General Plan Formatting

BACKGROUND SECTION

Purpose and scope of this document.

10-9a-403 GP preparation

(1) *(a) (b) Provide notice of intent to make recommendations to the legislative body for comprehensive general plan amendment for the area within the municipality.*
(c) recommend a proposed general plan for the areas within the municipality.
(d) Territory outside municipality boundaries require the concurrence of the county or affected municipalities.

- We recognize that the cumulative decisions we make as a city have a significant impact on the shape of our community and our quality of life.
- Why Ivins needs a General Plan.
- How it will be used to make planning decisions.
- Plan's authority (Utah State Code 10-9a-401)
- *Nothing may be authorized or constructed until and unless it conforms to the current General Plan* (10-9a-406)

Planning Background

- Why the update – growth, water, . . .
- Show compliance with State requirements.
- Show how the Plan aligns with and serves the community's needs, including Ivins City survey data (2022).
- Recent Planning History
    - Types of planning done/not done since the last update.
    - Formation of planning-like initiatives (economic development, participation in regional planning activities, etc.)
    - How the updated plan will relate to other plans/activities?
    - Major occurrences since the last General Plan edition.
    - How was the previous plan enacted?
    - How was the previous plan effective?
    - What opportunities were there to have been more effective?

Update Process p.9 Hyrum

Show how the Plan was legitimately developed and how it accurately reflects the community's desires.

What steps were taken to update the plan – outreach, etc.

Timeline

Policy defining General Plan updates to include 5-year review, growth, economic change, and ecological change.

(Define terms to be used in the General Plan in Appendix/Glossary)

COMMUNITY PROFILE p.10

History

- Major changes or employers in the area.
- Valuable context and legal rationale for the community.
- Values espoused in the rest of the document.
- Timeline.

Town Context p.10

- Regional – geography, climate, economy, political borders, neighboring towns.
- Regional map.
- Town map.

Demographics p.10

- Graphs, charts, long-term trend data predicting future changes.
- Age groups, incomes, poverty, ethnicities, gender, families.
- Maps for each topic section.

Opportunities and Challenges p.13

- Proximity to natural resources – both opportunities and challenges.
- Water, financial makeup of the community.
- Tax base scenario.

Characteristics and Values p. 13

- Rural history, spectacular setting highly prized by the community, small-town feel.
- How should these values impact our Vision, Goals, Actions?
- What are Ivins's core values?
- Plan for 100 years from now.

COMMUNITY FUTURE p.14

- Legacy of look, feel, quality and character.
- Vision – What the city wants to be. (Most difficult General Plan exercise.)
- An objective vision statement for each General Plan section.
- Future Scenarios – most likely population changes.

Growth	***Stagnation***	***Decline***
Implication/cost	Implication/cost	Implication/cost
Scenarios, factors leading here.	Scenarios, factors leading here.	Scenarios, factors leading here.
Plan to address:	Plan to address:	Plan to address:

GOALS p.15

Broad steps toward the Vision

Specific	*Measurable*	*Achievable*	*Relevant*	*Time-bound*	*Evaluated*	*Reviewed*

Action Items p. 15

Per each goal:

Step	*Actions*	*Timeline*	*Shephard*	*How paid for*	*MOS*

TOPIC SECTIONS p.16

- Section Purpose and Guiding Principles
- Overview
- Sub-topics
- Key issues/challenges for future community QOL.

Current Condition		*Desired Condition*	*Path Forward*	
Key issues Assumptions	Trends Survey data SWOT	Vision Principles Goals	Policies Strategies Objectives	Actions Schedule, timeline

- Goal – the defined direction
- Policy – existing guidelines to shape future decisions.
- Strategy – implementation steps to achieve the goal.
- Objectives – measurable benchmarks to complete strategy.

- Action – incremental steps to achieve objectives, strategy, policy, goal.

