

General Plans

Tom Dansie, AICP

Steve Pastorik, AICP

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

Daniel Burnham

Father of American City Planning

“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.

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

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

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

What does State code say?

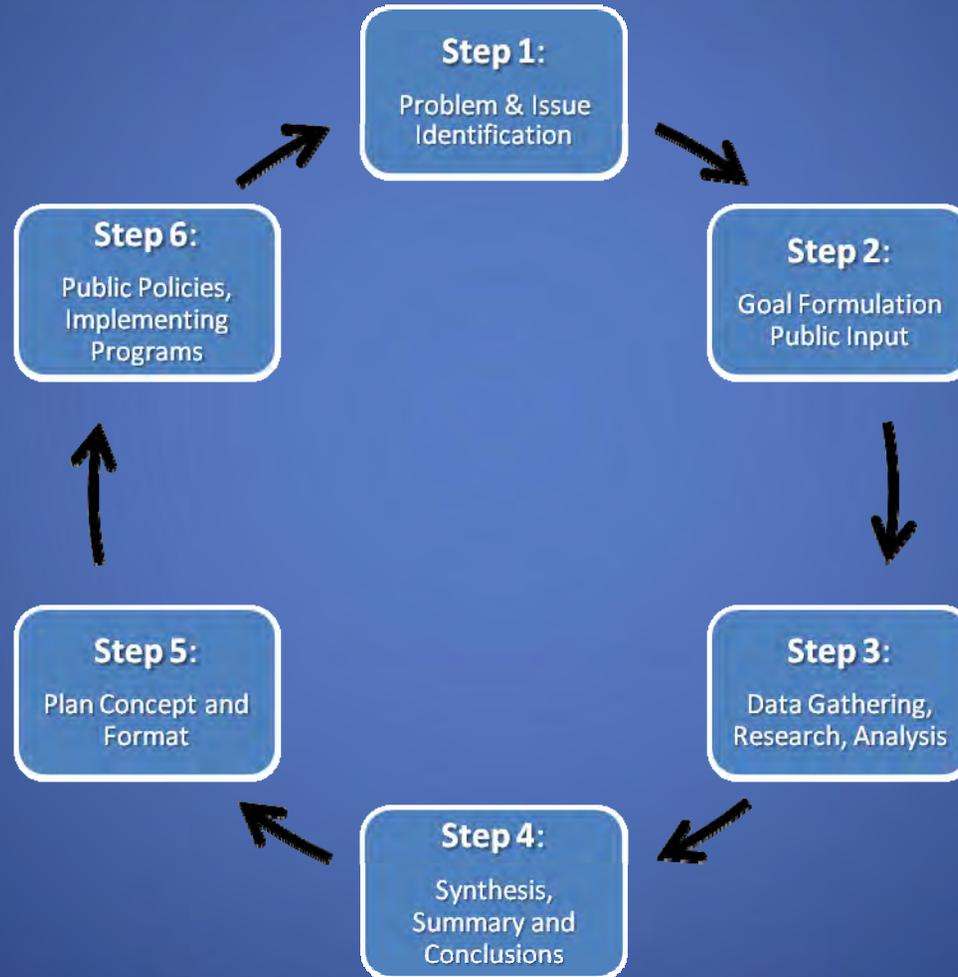
- May include the following elements:
 - Environmental
 - Public services and facilities
 - Rehabilitation, redevelopment and conservation
 - Economic
 - Implementation
 - Other elements considered appropriate

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



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

General Guidelines for Primary Trade Area

Type of Center	Minimum Population Support Required	Radius	Driving Time
Super Regional	300,000 or more	12 miles	30 minutes
Regional	150,000 or more	8 miles	20 minutes
Community	40,000-150,000	3-5 miles	10-20 minutes
Neighborhood	3,000-40,000	1.5 miles	5-10 minutes

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

Suggested Considerations

Changing Demographics

Households are Changing

<u>Household Type</u>	<u>1960</u>	<u>2000</u>	<u>2040</u>
US			
HH with Children	48%	33%	26%
HH without Children	52%	67%	74%
<i>Single/Other HH</i>	13%	29%	34%
<hr/>			
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.

Suggested Considerations

Population Growth

	Utah	Salt Lake County	Washington County
2010	2,927,643	1,079,679	168,078
2040	5,171,391	1,671,627	559,670
% Increase	76.6%	54.8%	232.9%

Source: Utah Governor's Office of Planning and Budget

Suggested Considerations

Population Growth

	Utah	Salt Lake County	Washington County
New Population from 2010 to 2040	2,243,748	548,263	391,592
Current Household Size	3.14	3.00	2.93
2040 New Households	714,569	182,754	133,649

Source: Utah Governor's Office of Planning and Budget and U.S. Census Bureau

Suggested Considerations

Population Growth

	Utah	Salt Lake County	Washington County
2040 New Households	714,569	182,754	133,649
Acres Needed at 3 Units/Acre	238,190 (372)	60,918 (95)	44,549 (70)
Acres Needed at 5 Units/Acre	142,914 (223)	36,551 (57)	26,730 (42)

