

## DANIEL TOWN GENERAL PLAN 2023

ADOPTED BY THE DANIEL TOWN COUNCIL FEBRUARY 6, 2023

The purpose of this General Plan is to guide land use control and development in the Town of Daniel and to provide a stable basis of policy upon which elected and appointed officials can rely.

The General Plan is a blueprint for Health, Safety and Welfare and as such functions to promote prosperity and well-being, encourage high ethics, peace and good order, and improve the comfort, security, and aesthetics of the Town of Daniel and its present and future inhabitants and businesses. Its aim is to preserve a rural atmosphere, to foster agriculture and other rural industries, to protect and increase the tax base, to secure economy in governmental expenditures, to protect both urban and non-urban development, to protect the Town's natural resources, and to protect property values. To accomplish this purpose, the Town may enact ordinances, resolutions, rules, restrictive covenants, easements, and development agreements, governing uses, density, open spaces, structures, buildings, energy efficiency, public facilities, and height and locations of structures, vegetation, trees and landscaping, unless otherwise expressly prohibited by law.

The General Plan is a comprehensive approach, coordinating development, natural resources and open space in such a way as to provide a harmonious relationship that meets the needs for present and future residents and businesses of the Town of Daniel.

Specifically, the purposes for planning in the Town of Daniel are:

1. To promote the most appropriate type of development within each planning area of the town, while maintaining a rural atmosphere.
2. To insure orderly growth of urbanizing areas and reduce the haphazard scattering of development.
3. To foster commercial and light industrial development that will strengthen the economic base of the town.
4. To protect the natural and cultural resources of the town.
5. To ensure that geologic hazards, flood plains, wetlands, ridgelines, view sheds and other physical constraints are adequately identified and considered in each planning area.
6. To insure that local units of government can obtain the highest return per dollar spent in maintaining water and sewer facilities, storm drainage facilities, streets, parks and other types of public facilities and infrastructure.

7. To ensure that public safety personnel and facilities are available within a reasonable distance appropriate to the type of development within the planning area.
8. To promote the social and economic well-being of the residents of the town.
9. To insure that growth does not over tax the natural resources and degrade the clean air of the town.
10. To promote agricultural activities and to protect them from development and ensure a right to farm environment.

**DANIEL TOWN LAND USE PLAN 2023**  
**ADOPTED BY THE DANIEL TOWN COUNCIL FEBRUARY 6, 2023**

**Purpose of the Land Use Plan**

The Land Use Plan is composed of the Plan itself, together with the Land Use Plan Map.

The goal of the Daniel Land Use Plan is to provide a general pattern for the location, distribution, and character of future land uses. The objectives of the Land Use Plan are to:

- Emphasize flexibility within the Land Use Plan while building on the existing land use pattern.
- Place an equal importance on the quality and character of new residential neighborhoods in each area of the town, while at the same time maintaining or upgrading of existing neighborhoods.
- Concentrate commercial areas along the two major arterials, US 89 and US 40, and encourage revitalization by upgrading facilities, reducing traffic conflicts, and improving parking where needed.

As a guideline, the Land Use Plan is not a zoning document. Property may be zoned, or rezoned, by ordinance of the Town Council.

**Intent**

The intent of the Land Use Plan is to achieve the coordinated and harmonious development of the town and its environs. To balance the property rights of those owners expanding their use with the property rights of surrounding owners. Further, the Land Use Plan is intended to promote efficiency and economy in the process of development including, among other things, adequate provision for public facilities and services and balancing land use with the transportation system; the promotion of safety from fire, flood waters, and other dangers; adequate provision for light and air, distribution of population, affordable housing; the promotion of good civic design and arrangement; efficient expenditure of public funds; and the promotion of energy conservation. As a guideline, the Land Use Plan is not a zoning document. Zoning is one of the many ways that the Land Use Plan is implemented.

**Plan vs. Code:** The Land Use Plan is a general guideline that should not be interpreted in a strict or narrow manner as the Town's Zoning Code. The Plan does not entitle land owners or developers to a specific right of use, density or intensity of use that would typically accompany zoning. Plan objectives are intended as desired outcomes that must be balanced with individual property rights, other codes, policies and ordinances, and site-specific considerations. The Plan has been formulated to be a flexible document that can be adapted to meet this diversity of community needs and objectives. Principles of flexibility are discussed in greater detail below.

- Whether Adequate Community Facility Standards can be met;
- The need for land use transitions to ensure compatibility with adjacent development or environmentally sensitive areas;
- Instances where resulting net densities may not be in keeping with the intended character of the land use category;
- To achieve design objectives related to neighborhood variety and diversity, and to meet housing needs and affordability.

