

The General Plan

Utah League of Cities and Towns

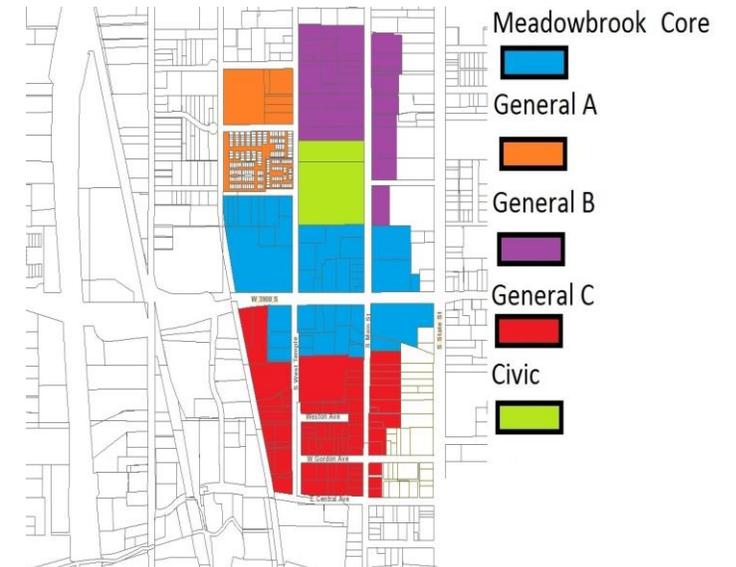
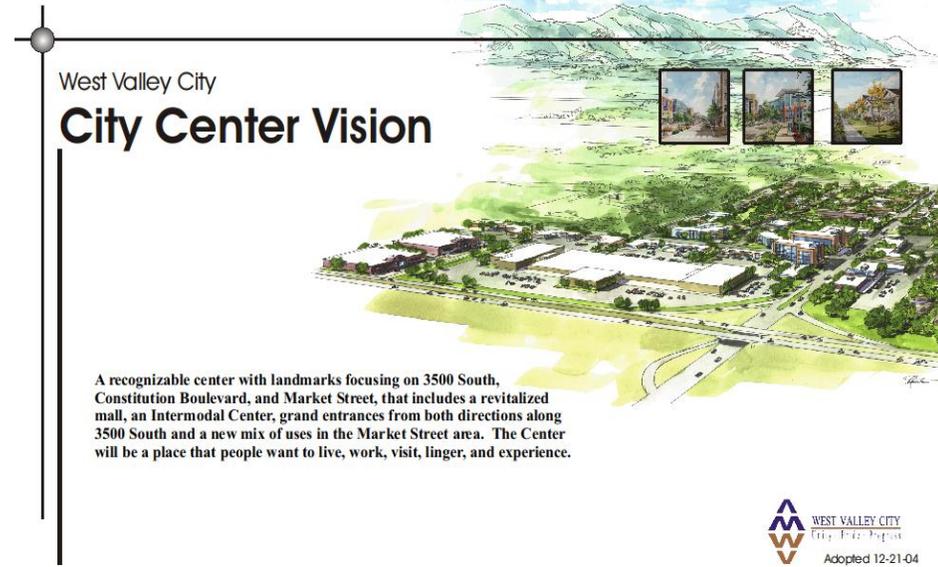
American Planning Association

State Ombudsman

Land Use Association of Utah (LUAU)

Introduction

- John M. Janson AICP
- Utah Chapter of the American Planning Association
- Content of a Plan
- Process to create a plan



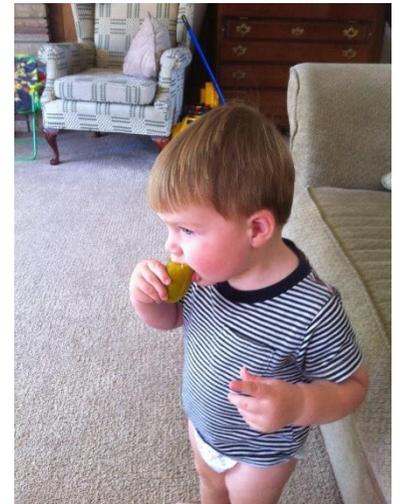
What is a General Plan?

- A multi-faceted community plan for the future – 10 to 20 year timeframe
- Required by State Law - **10-9a-403**
- Advisory document but has legal authority
- General Plan intent – to think about the future and to reach toward a future that the community wants to achieve
- What trends do we expect might shape the future?
- What direction are we taking on our “big issues”?



Why is a General Plan Important?

- Your vision for the future
- Desired future usually does not happen without a conscious effort
- Helps to establish policy direction
- Helps to establish priorities
- Helps to place short range decisions in a long range context



How are County General Plans different from Town or City Plans?