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



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

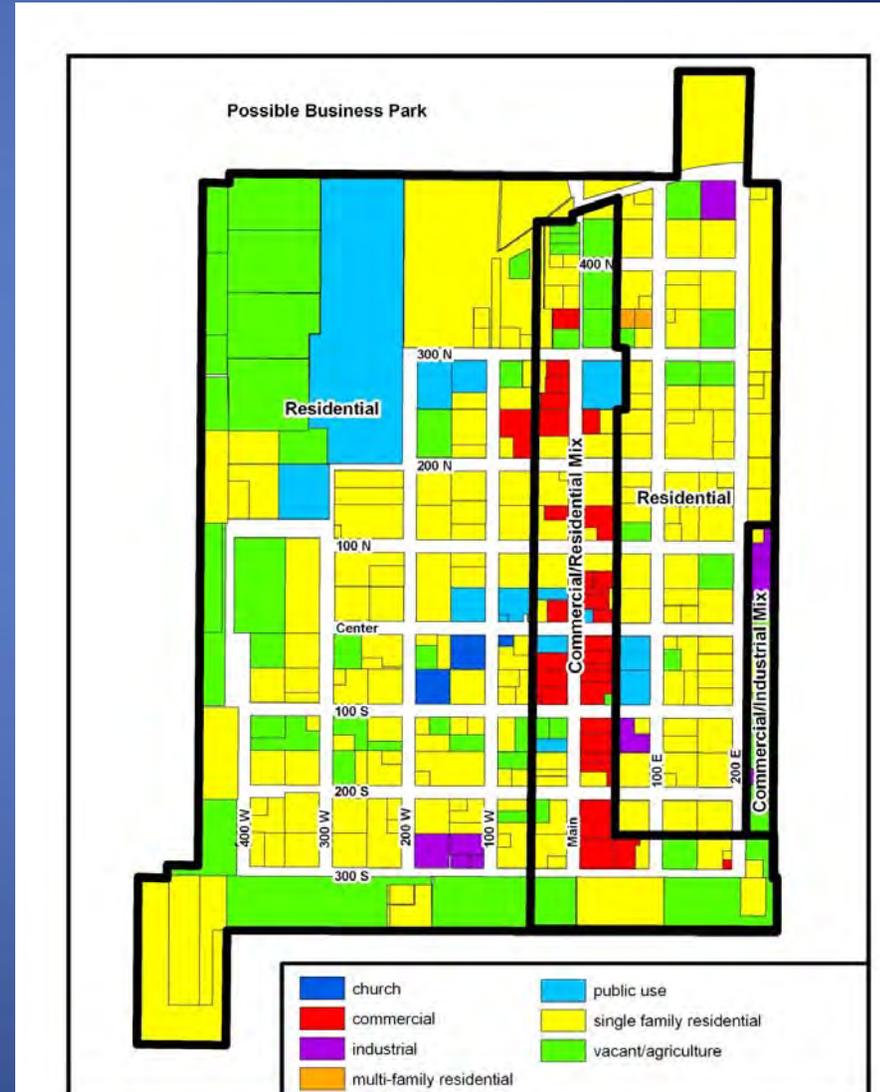
Examples – Loa

- 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

