General Plans

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General Plans

- What is a General Plan?
- What does State code say?
- How is a General Plan used?
- How is a General Plan developed?
- Suggested considerations
- Examples
  - Loa Town
  - West Valley City
  - Enterprise City
  - Springdale Town
“Make no little plans, they have no magic to stir men’s blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistence.”
What is a General Plan?

• A comprehensive, long-range plan for present and future needs of the municipality/county and growth and development of all or any part of the land within the municipality/county

• It is an advisory guide for land use decisions.

• It is the compass for the community.

Source: Utah Code Section 10-9a-401 and Planning and Zoning Administration in Utah, 3rd Edition
What does State code say?

• Each municipality/county must have one.
• Must include the following elements:
  – Land use
  – Transportation and traffic circulation
  – For cities, moderate income housing

Source: Utah Code Section 10-9a-403
What does State code say?

Land Use Element

Designates goals, extent, distribution and location of land for:

- Housing
- Business
- Industry
- Agriculture
- Recreation
- Education
- Public buildings and grounds
- Open space
- Other categories

Source: Utah Code Section 10-9a-403
What does State code say?

Transportation Element

• Location and extent of existing and proposed:
  – Freeways
  – Arterial and collector streets
  – Mass transit
  – Other modes considered appropriate

• Correlated with population projections and land use element

Source: Utah Code Section 10-9a-403
What does State code say?

• May include the following elements:
  – Environmental
  – Public services and facilities
  – Rehabilitation, redevelopment and conservation
  – Economic
  – Implementation
  – Other elements considered appropriate

Source: Utah Code Section 10-9a-403
How is a General Plan used?

• As an advisory guide for land use decisions such as:
  – Developing new zoning or other ordinances
  – Revising existing zoning or other ordinances
  – Zoning changes
  – When and where to construct new parks, roads, water and sewer facilities, etc.
How is a General Plan developed?

Process

Step 1: Problem & Issue Identification

Step 2: Goal Formulation, Public Input

Step 3: Data Gathering, Research, Analysis

Step 4: Synthesis, Summary and Conclusions

Step 5: Plan Concept and Format

Step 6: Public Policies, Implementing Programs

Source: Planning and Zoning Administration in Utah, 3rd Edition
How is a General Plan developed?

Resources

- Governor’s Office of Planning and Budget
- Grants
- Associations of Government (AOG)
- Consultants
- Counties
- League of Cities and Towns
- Universities
- Non-profits
- National Park Service
- Other planning efforts
Suggested Considerations

- Retail development
- Multi-family development
- Changing demographics
- Population growth
## Suggested Considerations

### Retail Development

<table>
<thead>
<tr>
<th>General Guidelines for Primary Trade Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Center</strong></td>
</tr>
<tr>
<td>-------------------</td>
</tr>
<tr>
<td>Super Regional</td>
</tr>
<tr>
<td>Regional</td>
</tr>
<tr>
<td>Community</td>
</tr>
<tr>
<td>Neighborhood</td>
</tr>
</tbody>
</table>

Source: ULI Shopping Center Development Handbook, Third Edition
Suggested Considerations
Multi-Family Development

• Near transit (if you have transit)
• Near services – shopping, schools, churches, employment
• Where possible, in planned communities with a variety of housing types and uses
• Identify locations in your General Plan

Clarence Perry’s “Neighborhood Unit” of 1929
### Households are Changing

<table>
<thead>
<tr>
<th>Household Type</th>
<th>1960</th>
<th>2000</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>US</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HH with Children</td>
<td>48%</td>
<td>33%</td>
<td>26%</td>
</tr>
<tr>
<td>HH without Children</td>
<td>52%</td>
<td>67%</td>
<td>74%</td>
</tr>
<tr>
<td>Single/Other HH</td>
<td>13%</td>
<td>29%</td>
<td>34%</td>
</tr>
<tr>
<td><strong>Wasatch Front</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HH with Children</td>
<td></td>
<td></td>
<td></td>
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Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.
# Suggested Considerations

