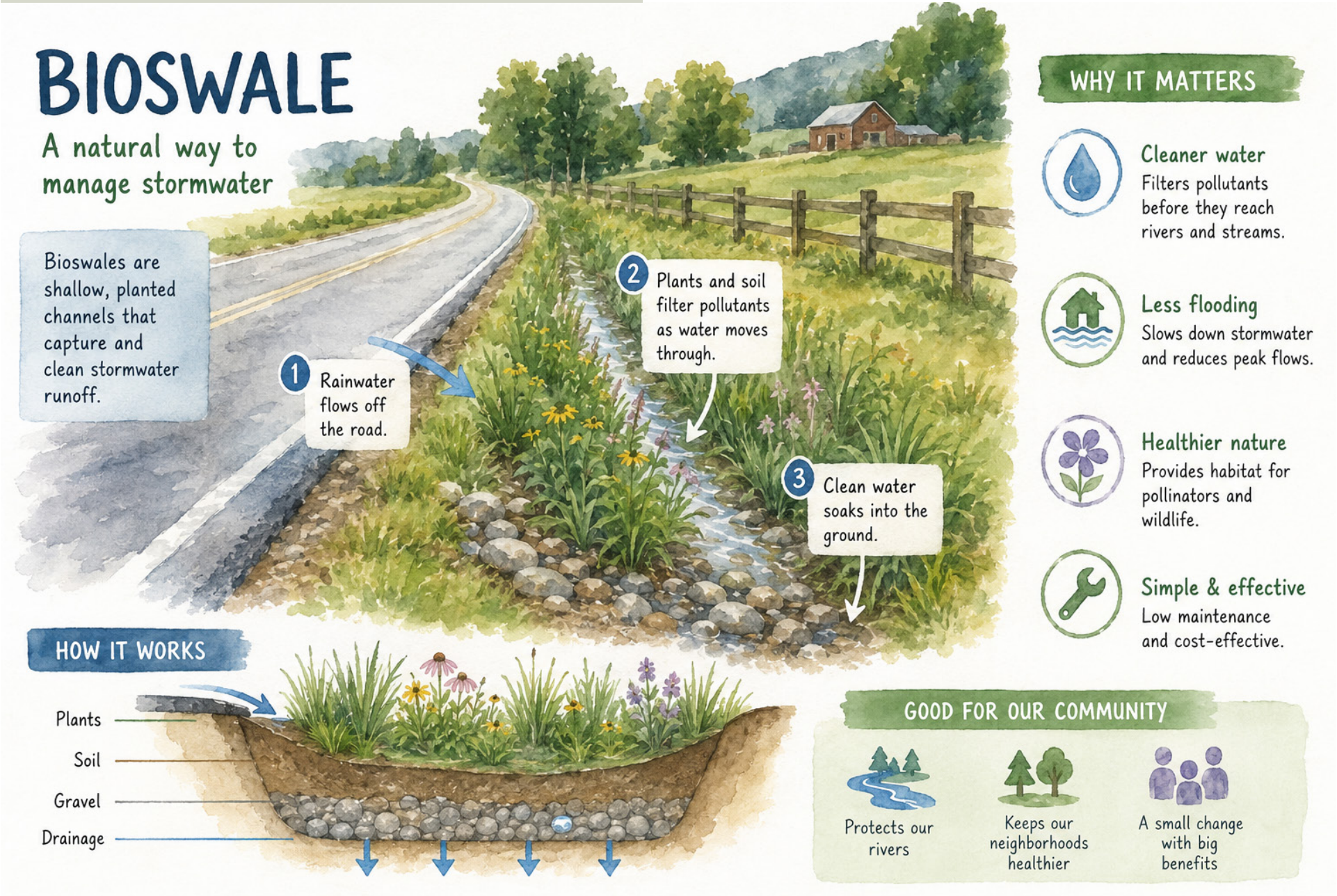
In Daniel, sewer is managed via a collection of individual septic tanks. The Wasatch County Health Department controls septic tank drain field sizes based on soil types and aquifer protection. In this area, the septic tank drain field requirement is 5 acres, and the underground aquifer is considered “pristine”. This means that every new dwelling unit requires a 5-acre lot throughout most of the Town. This controls growth in the community, which is considered a community asset and keeps it residential. Residents enjoy the open space and rural setting, though this is partially due to septic tank requirements. The community must keep in mind that, at some point, the State Health Department may require a sewer system if it is deemed necessary for the health of the natural environment.

