General Plan Update Discussion



A General Plan is sometimes called a “Master Plan” or “Comprehensive Plan.” **It is a community’s general guide for making land use decisions and reflects the community’s values**. At the large-scale level, the General Plan describes how the community wants to grow, i.e. where the community wishes various land uses to take place and what the community wants to look like.

The plan covers the area within the city limits and land anticipated to be annexed to the city in the future (planning area). At a more detailed scale, **the General Plan provides direction for the many detailed weekly decisions** concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the resident’s quality of life.

In between large-scale and small-scale decisions, the General Plan is the document that coordinates other City plans, such as the Transportation Master Plan, the Parks and Recreation Master Plan and Water and Sewer Plans, etc... **It is also a basic tool to guide zoning, budgeting, capital improvement decisions, and policy-making.**

https://luau.utah.gov/home/showpublisheddocument/3794/637553891092800000

General Plan Update Process and Options

Information Gathering

1. Review existing planning documents and ordinance
2. Understand public perception of the current vision and goals

Visioning

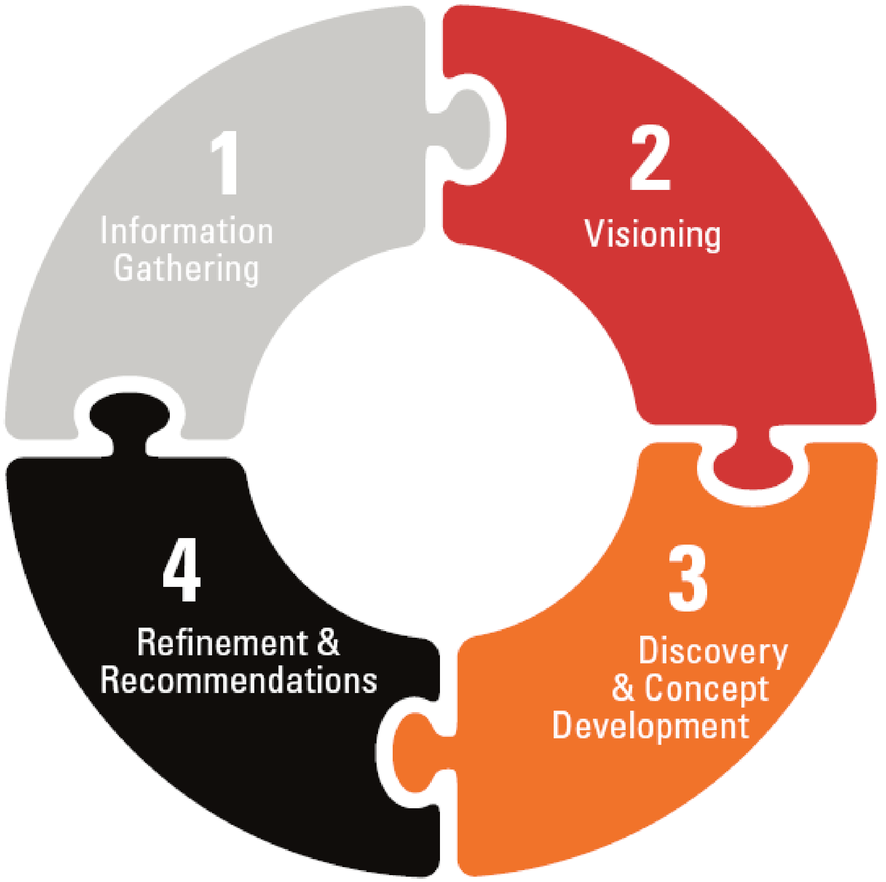
3. Explore opportunities to address current needs or hot topics
4. Set high-level goals for the City to achieve in the coming 20 years

Discovery

5. Assess opportunities for updates/modifications to align with vision and goals
6. Review and solicit feedback on the proposed updates

Recommendations

7. Finalize updates to the General Plan
8. Review existing ordinances for alignment with revisions
9. Identify implementation strategies and next steps for Ivins



General Plan Update Process and Options

Planning Commission / City Council

- Public engagement throughout the process, working toward adoption

Steering Committee

- Guide the process and direction
- Representation from public officials, city staff, informed and active members of the community, local business owners
- Support outreach and education efforts