## Population Growth

<table>
<thead>
<tr>
<th></th>
<th>Utah</th>
<th>Salt Lake County</th>
<th>Washington County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>2,927,643</td>
<td>1,079,679</td>
<td>168,078</td>
</tr>
<tr>
<td>2040</td>
<td>5,171,391</td>
<td>1,671,627</td>
<td>559,670</td>
</tr>
<tr>
<td>% Increase</td>
<td>76.6%</td>
<td>54.8%</td>
<td>232.9%</td>
</tr>
</tbody>
</table>

Source: Utah Governor’s Office of Planning and Budget
### Suggested Considerations

#### Population Growth

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<tr>
<td><strong>New Population from 2010 to 2040</strong></td>
<td>2,243,748</td>
<td>548,263</td>
<td>391,592</td>
</tr>
<tr>
<td><strong>Current Household Size</strong></td>
<td>3.14</td>
<td>3.00</td>
<td>2.93</td>
</tr>
<tr>
<td><strong>2040 New Households</strong></td>
<td>714,569</td>
<td>182,754</td>
<td>133,649</td>
</tr>
</tbody>
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Source: Utah Governor’s Office of Planning and Budget and U.S. Census Bureau
### Suggested Considerations

#### Population Growth

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<td>2040 New Households</td>
<td>714,569</td>
<td>182,754</td>
<td>133,649</td>
</tr>
<tr>
<td>Acres Needed at 3</td>
<td>238,190</td>
<td>60,918</td>
<td>44,549</td>
</tr>
<tr>
<td>Units/Acre</td>
<td>(372)</td>
<td>(95)</td>
<td>(70)</td>
</tr>
<tr>
<td>Acres Needed at 5</td>
<td>142,914</td>
<td>36,551</td>
<td>26,730</td>
</tr>
<tr>
<td>Units/Acre</td>
<td>(223)</td>
<td>(57)</td>
<td>(42)</td>
</tr>
</tbody>
</table>

Source: Utah Governor’s Office of Planning and Budget and U.S. Census Bureau
Examples – Loa

- Population: 548
- Employment: 672
- Land Area: 0.9 square miles

Source: Utah GOPB, ESRI Business Analyst, and U.S. Census
Examples – Loa

• Process/Timeframe
  – September 2008 – met with Town Council and Planning Commission
  – October 2008 – information gathering meeting
  – October through November – write up
  – December 2008 – draft hearing
  – January - February 2009 – formal hearings
Examples – Loa

• Public Input
  – Survey conducted
  – Discussion with Planning Commission and Town Council
  – Public input workshop
  – Open house review of General Plan
  – Formal adoption hearings
Examples – Loa

- **End Result**
  - 23 page document (excluding appendix)
  - Sections include:
    - Introduction & Vision
    - Existing Conditions and Projections
    - Economics
    - Natural Environment
    - Infrastructure
    - Transportation
    - Land Use
    - Housing
    - Government and Education
    - History
    - Priority Goals
Examples – West Valley City

• Population: 125,498
• Employment: 64,789
• Land Area: 35.8 square miles

Source: West Valley City and ESRI Business Analyst
Proposed General Plan Update (GPU) Process

Step 1 - Identify, Recruit and Organize Participants
Step 2 - Gather Data, Measure Values and Set Goals
Step 3 - Forecast Variables and Establish a Vision
Step 4 - Develop and Evaluate Alternative Plans
Step 5 - Draft a Preliminary Plan
Step 6 - Select a Preferred Plan
Step 7 - Develop Implementation Strategies
Step 8 - Launch Trial Balloon
Step 9 - Prepare Final Plan
Step 10 - Adopt Updated General Plan

Ongoing - Make Progress Reports to City Administration, City Council & Planning Commission
References:

1. Religious, Arts, and Cultural Groups
2. Area Businesses
3. Major Land Owners
4. Neighborhoods
5. Ethnic Communities
6. Elected Officials