Sewer is available along US 40 and can be accessed in the triangle formed by Mill Road, Little Sweden Road, and US 40, as well as to the south. Sewer access could more easily allow for more housing types and commercial uses in that area. This suggests that additional growth could be considered in the US 40 area, while west of there, in the non-sewered areas, the growth will be exceptionally slow.

Stormwater

Although no established system is in place, most runoff water is handled on individual properties and in swales/ditches adjacent to the existing roads. The establishment of a stormwater system that relies on low-impact development techniques (on-site runoff retention) and a system of roadside swales, where driveways that cross a swale act as mini dams to retain the water generated during heavy rainfall or snowmelt events. With large lots and agriculture throughout the community, the general community design allows for most rainfall and snowmelt events to be accommodated on individual properties.

Figure 4. Bioswale



Telecommunications

Wireless provider options include: T-Mobile, Quantum Fiber, CenturyLink, AT&T, Verizon, Spectrum, Xfinity, Vaisat and others. Services like these are essential for most communities today, especially for home-office use, which allows remote work. Cell towers are located in or near the two Highways, especially at their intersection.

Public Safety

The County Sheriff's Office provides crime-related and animal services to Daniel from their headquarters in Heber City and their Patrol Division located in Coalville. They provide for 911 emergencies, investigations, search and rescue traffic citations, and non-emergency inquiries.

With the adjacent mountains and non-irrigated fields/natural lands, there may be a risk for wildfires. It would be prudent to establish firebreaks, even though some roads may serve that purpose. Above the Daniel Creek, a firebreak is recommended.

Emergency Services – Wildfire Risk

As we have seen across the Country, wildfires pose a serious risk to communities. Wildfires may originate in the adjacent mountains or dry fields. Wildfires move with the wind and are very difficult to control. The recent fires in the Los Angeles area of California were devastating, even though the Fire Departments were well educated from previous fires and had made preparations. Drought conditions are one of the precursors to fires.

Damage from wildfires can be reduced through:

- Minimize risk – this often entails clearing of brush/ undergrowth in the adjacent mountains
- Engaging in cooperation and collaboration with adjacent jurisdictions for education and mobilization prior to and during wildfires.
- Evacuation planning – this includes keeping roads open and having designated places to go during an event.
- Prevention and preparedness – the creation of buffers and education of residents
- Structure hardening – if exterior materials are easily ignited by an approaching wildfire, that means the structure will likely begin to burn relatively quickly.

Studies of the many fires across the Country indicate that not only are the approaching flames an issue, but also how far embers can travel from the actual fires. Embers can travel 2 to 4 miles and, at those distances, ignite a fire. Notice in the photo below that the landscaping is intact, but the house has burned down – this was an ember-generated fire. Homes and structures become fuel for the fires. Recent State Laws and Policies have mandated that communities begin addressing wildfire risk within the next several years. The Wasatch County Fire District has provided educational materials on their website, Home Hazard Assessment | Wasatch Fire District, that clearly state many of the principles for reducing structure fires (homes, barns, outbuildings).



Wildfire

Generally, these include:

