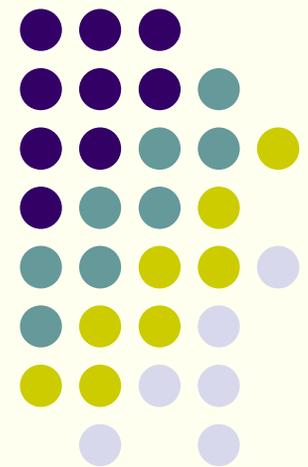


Cache Citizen Planner Training Series

Trainings on:
first Tuesday at 4:30 &
third Thursday at 11:30
Each session 1 hour 15 minutes

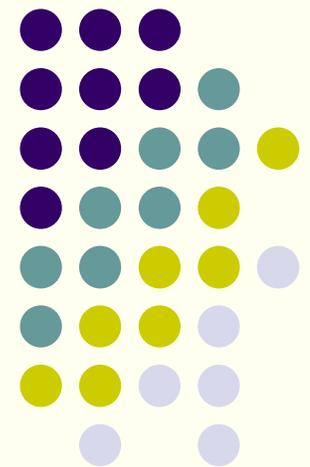
Topics may change based on
interests and suggestions from
participants

Subjects
Public Meetings and Hearings
Legislative Update
Utah Land Use Law
The General Plan
Land Use Regulations
Subdivisions
Subdivision Types
Emerging Topics



The General Plan

What is it?
What is its function?
How do we create one?
What is in it?

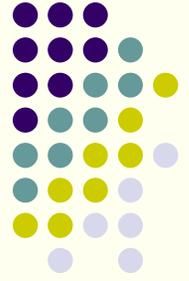


I know of no safe depository of the ultimate powers of society but the people themselves; and if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not to take it from them but to inform their discretion by education.

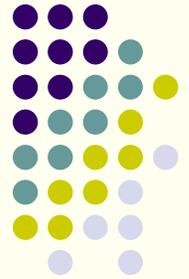
- Thomas Jefferson

What is a General Plan?

- Utah Code §10-9a-103: A document that a municipality adopts that sets forth general guidelines for proposed future development of land within the municipality.
- A comprehensive declaration of goals, policies, and programs for the development of the community and including, where applicable, diagrams, maps, images, and text setting forth principles, standards, and other features, and which has been adopted by the legislative body.

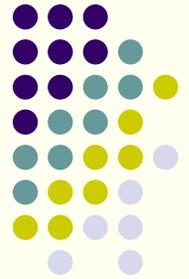


What is a General Plan's Function?



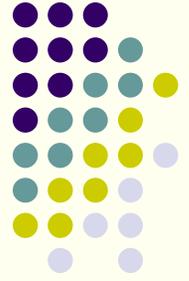
- An advisory guide for land use decisions.
- Why do many general plans fail?
 - Lack of political will
 - Not clearly understood how to use it
 - No public buy in
 - Not implemented through ordinances
 - Too broad or vague in its goals
 - Too specific in its goals
 - No clear implementation strategy

What is a General Plan's Function?



- How can we make it function?
(Implementation)
 - Council & Planning Commission initiate the process
 - Use public involvement from beginning to end
 - Clearly define the process and outcome
 - Follow the plan with ordinances
 - Include general, but well defined, goals with specific, implementable strategies
 - Use images and maps
 - Plan for regular review

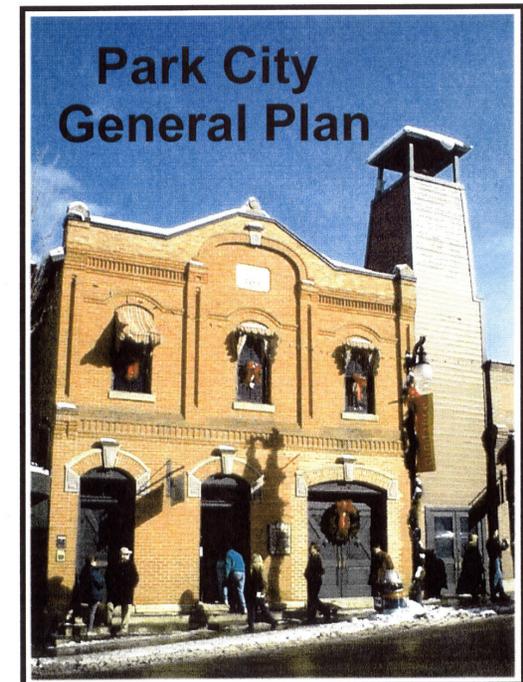
What is a General Plan's Function?