Examples – West Valley City

VisionWest Committee
Examples – West Valley City

Proposed General Plan Update (GPU) Process

- Land Use
- Policy
- Transportation & Transit
- Economic Considerations
- Public Hazards
- Public Needs & Wants
- Community Goals
- Environment
- Climate
- Strategy
- Public Safety
- Public Utilities
- Health Safety & Welfare
- City Center Project
- Demographics
- Public Utilities
- Land & Housing Inventory

Revised General Plan (VisionWEST2030)

- GPU Core Team
- General Public
- Stakeholders
- WVC Administration
- Regional Neighbors
- GPU Committee
Examples – West Valley City

West Valley City Opportunity Areas

3300/3500 South
October 6, 2007 - 8:00 am to 10:00 am
Utah Cultural Celebration Center

5600 West/Mountain View Corridor
October 11, 2007 - 8:00 am to 10:00 am
West Valley City Family Fitness Center

West Valley City Light Rail Corridor
November 10, 2007 - 8:00 am to 10:00 am
Utah Cultural Celebration Center

Redwood Road
November 11, 2007 - 8:00 am to 10:00 am
The E Center
Examples – West Valley City

Typical Single Family

Small Lot Single Family

Senior Condos

Townhomes
Examples – West Valley City

2 Story Condos/Apts.

3 Story Condos/Apts.

5 Story Podium Condos/Apts.

Office/Retail/Mixed Use
Examples – West Valley City

• End Result
  – 162 page document (excluding appendix)
  – Sections include:
    • Introduction & Administration
    • Land Use
    • Economic Development
    • Urban Design
    • Existing Neighborhoods
    • Housing
    • Land Use
    • Housing
    • Community Facilities & Services
    • Parks, Recreation and Culture
    • Sustainability
    • Transportation
    • Annexation
    • Implementation
Examples – Enterprise

- Population: 1,854
- Employment: 352
- Land Area: 2.9 square miles

Source: Utah GOPB, ESRI Business Analyst, and U.S. Census
Examples – Enterprise

• Process
  – Questionnaire (170 respondents)
  – Public forum 1: review of questionnaire results
  – Business outreach meeting
  – Elementary school art competition
  – Public forum 2: comment on draft
  – Formal adoption hearings
Examples – Enterprise

• End Result
  – 59 page document (excluding appendix)
  – Sections include:
    • Introduction
    • Background
    • Administration
    • Land Use
    • Transportation and Circulation
    • Housing
    • Economic Development
    • Agriculture
    • Parks, Recreation, Culture and Sensitive Lands
Examples – Springdale

- Population: 687
- Employment: 1,379
- Land Area: 4.6 square miles
- Annual Tourist Visitors: 2.7 million

Source: Utah GOPB, ESRI Business Analyst, U.S. Census, and Springdale
Examples – Springdale

• Process/Timeframe
  – December 2005: Last update to General Plan adopted by Town Council
  – November 2009: Planning Commission discusses need to start General Plan revision process with goal to have update adopted by December 2010.
  – December 2009: Planning Commission identifies key areas of concern for update.
  – February to July 2010: Public involvement.
  – April to September 2010: Create Goals, Objectives, and Strategies, Draft Plan.
  – October to December 2010: Public hearings.
Examples – Springdale

• Key areas of concern
  – Sustainability
  – Parking management
  – Moderate income housing
  – Future land use map
Examples – Springdale

• General Plan Barbeque: February 2010
  – Structured activities to help public give meaningful input on four key areas of concern:
    • “Save the Planet”
    • “Park the Tourists”
    • “House the People”
    • “Map the Town”
    • “Solve the Issues”
  – Free food and prizes
Examples – Springdale

• End Result
  – Final result yet to be determined
  – Probable updates to:
    • Future Land Use Map
    • Housing Element
    • Transportation Element
  – Potential new element: Sustainability
  – Possibility of updates to other elements
    – www.springdaletown.com/genplan.html