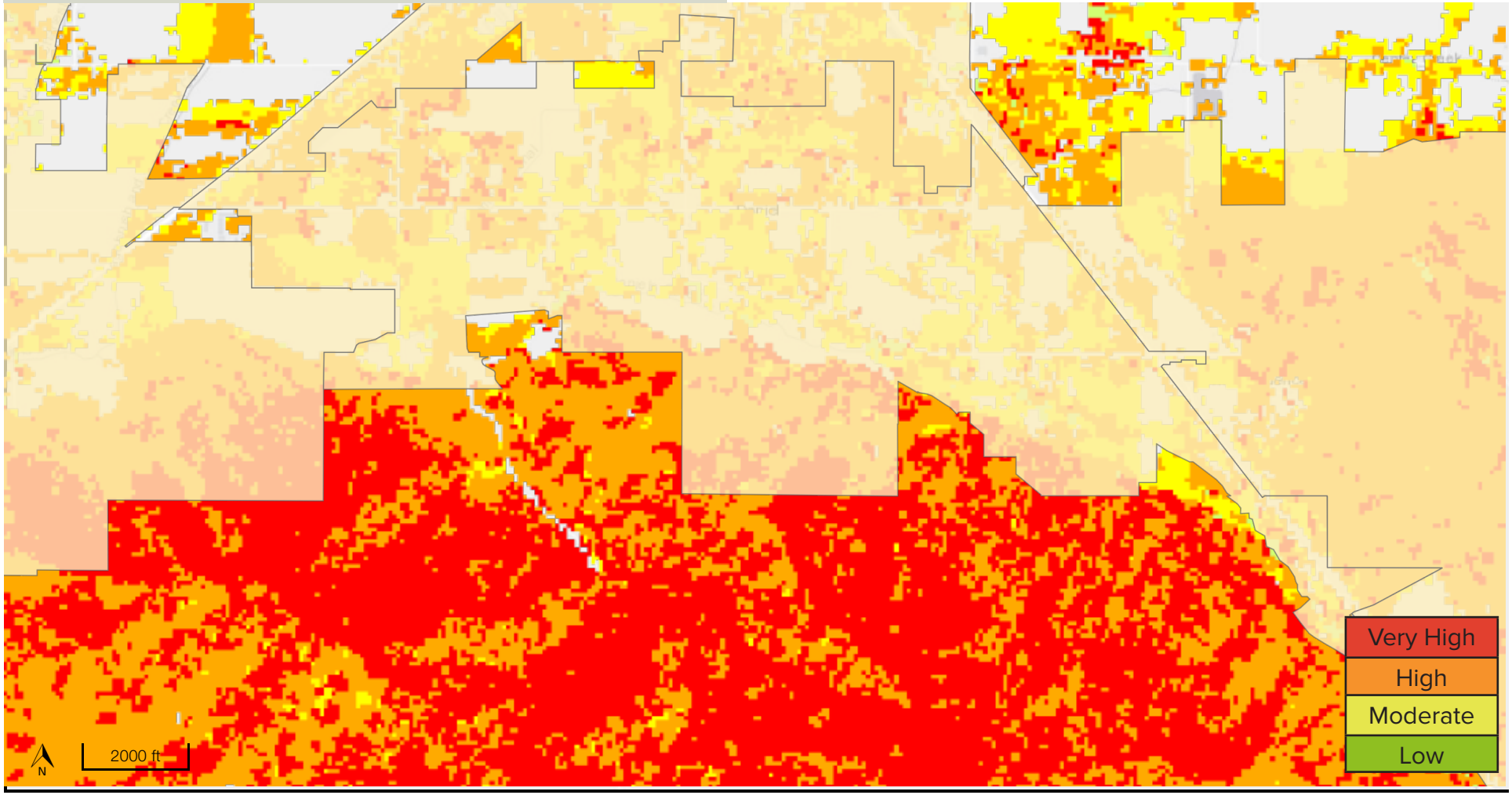
- Pruning trees up to 6' from the ground
- Trees to be located at least 10' from the house
- A 5' buffer of noncombustible rock mulch (not bark) surrounds each structure
- Roofs are class A fire resistant, and chimneys have a spark arrester
- Siding is non-combustible such as brick/stone, fiber cement, etc.
- Windows are at least double-paned and suggested to have nonvinyl frames because vinyl melts
- Eaves and gutters are enclosed with noncombustible material, usually perforated metal
- Decks are noncombustible materials

Communities can help to address the wildfire risks. Often this is accomplished through education, but also through ordinances. New homes in a wildfire risk zone should be hardened to resist becoming wildfire fuel.

To accomplish this, Daniel should:

- Define a wildfire risk zone some distance from the mountains to the south
- Create a "hardening" ordinance for new structures in the wildfire zone area
- Suggest a Home Hazard Assessment review for existing homes through the Wasatch County Fire District
- Educate residents to study the Fire District's website information
- Collaborate with neighboring communities and the Fire District

Map 9. Wildfire Hazard Potential



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Utah Wildfire Risk Explorer
https://wrap.wildfirerisk.utah.gov

The user assumes the entire risk related to their use of the Utah Wildfire Risk Explorer and either the published or derived products from these data. UTAH DNR is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will UTAH DNR be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.