Stakeholder Meetings

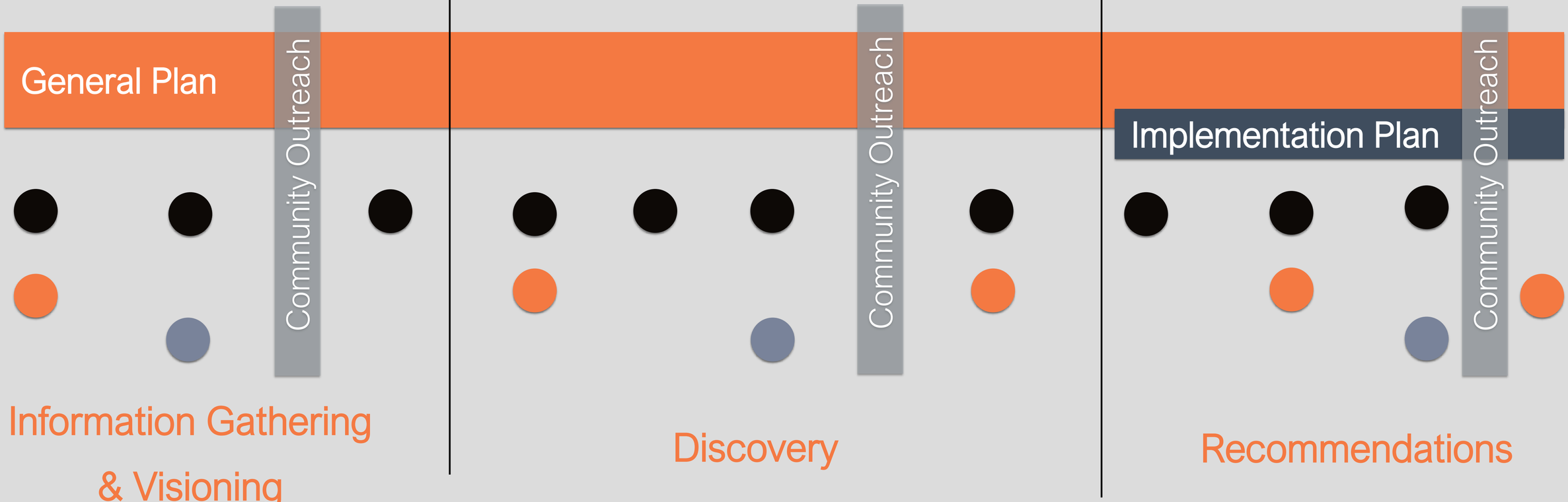
- Allow for in-depth discussions on specific topics to ensure local expert guidance throughout the process

General Plan Update Process and Options

Steering Committee

Planning Commission / City Council

Stakeholder Meetings



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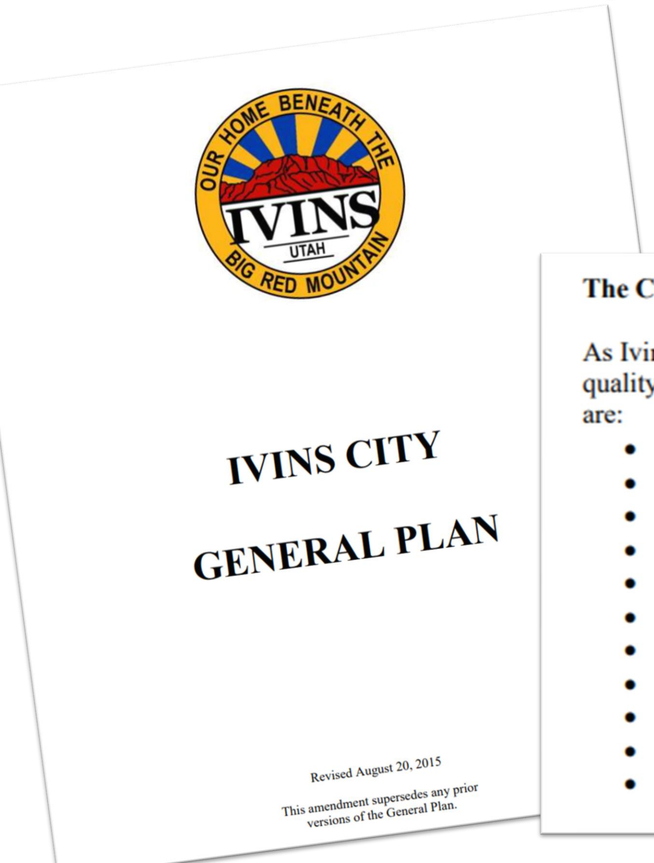
Recommendations