Pop-out boxes for Best Practices. – Nibley

LAND USE p.20

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*(2) (a) **Maps, charts, descriptive/explanatory matter:** (i)(A) Long-term goals, proposed extent, general distribution, location for housing for various income levels, business, industry, agriculture, recreation, education, public buildings/grounds, open space, other public/private uses. (B) projections for and standards of population/building density for plan categories of land use. (C) Integrate LU element with water use and preservation element. (D) Effect of LU categories and land uses on water demand. (d)(i) consider each agriculture protection area, (ii)avoid proposing a use of land within an agriculture protection area inconsistent/detrimental to agriculture land use.*

*(f)**water use and preservation element:** (A) applicable regional water conservation goals by Div. Water Resources., (ii)(A) water conservation policies determined by municipality, (B) public street landscaping options, (iii) review LU ordinances, include recommendations for changes to ordinance promoting inefficient water use. (iv) sustainable landscaping (A) reduction of lawn/turf, (B) promote site-specific landscape design to decrease water runoff, (C) preserve/use health trees w/reasonable water requirement, resistance, (D) eliminate/regulate ponds, pools, features of unnecessary water evaporation., (E)Yard waste reduction, (F) use of irrigation system, (v)LU element and water use for drinking water: (A) water supply planning, including drinking water source/storage capacity, (B) water distribution planning, infrastructure asset management programs/plans, infrastructure replacement plans, impact fee facilities plans, (vi) additional reduction strategies: (A) water budged w/particular type of development, (B) adopting new/modified lot size, configuration, landscaping standards to reduce water demand in single-family development, (C) provide one/more water reduction incentives for existing development, e.g. landscape/irrigation system modification, minimize water demand water fixtures/systems, (D) discourage economic development activities incentives that do not adequately account for water use or reduction strategies, (E) adopt water concurrency standards requiring adequate water supplies/facilities are/will be in place for new development, (vii) recommendation for low-water use landscaping standards for new: (A) commercial, industrial, institutional development, (B) common-interest community, (C) multi-family housing project.*

*(3)(a) **environmental element:** (i) protection, conservation, development, use of natural resources: quality of (A-J) air, forests, soils, rivers, groundwater/other waters, fisheries, wildlife, minerals, other natural resources. (ii) reclamation of land, flood control, prevention/control stream/waters pollution, (B) regulation of land use on hillsides, stream channels and other environmentally sensitive areas; (C) prevention/control/correction of soil erosion, (D) preservation/enhancement of watersheds/wetlands, (E) known geologic hazards mapping.*

(b) public services/facilities elements: general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements/facilities for them, police/fire protection, other public services.

*(c) **rehabilitation, redevelopment, conservation elements** of plans/programs for (i) historic preservation,(ii) diminution/elimination of development impediments, (iii) land redevelopment including housing sites, business/industrial sites, public building sites., (d) economic element of*

appropriate studies/forecasts, economic development plan including review of existing/projected municipal revenue/expenditures, revenue sources, identification of basic/secondary industry, primary/secondary market areas, employment/retail sales activity, (e) recommendations for implementing all/portion of the general plan, including land/water, water use ordinances adoption, capital improvement plans, community development/promotion, any other appropriate action, (f) provisions to address matters in Subsection 10-9a-401 or (3), (g) other element municipality considers appropriate.

- How will LU decisions support Ivins realizing its Vision?
- Goals for specific land uses.
- Designate:
    - Extent, general distribution and location of land for housing, agriculture, recreation, commercial, education, public buildings and grounds, open space, public and private uses.
    - Population density, building intensity standards and projections.
    - Land Use policies and goals, state standards and requirements
        - How we currently use the land.
        - Future use.
        - Planning areas.
        - Financial implications
            - Public Works
            - Capital improvement plans
            - Engineering.

Current LU p. 21

- LU map and Zoning map
- Strengths and limitations.
- Projected buildout
- Sufficiency of land to meet projected growth.
- Future LU map
- Criteria used to make LU decisions.
- How maps support city's goals.
- Criteria for future zoning decisions.
- Intent for each zone.
- Incorporate General Plan elements into zoning ordinance.

Annexation p.22

- Specific potential properties and zoning.
- Annexation map
- Circumstances for potential annexation.
- Receive town services.
- See future growth.
- Town can afford to support annexed areas.
- Existing development on edge of city.
- Revenue generation.

- Cost/benefit analysis data.