Utilities

Heber Light and Power provides electricity.

Cemetery

The nearest cemetery is in Charleston to the west along US 189.

Communications

The Town currently maintains an email list for community outreach with event notifications and important messages. Water bills can also provide a means of communication. The Town maintains a website with additional information about services, upcoming meetings, and activities.



Image By Mary Waterman

Public Services and Facilities Goals and Strategies

Goal for Public Services and Facilities:
Assure that the Town's planning processes assess the potential impacts of new development.

Strategies

1. All development should pay for itself.
2. All required services for new development should assess the demand placed on existing services. Such service providers shall submit to the Town letters of approval confirming their ability to serve the new development. Where a development is not determined to have sufficient services, it may be delayed or not approved until proper service levels can be attained. Pioneering agreements may be considered when a developer needs additional capacity or services.
3. Ensure that all public improvements are completed before any structure is occupied.
4. Fees for development applications should be updated annually to cover all processing costs.
5. Where feasible, place utilities underground.

Goals for Municipal Operations and Water Conservation:

- » Continue converting water meters to radio-read systems to improve monitoring and billing accuracy.
- » Routinely inspect distribution systems for leaks and infrastructure issues.
- » Implement cross-connection control and backflow prevention to protect water quality.
- » Encourage installation of thermal expansion devices where required by plumbing code.
- » Coordinate with water providers to monitor long-term water supply reliability.

Strategies

1. Partner with water providers to track water usage trends and forecast future demand.
2. Support conservation programs through public education and outreach.
3. Incorporate water-efficient standards into subdivision and development review processes.
4. Periodically review water system capacity and coordinate infrastructure planning with growth projections.
5. Continue public awareness campaigns emphasizing that water is a valuable and limited resource.
6. Define drought policies in the event of drought related reductions at the water sources.
7. Initiate a water system capacity and demand study through a qualified engineering firm.
8. Actively promote the potential of the secondary water system, consider requiring connections.
9. Require water or as a minimum an assessment of the impact on the existing system to accompany all new development applications.
10. Any property currently served by its' own well, that requests being added to the Daniel water system, should be required to contribute their water to the Town system. Assurances that the water contributed is a reliable resource need to be provided.

08
Annexation



Introduction

Encourage coordination with Wasatch County, Heber City, and other adjacent governments to ensure that the Town's general plan goals are met and that development beyond the Town's borders that may have a geographic or economic impact on the Town is compatible with the character of Daniel.

Upon reviewing the current annexation map, it appears that many areas east of Highway 40 are already within the adjacent communities of Heber and Independence. Although there is a possibility of disincorporation of Independence. Daniel may be interested in annexing some or all of Independence, if disincorporation occurs.

To the west, the agricultural fields on the distant side of Highway 189 may be appealing for annexation, but any decision to cross 189 would be part of that future thought.