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Opportunity for understanding community priorities and educating the public on the needs of the City

Information Gathering

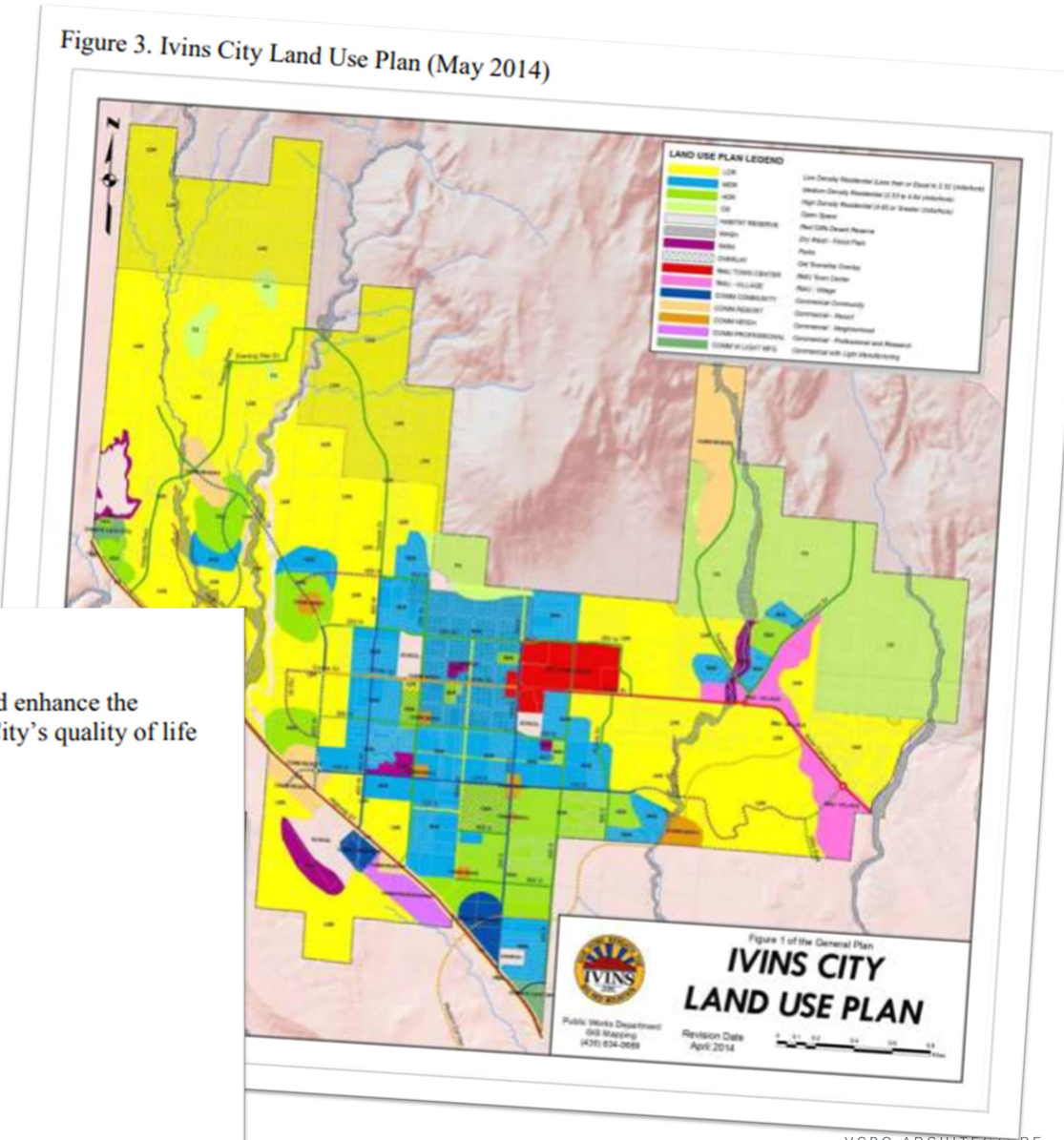
- Review existing planning documents and ordinance
- Understand current development pressures and challenges
- Review partner organization and community trends



The Community's Vision for the Future

As Ivins City grows the primary objective of the General Plan is to protect and enhance the quality of life for residents and visitors alike. The elements that define Ivins City's quality of life are:

- The spiritual quality of the land.
- Magnificent landscapes.
- Open space.
- A clean and serene environment.
- Variety and charm in the mix of housing.
- Diverse recreational opportunities.
- Compatible retail, hospitality and professional services.
- Supporting and fostering cultural and performing arts.
- A feeling of safety and comfort.
- A sense of belonging to the community.
- careful planning and preparation for the future.