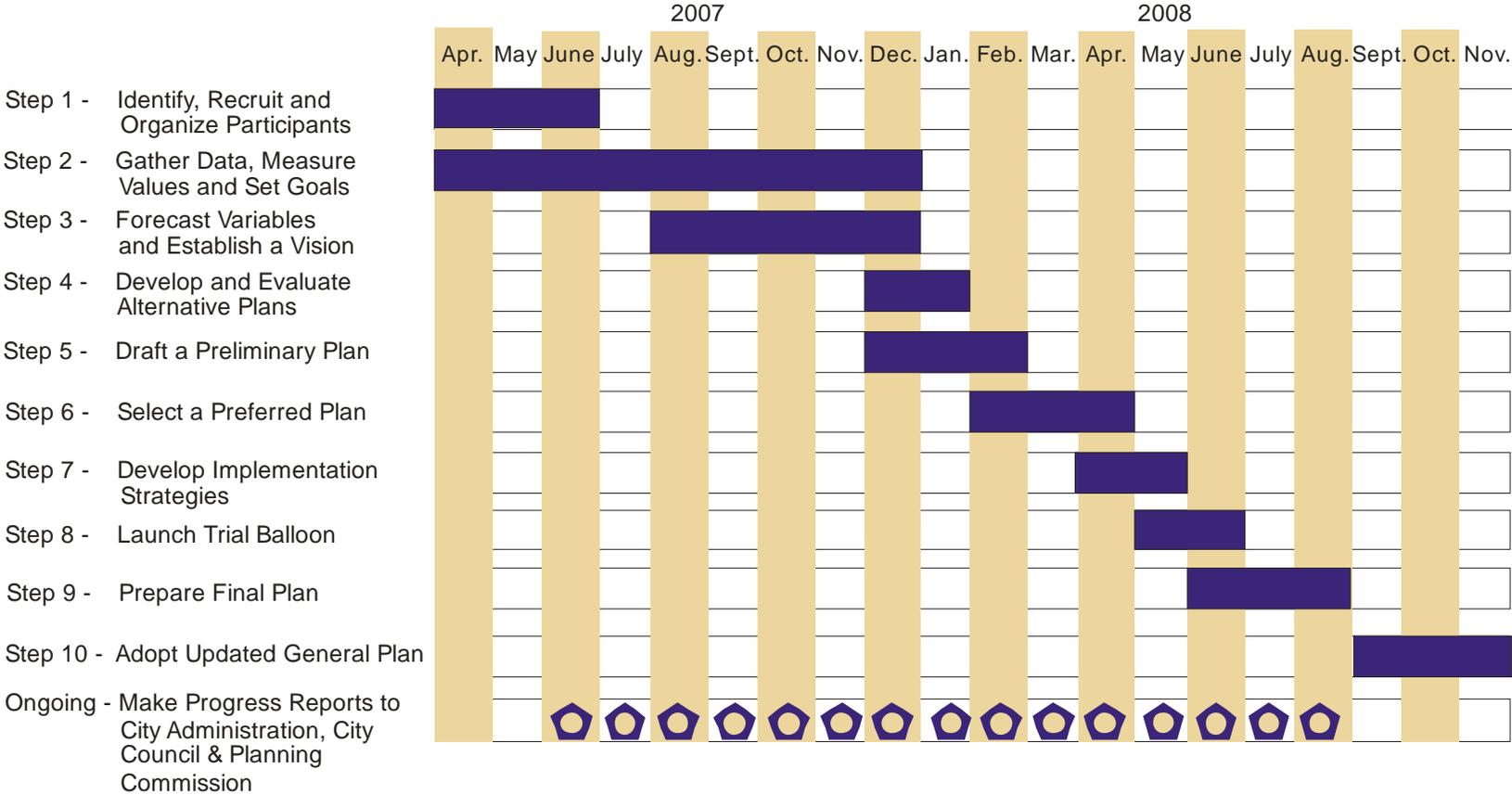


Examples – West Valley City

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



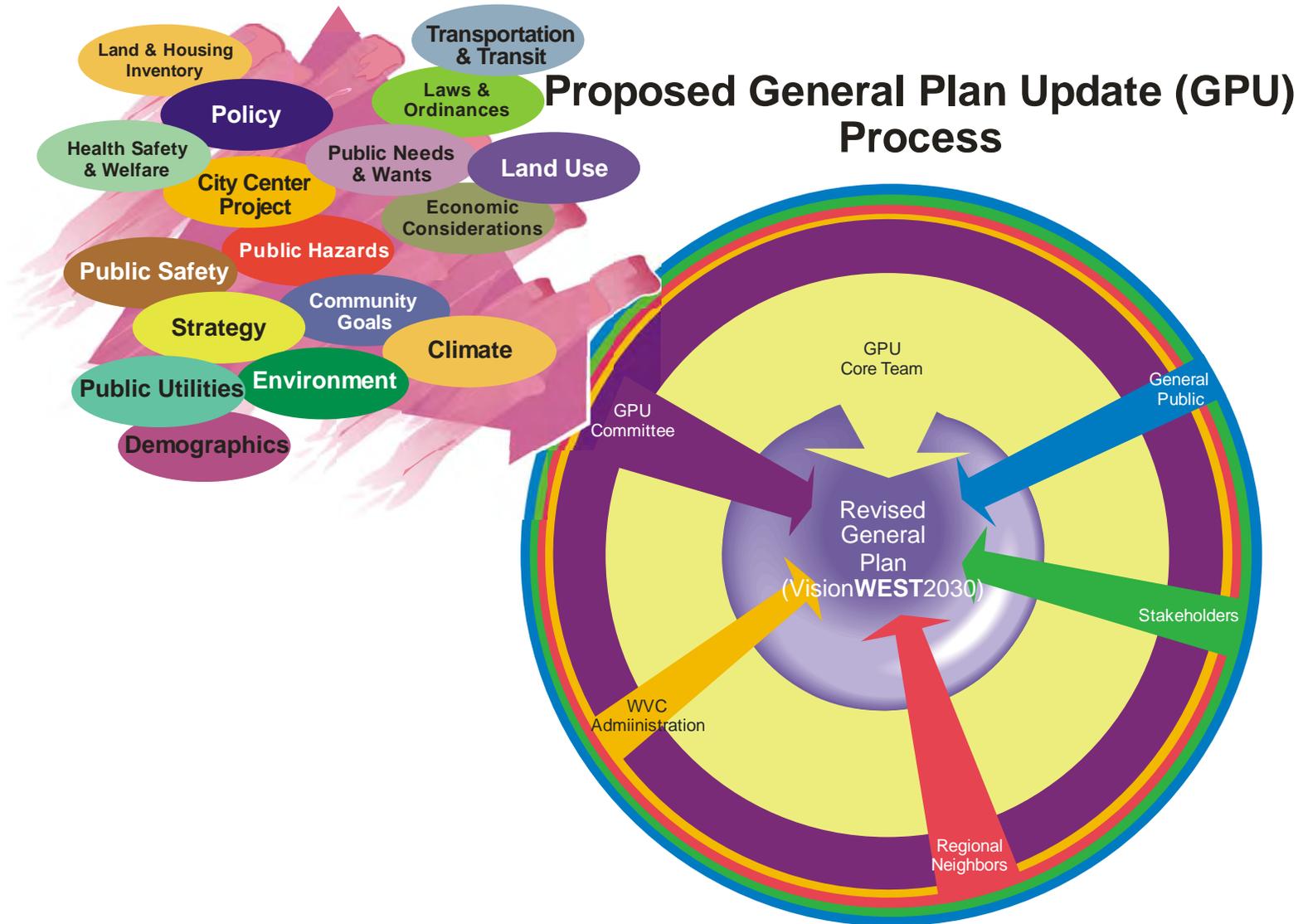
Proposed General Plan Update (GPU) Process