- Bigger picture thinking
- Address regional issues
- Work with your Towns and Cities (sort of like neighborhoods in a City)
- Connections
- Economic development (tourism/recreation, resource development, agriculture)



Required Elements - Land use

- There are three State Law required elements in 10-9a-403 –2A. Land use, transportation, and housing plus the RMP
- The land use element should address the variety of current land uses
- Address the land uses that you would like to see in the future
- Create a future land use map



Transportation (required)

- Address your current and future transportation needs. Where should our truck routes be?
- Where should roads go? How wide should they be? What should they look like?
- How can we support our major streets with better connections and alternate routes?
- Can we support transit? What are our transit needs?



Housing element (required)

- Housing quality, quantity, types
- Locations for higher density, cabin lot sizes, agricultural lot sizes
- Senior Housing, workforce housing (temporary too), student housing
- State required Moderate Income Housing Plan
 - Compares your County's housing diversity to income in the area
 - Logically a part of your Housing Element



Resource Management Plans for Counties

- New requirement with \$50,000 funding – found in 17-27a-401 – should be complete by July 1, 2016
- The general plan shall contain a resource management plan to provide for the protection, conservation, development, and managed use of resources that are critical to the health, safety, and welfare of the citizens of the county and of the state.
- Focus on energy; air; and water; and contain detailed plans regarding:
 - (A) mining;
 - (B) land use;
 - (C) livestock and grazing;
 - (D) irrigation;
 - (E) agriculture;
 - (F) fire management;
 - (G) noxious weeds;
 - (H) forest management;
 - (I) water rights;
 - (J) ditches and canals;



Resource Management Plans for Counties

- (K) water quality and hydrology;
- (L) flood plains and river terraces;
- (M) wetlands;
- (N) riparian areas;
- (O) predator control;
- (P) wildlife;
- (Q) fisheries;
- (R) recreation and tourism;
- (S) energy resources;
- (T) mineral resources;
- (U) cultural, historical, geological, and paleontological resources;
- (V) wilderness;
- (W) wild and scenic rivers;
- (X) threatened, endangered, and sensitive species;
- (Y) land access;
- (Z) law enforcement; and
- (AA) economic considerations.
- **AND for all of the above:**
- Establish any relevant findings pertaining to the item;
 - (ii) establish clearly defined objectives; and
 - (iii) outline general policies and guidelines on how the objectives are to be accomplished.
- Plus coordinate with your neighboring counties, agencies, and the Feds (and vice versa)

Resource Management – part of the General Plan

- Can't be an in depth study – just not enough money
- What are the relevant resource issues that you want to address?
- Probably best to ask – what do we want to get out of this Resource Management Plan?
- Some to check out – Washington, Wayne, Sanpete, and Box Elder



Agricultural Protection Areas

- If the County has these areas as defined in State Law, the Plan must address impacts to them and develop strategies to reduce the impacts on them
- But most Counties and their communities will want to address their agricultural areas
 - Should they be preserved or be developed?



Environmental Element

- Address your local environmental issues
 - Wetlands, flood potential, steep slopes, landslide areas, faults, high water tables, vegetation, unstable soils, contamination, creek protection, aquifer recharge, wildlife protection, views



Public Services and facilities element

- Local needs for sewer, culinary water, secondary water, storm water systems, septic and well system requirements
- Using your population projections determine future needs for storage and treatment and ways to reduce those needs such as reducing water use and reducing the amount of run off
- Power, gas, broadband, police, fire, and education



Rehabilitation, redevelopment, conservation element

- Are there areas in your County that are in disrepair and need to be cleaned up? Are there land uses that are just not in the right place?
- This element allows you to identify and evaluate those areas to foster change
- It also allows the preservation of historic (new law that governs formation) or unique neighborhoods and development patterns



Economic Development element

- Intended to provide an opportunity to understand how your local economy works. How is it structured and how is it performing?
- Understand the boom and bust cycles
- What role does tourism play?
- You can plan both physically and financially to positively grow your community



Parks, trails, and recreation

- Are there opportunities for County parks?
- Where should trails go and who are the users (ATV, bikes, hikers, horses)
- How can we enhance our recreation assets?
- What should happen around our National Parks, BLM, SITLA, and Forest Service lands?



Add your own element

- Are there other issues that you think should be addressed?
- How about public health, safety, energy/renewables, events, art, culture, local food, air and water quality, sustainability, history



Earth Indicator: 130 Micrograms of Particulate Pollution per Cubic Meter in Salt Lake City
January 29th, 2013 by Adam Volland



Regional Influences

Demographic Trends

- What are the trends that may shape our future?
 - Baby boomers
 - Millennials
 - Technology
 - Mobility
 - Job growth
- Where should growth go?
 - Your Future Your Utah
 - Your Long Range Transportation plan adopted by your AOG



Households are Changing

Household Type	1960	2000	2040
US			
HH with Children	48%	33%	26%
HH without Children	52%	67%	74%
<i>Single/Other HH</i>	13%	29%	34%
Wasatch Front			
HH with Children		37%	29%
HH without Children		63%	71%
<i>Single/Other HH</i>		24%	28%

Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.