Land Preservation p.23

- Balance of preservation and property rights.
- Retain rural atmosphere
- Retain open spaces
- Retain agricultural protection areas, zone for agricultural uses, density credits.
- Wildlife habitat preservation
- Difference between habitat and recreation. Create a LU ordinance to preserve more natural/indigenous open space – site-sensitive design – Boulder, Kanab.

Critical Lands p.24

- Overlay map.
- Need for a specific zone, general guidelines
- Criteria for land not suitable for development.
- How to protect from development.
- How to preserve property rights.
- Site assessment/thorough study by developer and city.
- Land management/Development code.
- Ordinance should be based on the information, goals, and vision outlined in the General Plan.
- Flag lots.

TRANSPORTATION p.26

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(2)(ii) ***Transportation and traffic circulation element:*** *(A) general location/extent of existing/proposed freeways, arterial/collector streets, public transit, active transportation facilities, and other modes. (e) (A) consider/coordinate with regional transportation plan, (B) consider/coordinate with long-range transportation plan by DOT.*

- Transportation map
- Transportation goals –
    - Safe, well-maintained roads that provide fluid movement throughout the city for all modes of transportation that are on the roads at any given time. (Bikes, walkers, runners, vehicles, etc.)
- How transportation plan aligns with LU, annexation, growth/decline.
- Current transportation conditions, strengths/challenges.
- City goals for state-controlled highways.
- Maintenance schedule
- Number and types of vehicles that will be used on the roads.
- Size of rights-of-way, maintenance
- Sidewalks
- Utilities infrastructure under roadways
- City's ability to maintain roadways.

- Fiscal rationale, other reasons for rules.
- What do we like about the current transportation plan?
- Desired transportation system changes.
- How will we address future development impacts?
- Transportation forms to be encouraged or discouraged.
- Assess safety of pedestrians, bikers, vehicles.
- Maintenance schedule for transportation system.
- Integration of transportation elements with housing and LU elements.

Transportation Definitions p. 27

- Road hierarchy classifications
- Which classifications are desired?
- Changes to classifications?

Alternative Transportation p. 28

- Maps – current, desired.
- Vision for walking, cycling, races, horses, ATV, infrastructure, transit.
- Vision for trails to support walkability, biking, interaction.
- Ways to mitigate conflicts, accidents.
- Future infrastructure plans.

Public Transit p. 28

- Map
- Ways to serve target populations, point-to-point, transfer, traffic redirection
- Existing options, planned expanded options.
- Reduce traffic, improve air quality, less need for road projects or repairs.
- Inter-city transportation options.
- Corridors where sidewalk, and crosswalks improvement is needed.
- Current demand?
- Current availability?
- Increased service projection.

Parking p. 29

- Parking inventory.
- Use demand for off-street parking.
- Capability/capacity to enforce violations.
- Integration of parking options into a community feel.

MODERATE-INCOME HOUSING p. 31

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*(2)(iii**) MIH** (A) meet the need for additional MIH within next five years, (B) three or more MIH strategies in Subsection (2)(b)(iii). P2. (c)(i) establish implementation timeline for each strategy to: (ii) (A)identify*

specific measures/benchmarks for implementation, whether one-time or ongoing, (B) provide adjustment flexibility as needed.

State Code: 10-9a-403

    - Realistic opportunities to meet MIH needs.
    - b. Considers Legislature determination to facilitate the reasonable opportunity for a variety of housing, percentage of MIH for persons with moderate income to fully participate in all aspects of neighborhood and community life.
- Analysis of why Ivins recommended the means and techniques to provide realistic MIH development within the next five years.
- Quality, affordability, types of existing inventory.
- Coordination with LU and transportation plans.
- Estimates of need, existing supply for next five years, survey of total LU, how existing LU and Zoning affect MIH opportunities.

Introduction p. 32

- Purpose of MIH
- How MIH fits into the General Plan's context.
- How LU ordinances impact MIH availability.
- What are the barriers?

Current Moderate-Income Population p. 32

- Current demographic data/trends.
- Historical changes.

Current Housing Stock p. 32

- Number of current housing stock available, occupancy, size, quality.
- Low-income Housing Tax Credit, or Olene Walker Housing Loan Fund, Section 8 vouchers.