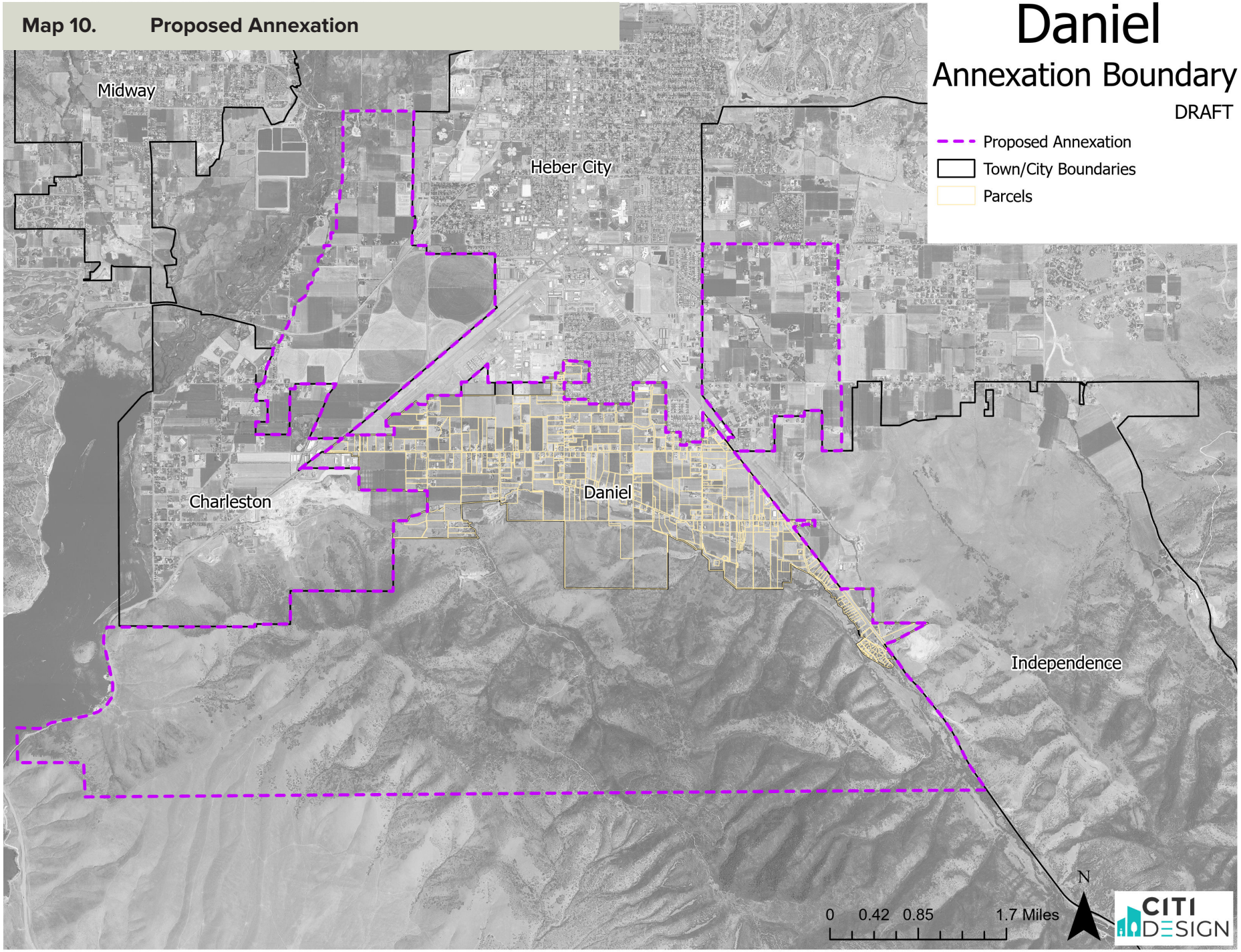
Heber City does not show that area in their Annexation Plan. Some conflicts with Charleston's annexation plans are evident.

All requests for re-zoning or annexation should be considered within the context of the land use goals and strategies of this General Plan. If the land proposed for annexation cannot blend with and enhance these Plan objectives, it should not be considered for annexation. Land use adjacent to the Town boundaries should be coordinated with the County to assure that compatible development occurs, especially if such areas begin to develop and are not annexed into Daniel. Annexation requests may be minimal without sewer access.