Examples – West Valley City

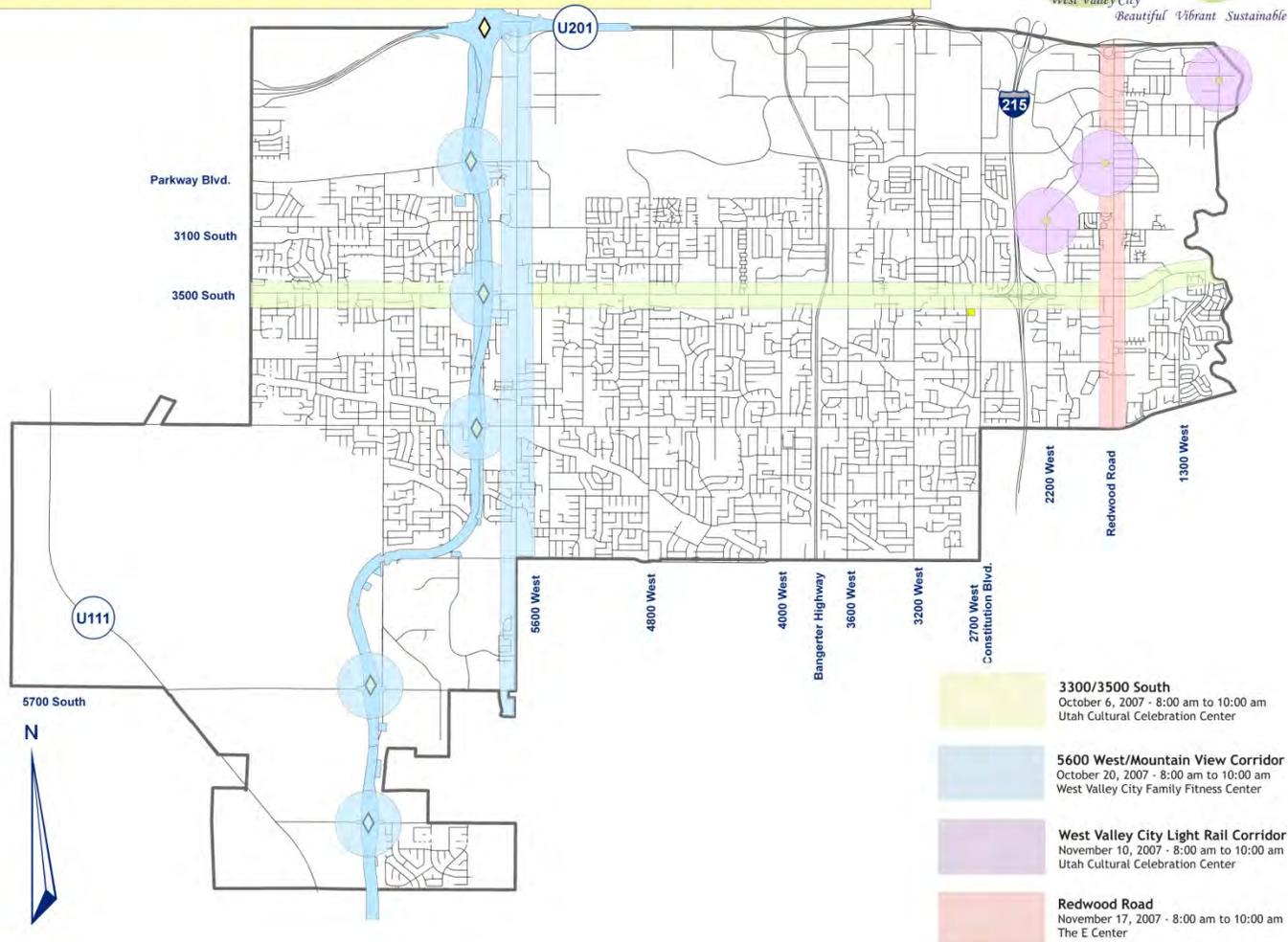


Examples – West Valley City



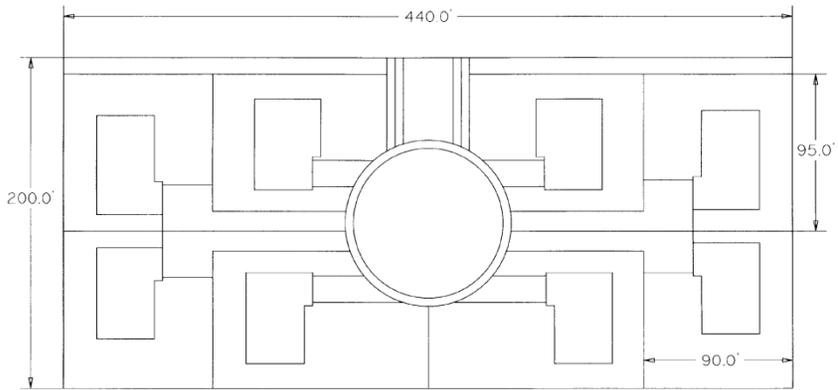
Examples – West Valley City

West Valley City Opportunity Areas



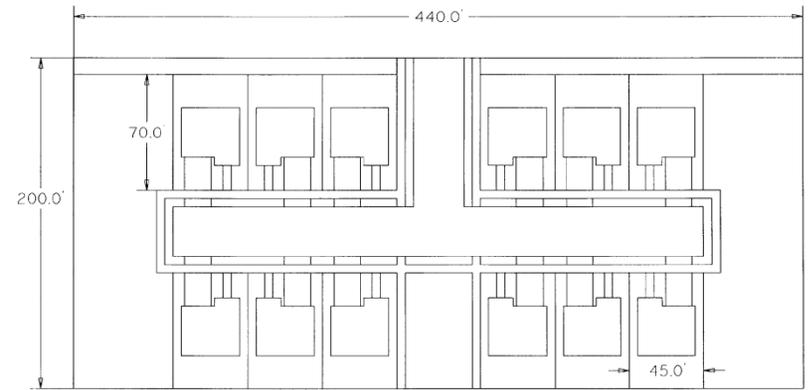
Examples – West Valley City

Typical Single Family



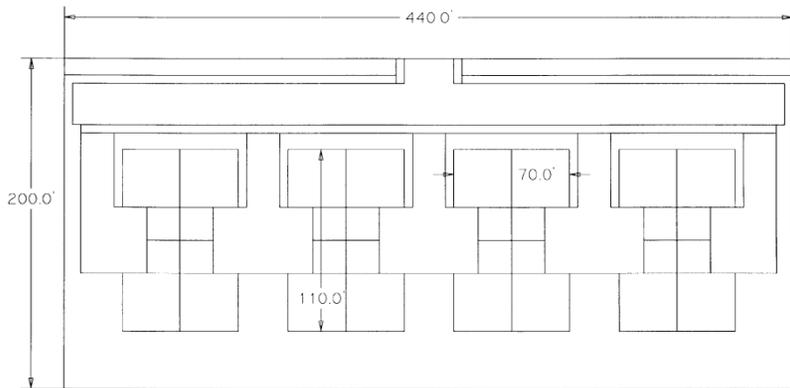
8 Units
4 Units/Acre

Small Lot Single Family



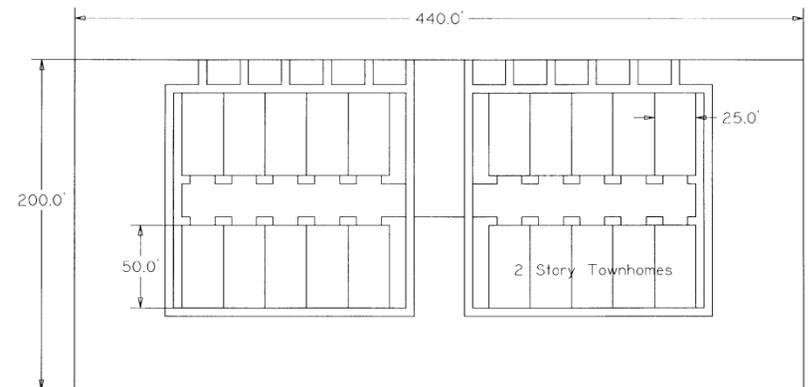
12 Units
6 Units/Acre

Senior Condos



16 Units
8 Units/Acre

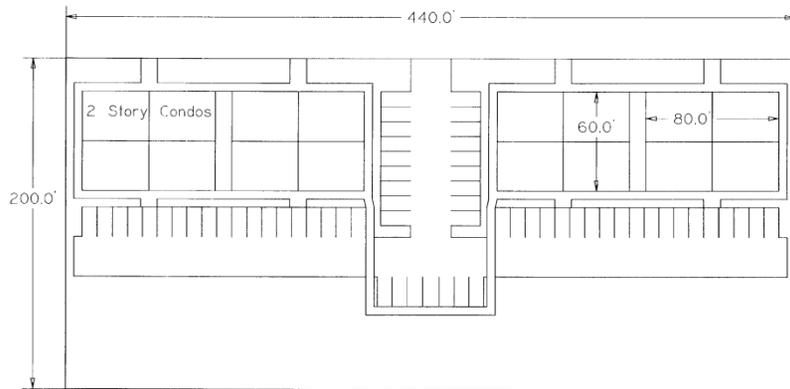
Townhomes



20 Units
10 Units/Acre

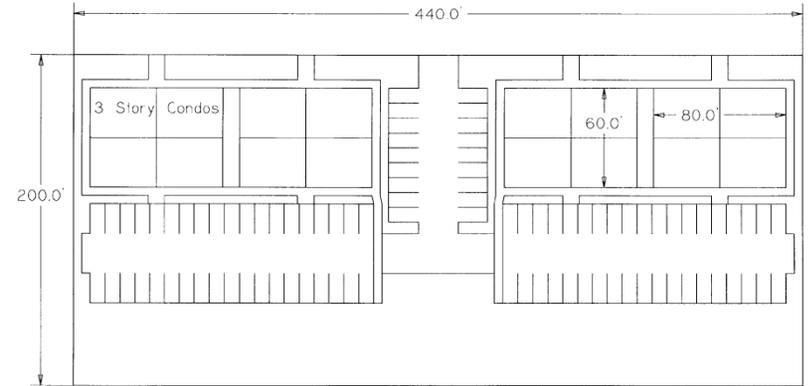
Examples – West Valley City

2 Story Condos/Apts.