### **General Land Use**

- Since no public sewer system is in place care must be taken in all development not to place Heber Valley's underground water designation as 'pristine' at risk.
- Due to the steep slopes of the foothills south of the town, and the adjacent wildlife management area, development should be limited.
- Any change in land use should be made after careful evaluation of the effects of the change, and the ability of the town to provide the necessary infrastructure. The costs of that infrastructure should be balanced against the projected revenues the development will bring directly into the town.
- Land use planning should be biased toward maintaining the rural atmosphere and traditional land uses of the town.

### **Residential Land Use**

The predominant land use in the Town of Daniel is residential. Both the RA-5 and RA-1 zones provide generous building setbacks and lot frontages resulting in significant space between dwellings to create a rural residential appearance within the developed area and to preserve view corridors. This in combination with the

historical densities along Daniel Road, 3000 South, Little Sweden Road, and the Storm Haven areas provide the character for the town.

Specific requirements for average and minimum lot sizes, building setbacks, and determining buildable areas are provided in Title 8 of the Daniel Municipal Code.

Objectives for residential land uses are provided below.

- Orderly development which is coordinated with the community's fiscal and service capacity is encouraged.
- A consistent & balanced relationship between the Land Use pattern & capacity of streets, utilities, and community services should be met so that those systems are not overburdened.
- Development should only be permitted where provision of facilities and services (i.e., police, fire, water, sewer, parks, schools, roads, communications systems, etc.) will be made available in a timely manner.
- The development of a full range of housing types to meet the needs of all age and socio-economic groups is encouraged.
- Quality design and compatible land use relationships with all proposed and existing developments is encouraged.
- Residential development in areas which have been officially designated as floodplain areas or have significant geologic hazards is discouraged.
- Energy-conscious land use and site planning practices are encouraged.
- High value habitat that allows wildlife movement should be protected.
- Private property rights should be considered when evaluating residential development proposals.
- Businesses and home occupations that are unobtrusive and compatible with residential uses should be allowed in residential areas.

### **Commercial Land Use**

Commercial areas have been placed 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 limited to areas where police, fire, water, sewer, roads and communications systems are readily available

Objectives for commercial land uses are provided below.

- The size and location of commercial development should be in keeping with the road capacities and land use context in which commercial centers develop.

- Commercial development should locate near transportation facilities that offer the required access to a commercial center and should not exceed the desired capacity of the existing and future transportation network of the town.
- Local and community-scale commercial areas should conform to the guiding principles, goals and objectives contained in the General Plan.
- Commercial developments including intensity of activities should be in scale with the neighborhood context.
- Architectural and site planning guidelines should be prepared that encourage developments to blend with the surrounding context.
- Strip commercial development is discouraged in order to prevent traffic congestion and encroachment into residential neighborhoods.
- Transitional land areas (linear greenbelts or other urban design elements) are encouraged to be provided between residential neighborhoods and commercial areas.

### **Industrial Land Use**

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 actually serves as a buffer, rather than intensifying the effects of the airport on surrounding residential development.

Objectives for industrial land uses are provided below.

- The size and location of industrial development should be in keeping with the road capacities and land use context in which industrial centers develop.
- Industrial development should locate near transportation facilities that offer the required access to a commercial center and should not exceed the desired capacity of the existing and future transportation network of the town.
- Local and community-scale industrial areas should conform to the guiding principles, goals and objectives contained in the General Plan.
- Industrial developments including intensity of activities should be in scale with the neighborhood context.
- 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.

- Transitional land areas (linear greenbelts or other urban design elements) are encouraged to be provided between residential neighborhoods and industrial areas.

## **MODERATE INCOME HOUSING**

An element of Daniel's General Plan

### **What does this element do?**

The purpose of this moderate-income housing element of the general plan is to ensure that Daniel provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of those desiring to live in the City.

According to Utah Code 10-9a-103 (41)

"Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

- a. An estimate of the existing supply of moderate-income housing located within the city
- b. An estimate of the need for moderate income housing in the city for the next five years as revised biennially;
- c. A survey of total residential land use;
- d. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- e. A description of the city's program to encourage an adequate supply of moderate-income housing

### **Moderate Income Housing Defined**

Moderate income housing is defined as (Utah Annotated Code 10-9a-103-34) "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." The 2016 Area Median Income (AMI), as provided by HUD office of Community Development (CPD), for Wasatch County is \$71,337. Daniel median household income level as provided by the 2012-2016 ACS is \$76,389.

In order to place the definition of the State Code in real terms, it is helpful to understand that affordable housing is generally deemed to be "Affordable" if the



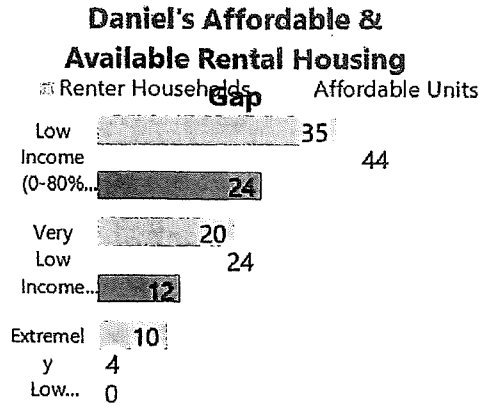
cost of monthly housing expenses is ≤30% of gross household income. The following table defines the income levels, lists affordable monthly housing expenses for each income level, and maximum mortgage amount at each income level based upon the 2018 AMI. Maximum Mortgage Amount calculated on 30-year loan, 4.25% interest rate. Some examples of those making 80% or less of the Area Median Income are law enforcement, teachers, and nurses.