Town of Daniel

Map 10. Proposed Annexation



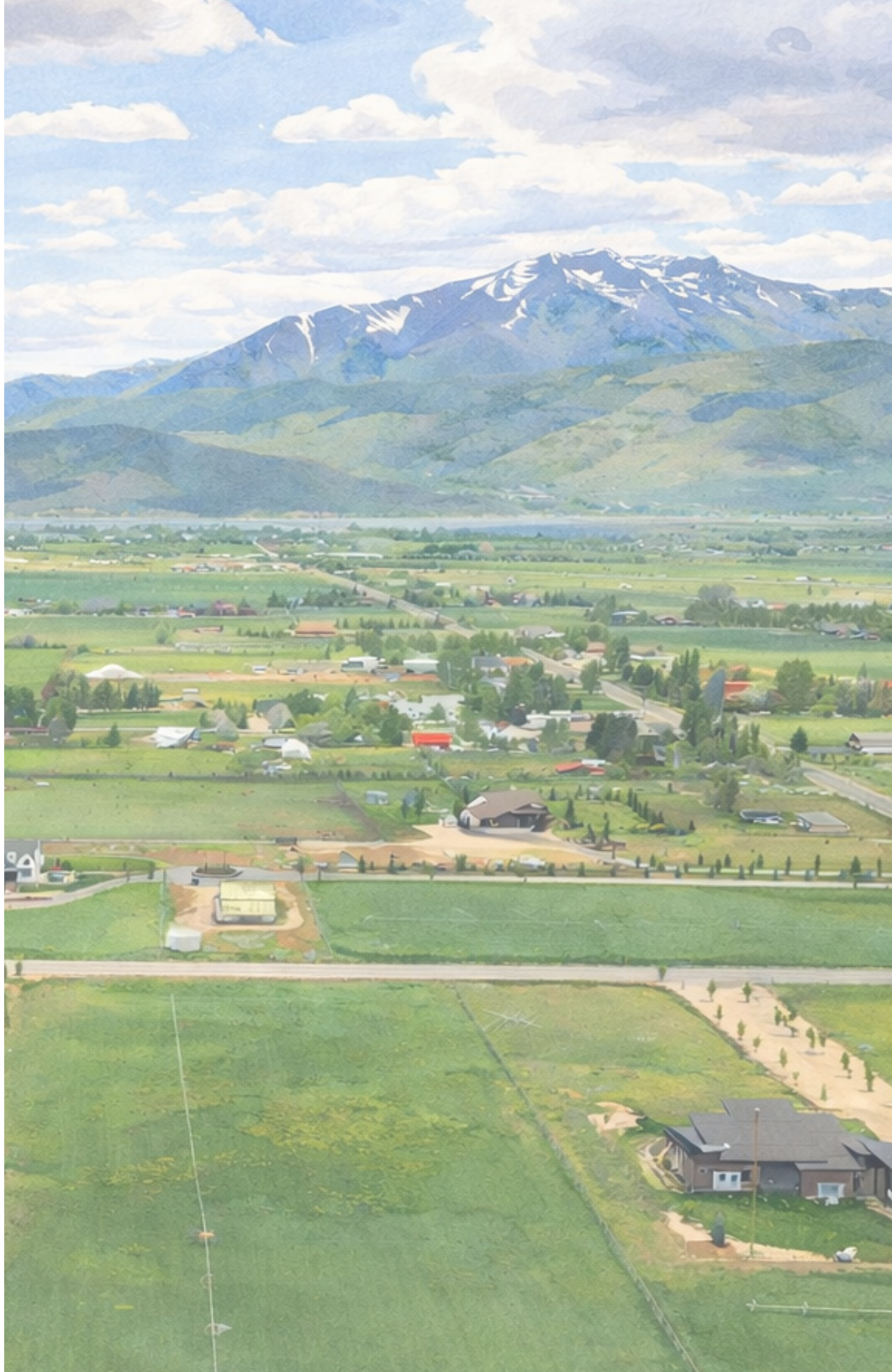
Annexation policies for acceptance into Daniel

1. Only contiguous parcels to Daniel's boundaries will be accepted. No cherry stem annexations will be considered.
2. A complete application is required.
3. An assessment of the impact on public services is required. Any additional capacity or line extension impacts shall be identified. It is understood that the developer will pay for any deficiencies in public services.
4. The annexation proposal, if it includes development, shall be reviewed for compatibility with this General Plan. If the development proposal is deemed incompatible with the General Plan, it can be denied or the General Plan can be modified, if the Town's elected leaders believe the annexation could be an asset to the community.
5. Potential tax revenues and consequences shall be evaluated.
6. Comments from affected entities shall be reviewed.
7. For annexations that are large or include a significant development, a Master Development Agreement (MDA) should accompany the proposal. MDAs are negotiated agreements with an annexation development proposal that require a public hearing and the agreement of both the applicant and the Town Council.



Image By Mary Waterman

09
Summary and Priority Issues



Most important strategies to address in the next 3 to 5 years (add after town discussions).

Potential capital improvements (after town discussions) – add to trails, road maintenance.

Appendices (to be determined)

Note:
Once the Staff, Planning Commission and Town Council/Mayor have reviewed the document and provided comments we will create a priority chapter.