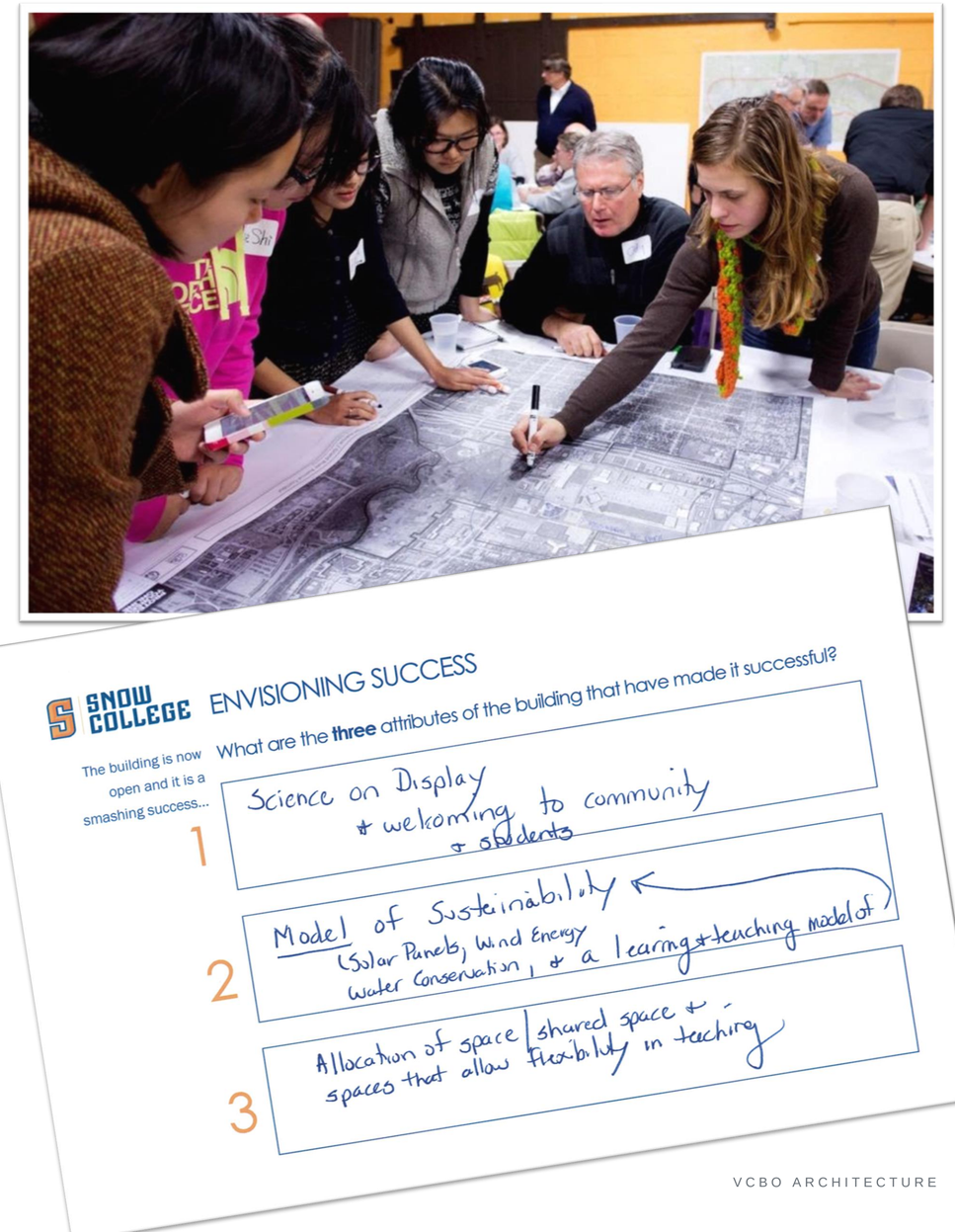
Visioning and Goal Setting

Ensure the vision is reflective of the community

Consider current challenges and opportunities

- How can the City balance the residential experience while supporting businesses and ensuring a strong tax base?
- How can the City accommodate growth?
- What community services are needed, and where might they be located to serve residents best?
- Should varying transportation options be considered?
- What are the priorities for water and resource conservation?
- How can the City support and enhance access to natural amenities?
- What strategies can be employed to preserve the community character residents love?