A Vision

- By addressing all these topics
- Setting goals
- All the pieces come together and a vision for the County begins to unfold
- A vision statement becomes a set of guiding principles
- Becomes a standard to weigh current decisions against
- Consult your vision, your plan, to answer the question of how today's issue might enhance or detract from what your community wants to become

Magna Main Street: Imagine the Possibilities

What kind of place do you imagine Magna Main Street becoming?

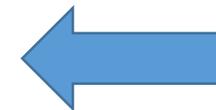
- Maintain historic character
- 2-4 stories. Higher at Gateways
- Traditional Main Street feel
- Primarily Town Center,
- Mixed Use, and Compact Mixed Use
- Day to Day Services
- Eating establishments
- Entertainment destinations

Implementation strategies

- Each element will naturally result in setting a series of **goals**
- **Goals** need strategies or the document will not move the community forward
- Practical, implementable strategies
- Achieve the future you want to achieve



Ordinance updates !



Who builds your Vision?

- County and its' communities build parks, help with roads, provide basic services
- Counties/Cities often partner with the development community for projects
- Developers will build most of your Vision – check in with them in your process. Help them do the right thing!



How do we put together a General Plan?



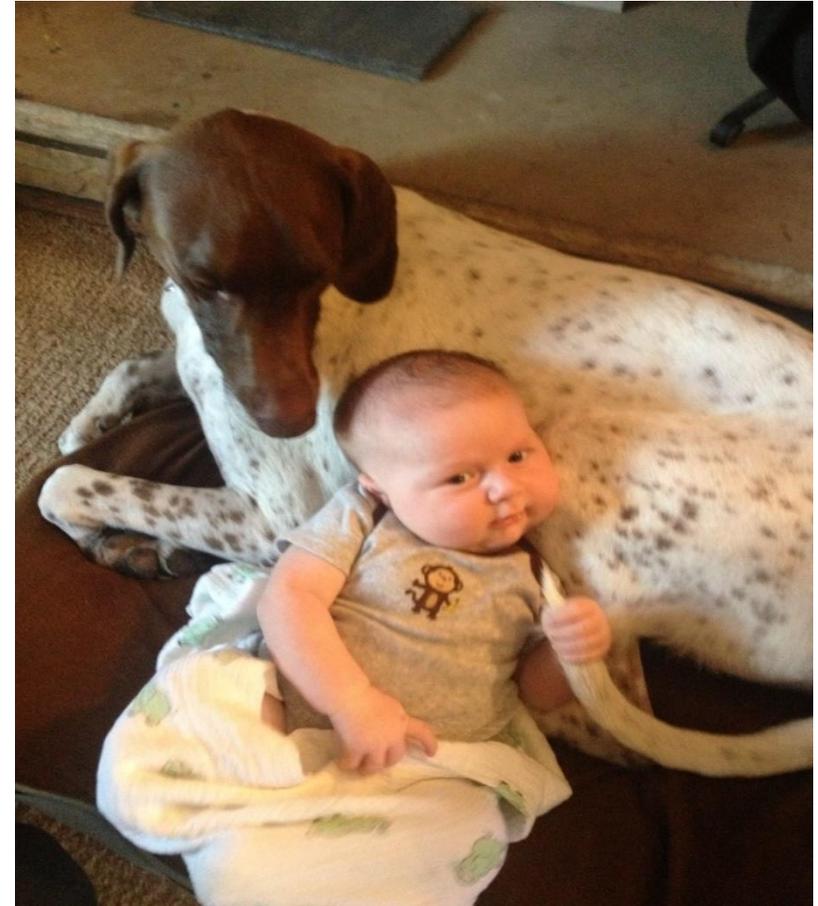
Planning Commission Role

- To recommend a Plan to the governing body (ordinance upgrades, application processing)
- General Plan is a Legislative act and therefore a recommendation to the governing body
- When the Plan is ready, the State requires that you hold a public hearing - **10-9a-404** and forward to the governing body
- We'd suggest multiple public engagement opportunities – not just one



What makes for a good Planning Commissioner?