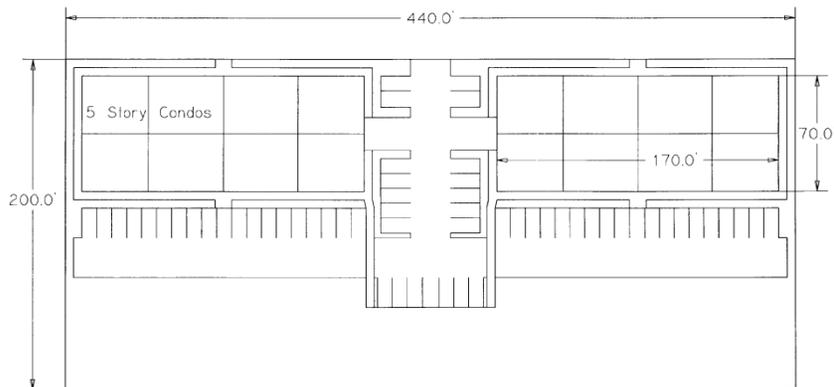
32 Units
16 Units/Acre

3 Story Condos/Apts.



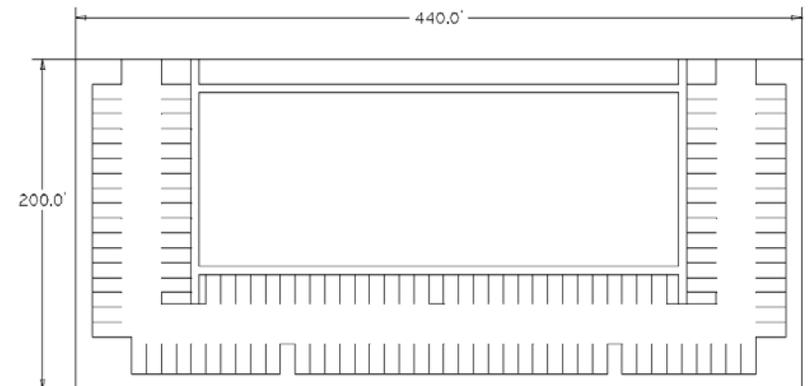
48 Units
24 Units/Acre

5 Story Podium Condos/Apts.



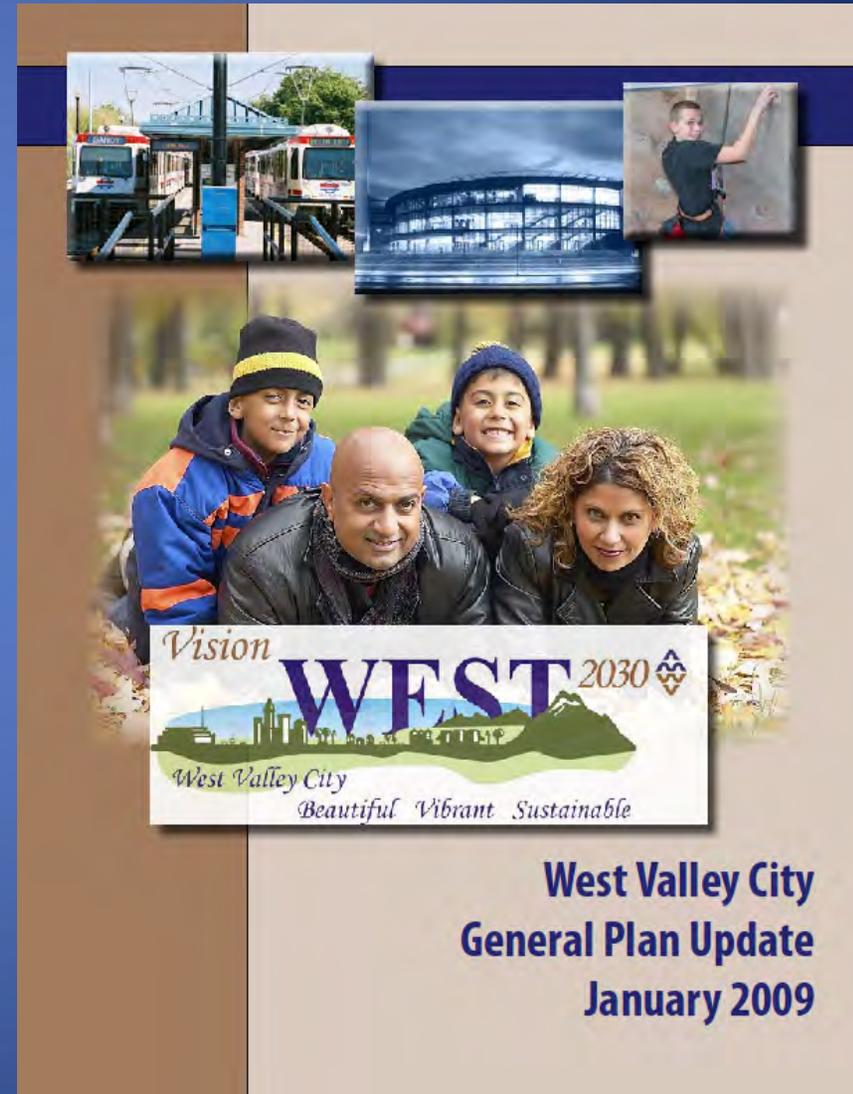
64 Units
32 Units/Acre

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



**West Valley City
General Plan Update
January 2009**

Examples – Enterprise

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

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



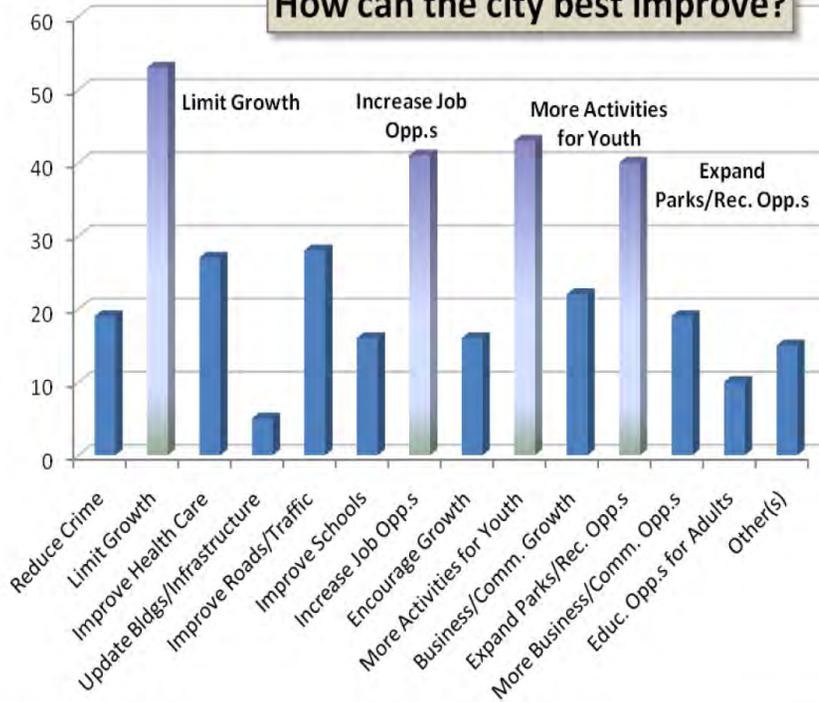


Examples – Enterprise

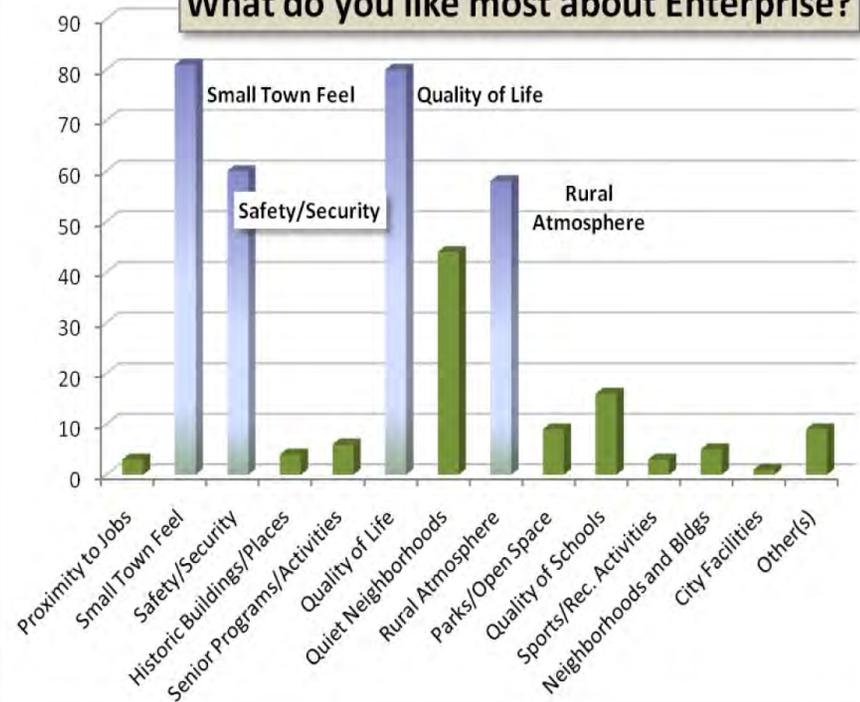
- Process
 - Questionnaire (170 respondents)
 - Public forum 1: review of questionnaire results
