General Plan Policies and Action Steps using ChatGPT

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I asked ChatGPT:

Our City Council has come up with bullet lists of policies and action steps for our general plan. There is some duplication and some of the wording creates ambiguity. I would like ChatGPT to fix these and any other problems and then reorganize the policies from their current bullet point format to be organized by topic, with three to five topics and then present the policies for each topic in sentences. And then do the same for the action steps. But I am concerned that other city council members may be worried that I am changing the meaning and intent of the policies and action steps, which is not my intent. So, how do I ask ChatGPT to improve the policies and action steps and change how they are organized as mentioned above, without changing the meaning or intent? Thank you.

ChatGPT said:

You could phrase your request to ChatGPT as follows: "Please improve the clarity of the policies and action steps by eliminating duplications and clarifying ambiguous language. Organize them into three to five main topics, and instead of bullet points, present the policies under each topic as sentences in a paragraph format. Ensure that the original meaning and intent are fully preserved. After that, create a 'track changes' version to highlight the specific changes made, showing how the original and revised versions differ. The goal is to streamline and clarify, not to alter the substance. Please provide both the final organized version and the comparison version." This way, your colleagues will know that the goal is clarity and organization, not content modification.

Example:

Here is an example of ChatGPTs "track changes" for the Land Use chapter. I have this information for all of the other chapters if you want them, but it's a 49 page document.

7. LAND USE

Original: Land Use Policies

- Encourage commercial development that meets the needs of residents and visitors.
- Develop policies and ordinances to ensure residential areas enjoy peace and privacy as commercial properties are developed and mitigate the impact of existing commercial uses (noise, traffic, lighting, etc.) on residential areas.
- Consider increasing the setback distances required for commercial uses that could have detrimental impacts of noise or loss of privacy on adjacent residential parcels.
- Require enhanced screening and buffering on commercial properties adjacent to residential uses as a condition of approval for new commercial development.
- Maintain a strong sense of place. Protect the quality of life. Work to preserve the natural beauty and vistas that give Ivins City its unique identity, including Red Mountain and the other natural hillsides surrounding the city, the washes, the lava beds, open spaces, and the night sky.
- Foster orderly growth compatible with the community's character and surrounding natural beauty.
- Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.
- Encourage housing that faces existing streets other than major and minor collector roads, reducing the increase in walled-in neighborhoods that diminish the overall sense of community.
- Encourage the preservation of open space.
- Through growth, land use, and development, provide for the distribution of neighborhood densities across Ivins.
- Promote a system of open spaces distributed within the neighborhoods to create a sense of connection with other residents and the environment.
- Where hillsides are under private ownership and development rights exist, discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication. Where hillside excavation cannot be avoided, cuts are to be full, reclaimed to a natural appearance, landscaped, or screened from a general view.
- Discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication.
- Public lands and safety must be preserved by ensuring stability is properly and correctly maintained on any development of hillsides and/or slopes.
- Dry Wash and Padre Canyon Wash should be preserved in a natural condition except for flood control, detention, or water retention for conservation.
- Wherever feasible, smaller washes shall be preserved in their natural state.

"Track Changes" Version (Comparison)

Original:

- Encourage commercial development that meets the needs of residents and visitors.
- Develop policies and ordinances to ensure residential areas enjoy peace and privacy as commercial properties are developed and mitigate the impact of existing commercial uses (noise, traffic, lighting, etc.) on residential areas.
- Consider increasing the setback distances required for commercial uses that could have detrimental impacts of noise or loss of privacy on adjacent residential parcels.
- Require enhanced screening and buffering on commercial properties adjacent to residential uses as a condition of approval for new commercial development.

Revised:

Ivins City encourages commercial development that meets the needs of both residents and visitors while ensuring residential areas maintain peace and privacy. To mitigate the impact of existing commercial uses, such as noise, traffic, and lighting, on residential neighborhoods, policies should be developed. The city should also consider increasing setback distances for commercial uses that may negatively affect adjacent residential properties through noise or loss of privacy. Additionally, new commercial developments must include enhanced screening and buffering as a condition of approval when located near residential areas.