- Commitment (shows up, cares, ethical, and is prepared!)
- Relevant background (planning, architecture, engineering, real estate, government)
- Pleasant public demeanor
- Trustworthy
- Concerned about the future
- Someone that wants to plan, not just process



Start a plan by engaging your community (s)

- You can do this yourself!
- Social media
- It does not have to be a lengthy effort
- Consider assigning each PC member to an element or just address one topic at a time
 - Create committees for each topic
 - Use the County's web page for a survey, or a utility bill, or grab a clipboard and attend a local event
 - Check in with developers – they build your vision
 - Open houses
 - Hearings – PC and CC



Starting your plan

- Maybe the staff can get it going
- Communities that have planning staff should assess if the staff has time to work on the General Plan
- If so, some of the previous techniques can be very effective
- If there is no time, then consider a consultant – let's talk about that



Starting your plan

- To select a consultant you need to complete an RFP process
- Gather several RFPs from neighboring counties or from wherever you can get them
- Combine but realize you have to cater them to your needs. Other counties may not have the same issues
- Include the required elements but then add the optional elements that are important to your county

Local Planning Resource Program Pool Statement of Qualifications Cover Page

COVER PAGE	
Date	02/05/2014
SOQ Name and Description	Local Planning Resource Program Pool
Consultant Firm	Civil Solutions Group
Consultant Firm's Federal ID Number	263863399



Request for Proposal

North Ogden City General Plan Update
Alternative Project: Downtown Plan

RESPONSES DUE

July 3, 2014

5:00 PM

WEST VALLEY CITY MASTER PLAN 1984

PREPARED BY
THE WEST VALLEY CITY
COMMUNITY DEVELOPMENT DEPARTMENT

CITY COUNCIL
GERALD K. MALONEY - Mayor
BRENT F. ANDERSON
LELAND L. DELANGE
MICHAEL R. EMBLEY
JAY S. JACKSON
CLAUDE L. JONES
QUENTIN C. WINDER
JOHN D. NEWMAN - CITY MANAGER

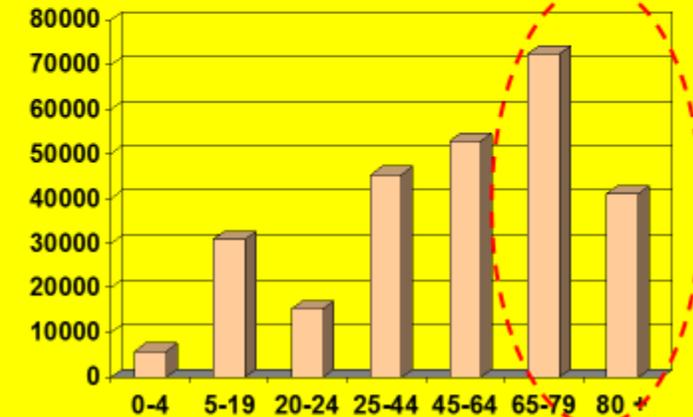
PLANNING COMMISSION
CARROLL A. ELFORD
RUDD J. CONOVER
JANICE FISHER
LEGIA JOHNSON
GERALD L. LARSON
MARGARET PETERSON
BUDD M. RICH
RAYMOND L. WENDRICH
IVAN B. WOODBURY

Starting your plan

- Ask for current data for each element and how they would engage the community
- Ask for goals for each element
- Ask for practical strategies to achieve the goals
- Ask for a timeline
- Ask for their experience and some references
- Figure out your budget – what you can afford or seek grants – ask your AOG for help

Ventura, CA Case Study Downsizing seniors could swamp the market with more expensive homes

Change in people by age group (now to 2035)



Source:
2040 Population
Forecast
Ventura cities and
county, May 2008

CENTRAL COMMUNITY



Some interesting plans to review

- Big Water – simple format
- Pleasant View – used committees
- West Valley City – emphasis on strategies to achieve goals
- Washington County – more informative than policy setting – good Resource Management model, incorporates town and area plans
- Davis County – incorporates the City plans
- Uintah County – policy plan

West Valley City General Plan

- Issue: Suburban and Urban Development
- 5.1 Goal: Promote a more urban environment, particularly along major corridors and at BRT and light rail stops.
- 5.1.1 Action: Develop ordinances that encourage higher intensity, more urban development along major corridors and at BRT and LRT stops with design standards geared toward urban development.

Using Your General Plan

- Budgeting and programmatic guide for the county
 - Departments should use as a reference
 - Changes to the SOPs
 - Changes to zoning ordinance
- Priority setting tool
- A guide for decision making – using long range thinking to help resolve today's issues
- A guide for land use changes



Use by Planning Commissions, Councils/Commissions, Citizens, and Developers

- Planning Commission – should reference the GP on every decision
- Council/Commission – consider it along with the PC recommendation – a guide for them but can be contradicted with good, factual reasoning
- Citizens – their reference to the policies of the County
- Developers build your vision



Thank you!



Deseret News photo by Howard C. Moore

City planner John Janson studies proposed master plan for West Valley City park.