Ask hard questions early on to both educate the residents and facilitate the process



Public Outreach and Engagement

- Understand public perception of the current vision and goals
  - Inform the public of the current vision and goals
  - Solicit feedback to understand if these are still appropriate
- Provide an opportunity to contribute to and provide input into an updated vision statement and goals for the City
- Compile summary of findings

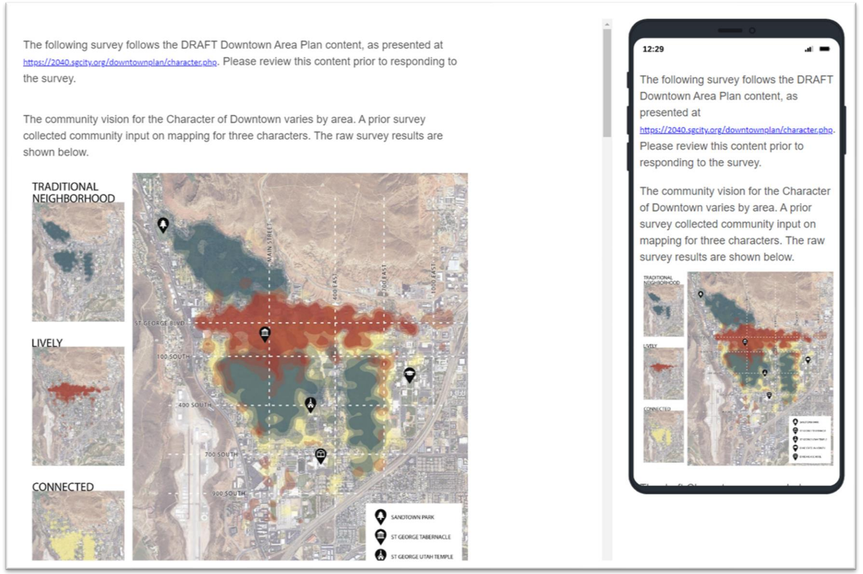
In-Person Open House

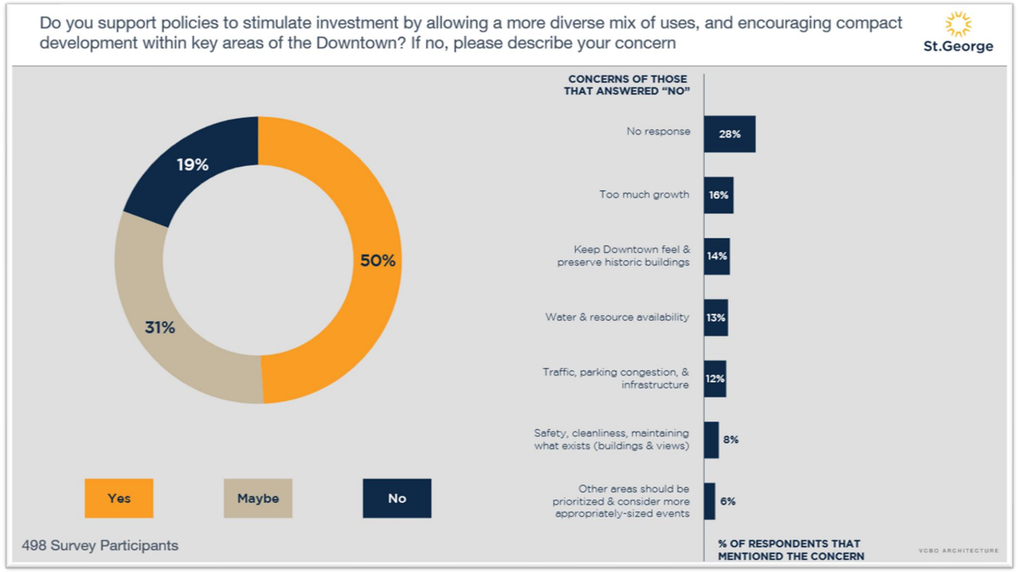
Online Open House

Online Survey

Mailers

Stakeholder Meetings

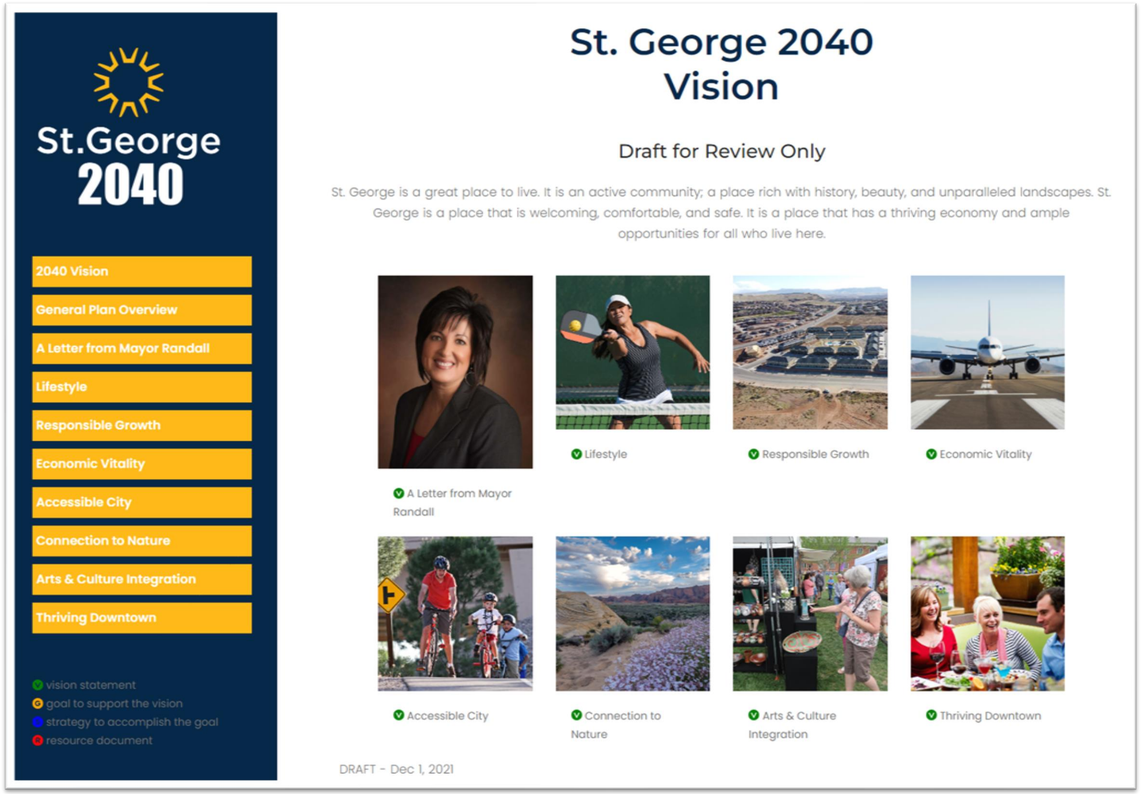




Discovery

5. Assess opportunities for updates/modifications
    - Where feedback indicates the need for modification, develop draft language to align with a more current vision or address the needs of the community

6. Review and solicit feedback on the proposed updates
    - Take the proposed revisions back to the community via engaged public process to ensure proposed changes align with community needs and vision