Original:

- Maintain a strong sense of place. Protect the quality of life. Work to preserve the natural beauty and vistas that give Ivins City its unique identity, including Red Mountain and the other natural hillsides surrounding the city, the washes, the lava beds, open spaces, and the night sky.
- Foster orderly growth compatible with the community's character and surrounding natural beauty.
- Encourage the preservation of open space.
- Dry Wash and Padre Canyon Wash should be preserved in a natural condition except for flood control, detention, or water retention for conservation.
- Wherever feasible, smaller washes shall be preserved in their natural state.

Revised:

Maintaining a strong sense of place is crucial for Ivins City, and this involves protecting the quality of life and preserving the natural beauty that defines the city’s unique identity. Key natural features, including Red Mountain, the surrounding hillsides, washes, lava beds, open spaces, and the night sky, must be protected. Growth should be orderly and compatible with the community's character and surrounding natural beauty. The preservation of open spaces is vital, especially in washes such as Dry Wash and Padre Canyon Wash, which should remain in their natural state except for flood control, detention, or water conservation efforts. Smaller washes should also be preserved in their natural state wherever feasible.

Original:

- Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.

- Encourage housing that faces existing streets other than major and minor collector roads, reducing the increase in walled-in neighborhoods that diminish the overall sense of community.
- Through growth, land use, and development, provide for the distribution of neighborhood densities across Ivins.
- Promote a system of open spaces distributed within the neighborhoods to create a sense of connection with other residents and the environment.

Revised:
Ivins City supports functional neighborhoods that provide a variety of housing options, meeting the financial and aesthetic needs of a broad range of residents. Housing should be designed to face existing streets, excluding major and minor collector roads, to reduce the creation of walled-in neighborhoods that diminish the overall sense of community. The city should ensure the distribution of neighborhood densities across Ivins to foster balanced growth and promote a system of open spaces within neighborhoods, helping to connect residents with each other and the natural environment.

Original:

- Where hillsides are under private ownership and development rights exist, discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication. Where hillside excavation cannot be avoided, cuts are to be full, reclaimed to a natural appearance, landscaped, or screened from a general view.
- Discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication.
- Public lands and safety must be preserved by ensuring stability is properly and correctly maintained on any development of hillsides and/or slopes.

Revised:
Hillside development in Ivins is discouraged through zoning measures, density transfer, and the acquisition or dedication of land. Where hillside excavation cannot be avoided, cuts must be reclaimed to a natural appearance, landscaped, or screened from view. Public lands must be preserved, and safety ensured by maintaining the stability of any development on hillsides or slopes.

Original: Land Use Action Steps

- Update the City's ordinances to ensure they achieve the goals stated in this General Plan.
- Revise the land use regulations to ensure that transient lodging of any type will be limited to only those parcels that currently allow such use.
- Develop a plan to identify parcels of property that are important to preserve. These properties could be visually significant parcels, large pastures or fields that reflect the city's agricultural heritage, important wildlife corridors, and other habitat spaces, or any other properties that will enhance the unique character of Ivins.
- Maintain the Open Space Committee to develop strategies to acquire the properties identified in the plan described above. These strategies could include obtaining funding to purchase the properties, working with conservation groups to acquire conservation easements, or using land use tools such as Transferrable Development Rights (TDRs).
- Staff will carefully monitor new development during construction to ensure it complies with all regulations and standards to reduce negative impacts on existing residents.
- Staff will closely monitor all grading and excavation activities to ensure they are done in accordance with approved plans to minimize scarring of land and blowing dirt.
- Areas that contain designated open space, parks, or other scenic/natural resources should be developed with clustering/buffering to preserve the desired resource(s) and overall net density shown on the Land Use Element.
- Ensure buffering of commercial development from existing residential development.
- Incentivize developers to provide open spaces within neighborhoods to offer outdoor living experiences for the community.
- Incentivize traditional neighborhood development that varies lot and home sizes to include a cross-section of economic and family situations, reducing the exclusivity of current development types and building a greater overall sense of community.
- Create pedestrian-oriented developments, including paths and systems of open spaces that connect with community trails, to encourage community residents to socialize.
- Where hillside excavation cannot be avoided, cuts are to be full, reclaimed to a natural appearance, landscaped, or screened from a general view" provides specific actions to be taken if development occurs, outlining how to mitigate the impact of excavation.
- In all development, problem soils must be appropriately identified and mitigated.
- Development proposals must include a geologic/soils report addressing the site conditions.
- Tamarisks (salt cedars) should be removed from dry washes, and native plants re-introduced.