 - Business outreach meeting
 - Elementary school art competition
 - Public forum 2: comment on draft
 - Formal adoption hearings

Examples – Enterprise

How can the city best improve?

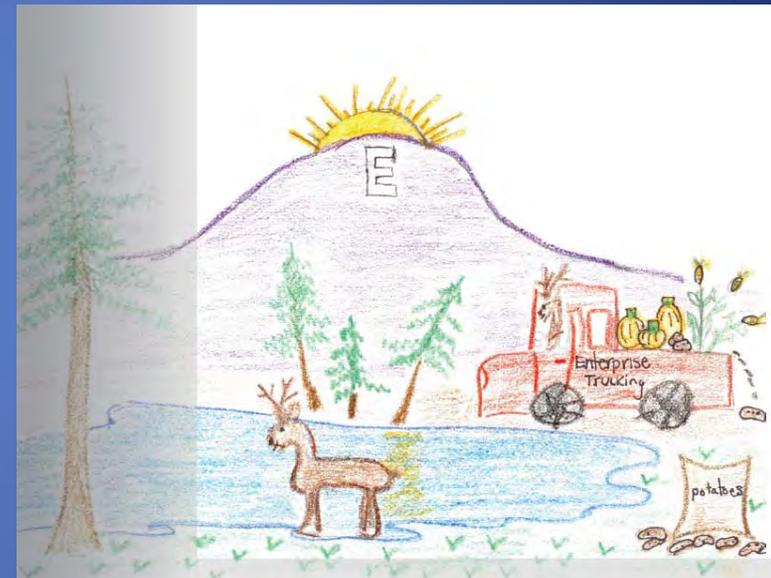


What do you like most about Enterprise?



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



CITY OF ENTERPRISE, UTAH
GENERAL PLAN UPDATE

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

GENERAL PLAN BARBEQUE

What do you want Springdale to be in 20 years?
Come tell the Planning Commission.
Get free food. Win great prizes.

The Planning Commission is in the process of updating the Town's General Plan. The General Plan is a planning guide that directs the style, type, place, and pace of development and change in the Town. The General Plan will help dictate what type of town Springdale will be in the next 20 years.

Your input is vital to ensure the General Plan charts a sound course for the Town's future.

The Planning Commission is particularly interested in your thoughts about:

- **Parking.** What should we do with the 2.7 million people who visit Zion and want to park their car / truck / RV in Town?
- **Housing.** How can we make it possible for store managers, school teachers, fire fighters, and restaurant workers to live in the community their labor supports?
- **Sustainability.** How can Springdale be more thoughtful and responsible in the use of energy and natural resources? How can we encourage property owners and businesses to do the same?
- **Land Use Map.** Where should new homes go? Where should new business go? Where should open space be preserved? Where should trails go?

Come to the General Plan Barbeque on Wednesday, February 17 to give your input. There will be a delicious barbeque dinner for all attendees. There will also be a drawing for door prizes donated by local businesses.

WEDNESDAY – FEBRUARY 17, 2010 – 6PM

Canyon Community Center

Barbeque Dinner Provided

Door Prizes Donated by Local Businesses

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