<b>Monthly housing costs in Daniel town</b>	<b>2010 American Community Survey</b>	<b>2016 American Community Survey</b>	<b>Annual Growth</b>	<b>2023 Projection</b>
Total owner-occupied housing unit costs	\$841	\$1,138	\$37	\$1,329
Units with a mortgage	\$1,619	\$1,671	\$6	\$1,612
Units without a mortgage	\$389	\$359	-\$4	\$334
Median gross rent	\$862	\$950	\$28	\$1,222

### **Housing Supply**

According to the American Community Survey (2012-2016) Daniel had 358 housing units at 96.5% occupancy rate. Single-family dwellings constituted the majority of the housing stock. The Town is relatively distant from major employment centers and institutions of higher learning and transit routes when compared to other cities, dampening the demand for higher-density housing.

The 2018 Gap Analysis for Daniel Town shows that the town already has more affordable housing units than the total number of moderate-income households. However, many of those units are currently occupied by those that do not qualify as moderate-income households. Therefore the town's current need for additional affordable housing units for those making 0-80% AMI is currently 11.

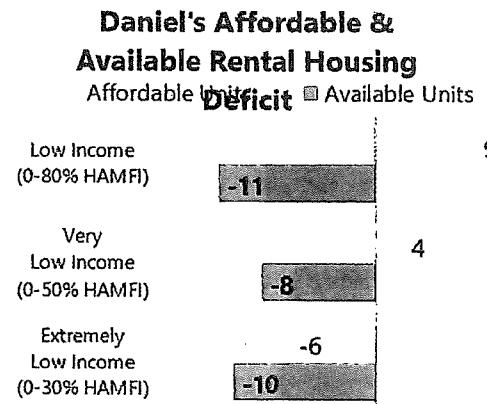


Source: HUD. (2018). 2011-2015 Comprehensive Housing Affordability Study

### 5 Year Moderate Income Housing Need

According to the 2016 American Community Survey Daniel population decreased by 23 people since the 2010 Census. With a relatively stable population over the past 6 years, it is reasonable to expect that the demand for new affordable housing units by 2023 will remain 11.

11



Source: HUD. (2018). 2011-2015 Comprehensive Housing Affordability Study

### Survey of Residential Zoning & Impact on Housing Opportunities

The Town of Daniel has three zoning districts that are designated for residential living:

- The P-160 Zone was created as a district for the outlying areas of the City to maintain continuity with existing P-160 County zoning and regulations and to protect the valuable agricultural land and maintain the historic nature of the community.
- The R-A-5 Zone protects agricultural land uses within Daniel City by controlling density. The R-A-5 Zone also provides an open space buffer between commercial and residential areas to mitigate potential impacts between residential and other land uses.

- The R-A-1 single family dwelling zone provides an open space buffer between residential zones.
- The R-A or Rural Residential zone was created for 1-acre zoning. It is intended as a permanent residential district for those areas of the community where it is desirable to maintain higher residential densities.

Daniel's Planning Commission and City Council hold one of the most important keys to providing housing opportunities for persons of moderate income. The key the city holds is zoning. However, many other factors contribute to the affordability of housing that cannot be controlled by the City. Land prices, construction material, interest rates and other financing costs can significantly influence housing costs. By working cooperatively with State and County Agencies, Daniel can assure affordable housing to its citizenry.

Low-income households making 50% of the median income, which will typically be renters, may be affected by zoning, but may also be impacted by market conditions beyond the control of the City. Households making 30% of the MSAMI will more than likely need government rental assistance in addition to any zoning assistance from the City.

### **Program to Encourage Moderate Income Housing**

Daniel has taken the following steps to ensure housing is available to a wide variety of households.

- Reasonable Lot Sizes based
- Reasonable Development Fees and Costs
- Dedicated lands to count for overall density's

### **Vision of the MODERATE-INCOME Housing Plan is:**

*To ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.*

## **Goals**

1. Develop a mixture of lot sizes and housing types within the community.
2. Review development fees to understand whether they could be waived for affordable housing units.
3. Encourage landlords with affordable units to ensure tenants meet moderate income levels.
4. Identify locations where additional housing units could be built
5. Update residential codes to allow accessory dwelling units.
6. Work with county, state, and federal housing authorities to identify programs that could be used in the town.