"Track Changes" Version (Comparison)

Original:

- Update the City's ordinances to ensure they achieve the goals stated in this General Plan.

- Revise the land use regulations to ensure that transient lodging of any type will be limited to only those parcels that currently allow such use.
- Staff will carefully monitor new development during construction to ensure it complies with all regulations and standards to reduce negative impacts on existing residents.
- Staff will closely monitor all grading and excavation activities to ensure they are done in accordance with approved plans to minimize scarring of land and blowing dirt.

Revised:
The City's ordinances should be updated to ensure they align with the goals outlined in this General Plan. Land use regulations must be revised to limit transient lodging to only those parcels that currently allow such use. As development continues, staff will closely monitor all new construction to ensure it complies with regulations and standards, thus minimizing negative impacts on existing residents. Grading and excavation activities will also be carefully monitored to prevent land scarring and control blowing dirt, ensuring that all actions are in accordance with approved plans.

Original:

- Develop a plan to identify parcels of property that are important to preserve. These properties could be visually significant parcels, large pastures or fields that reflect the city's agricultural heritage, important wildlife corridors, and other habitat spaces, or any other properties that will enhance the unique character of Ivins.
- Maintain the Open Space Committee to develop strategies to acquire the properties identified in the plan described above. These strategies could include obtaining funding to purchase the properties, working with conservation groups to acquire conservation easements, or using land use tools such as Transferrable Development Rights (TDRs).
- Areas that contain designated open space, parks, or other scenic/natural resources should be developed with clustering/buffering to preserve the desired resource(s) and overall net density shown on the Land Use Element.

Revised:
A plan must be developed to identify parcels of land that are important for preservation. These properties could include visually significant parcels, large pastures or fields that reflect the city's agricultural heritage, important wildlife corridors, habitat spaces, or any other lands that contribute to Ivins' unique character. The Open Space Committee will be maintained to develop strategies for acquiring these properties, which may include securing funding for purchases, working with conservation groups on conservation easements, or utilizing land use tools such as Transferrable Development Rights (TDRs). In areas that contain designated open space, parks, or other scenic and natural resources, clustering and buffering should be implemented to preserve the resources while maintaining the overall net density shown in the Land Use Element.

Original:

- Incentivize developers to provide open spaces within neighborhoods to offer outdoor living experiences for the community.
- Incentivize traditional neighborhood development that varies lot and home sizes to include a cross-section of economic and family situations, reducing the exclusivity of current development types and building a greater overall sense of community.
- Create pedestrian-oriented developments, including paths and systems of open spaces that connect with community trails, to encourage community residents to socialize.
- Ensure buffering of commercial development from existing residential development.

Revised:
To foster a greater sense of community, developers should be incentivized to provide open spaces within neighborhoods, offering outdoor living experiences for residents. Traditional neighborhood developments that vary lot and home sizes should be encouraged to accommodate a cross-section of economic and family situations, reducing the exclusivity of certain developments and enhancing community inclusivity. Additionally, creating pedestrian-oriented developments, which include paths and open space systems that connect to community trails, should be prioritized to promote social interaction among residents. Buffers between commercial and residential developments must also be ensured to maintain community quality.

Original:

- Where hillside excavation cannot be avoided, cuts are to be full, reclaimed to a natural appearance, landscaped, or screened from a general view.
- In all development, problem soils must be appropriately identified and mitigated.
- Development proposals must include a geologic/soils report addressing the site conditions.
- Tamarisks (salt cedars) should be removed from dry washes, and native plants re-introduced.

Revised:
Where hillside excavation cannot be avoided, any cuts should be fully reclaimed to a natural appearance, landscaped, or screened from view to mitigate the impact of development. Problem soils must be identified and mitigated appropriately in all developments, and geologic and soils reports addressing the site conditions must be included in development proposals. In areas with dry washes, tamarisks (salt cedars) should be removed and native plants reintroduced to restore the natural landscape.