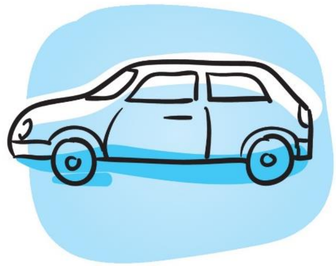
Discovery: Solidifying your Framework

Through the planning process, the team will:

- Catalyze the data
- Work to create a cohesive vision
- Identify implementation strategies



LAND USE



TRANSPORTATION



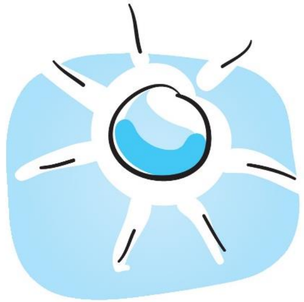
HOUSING



RECREATION



PUBLIC SAFETY



RESOURCES



INFRASTRUCTURE



RESILIENCE



ECONOMIC DEVELOPMENT

Recommendations

- **Finalize updates to the General Plan and share this document with the Public!**
- Option: Review existing ordinances for alignment with revisions
- Option: Identify implementation strategies and next steps for Ivins

Cost Considerations

- The cost depends on the schedule and complexity of the project
- A survey can range from $6,000 - $25,000 depending on the level of engagement and rigor of the survey
- Each month of planning can cost between $10,000 and $25,000 in consultant fees
- Level of engagement and fees can be negotiated after selection



VCBO