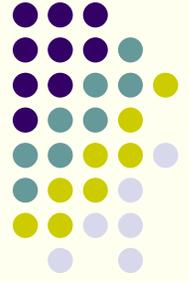
- **Some Examples (Good and Bad)**

- Park City

- Rewritten in 1997 with frequent updates
- Clearly outlines goals followed by specific strategies
- Implementation is obvious
- No images
- Some mapping and figures
- 159 pages
- <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=3318>



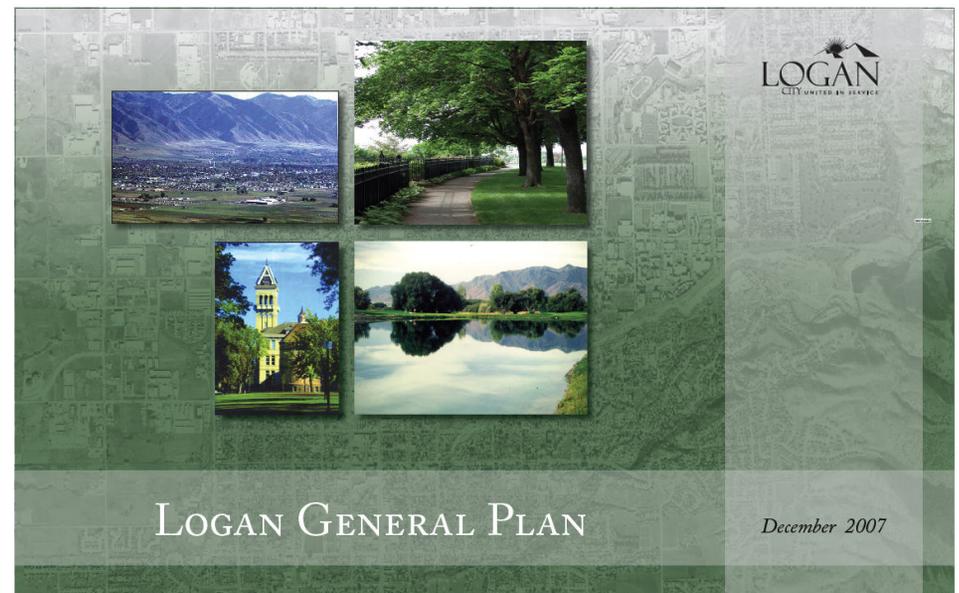
What is a General Plan's Function?



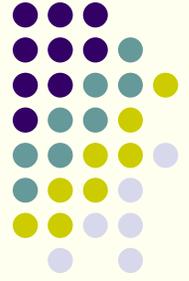
- **Some Examples (Good and Bad)**

- Logan City
 - Uses images and maps
 - Clear goals and strategies
 - Incorporates a future land use map including areas outside the municipal boundary
 - 108 pages

- <http://www.loganutah.org/CommunityDevelopment/Planning%20and%20Zoning/General%20Plan/index.cfm>

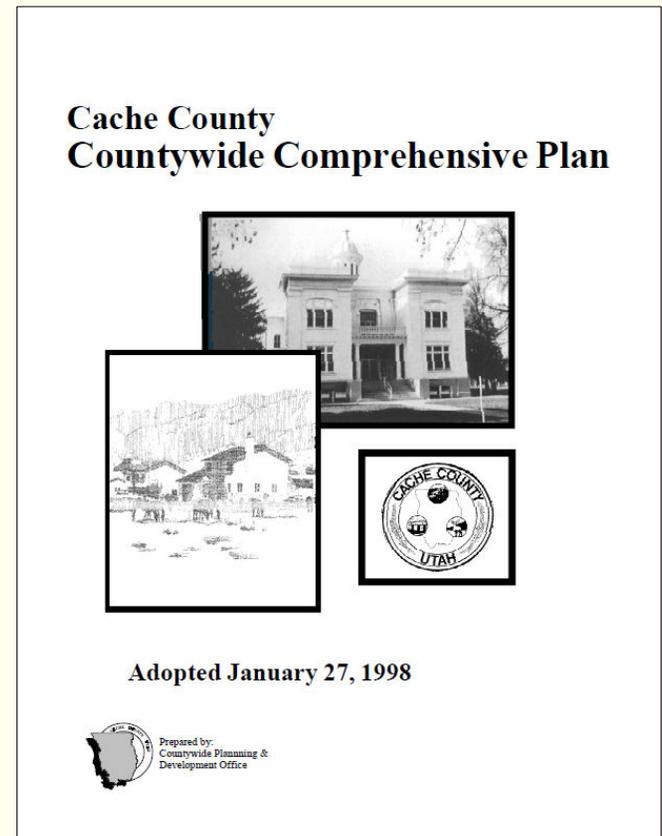


What is a General Plan's Function?

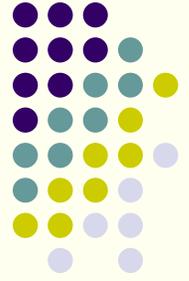


- **Some Examples (Good and Bad)**

- Cache County
 - Filled with outdated statistics (Too long)
 - Numerous vague goals and strategies
 - 324 pages
 - Outdated maps

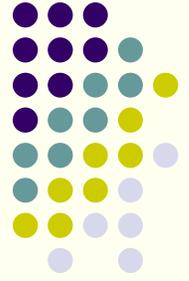


How do we create a General Plan?



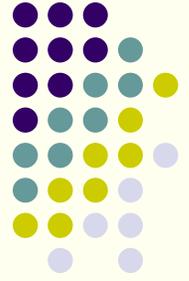
- First the legal stuff
 - Provide notice to the community of the intent to prepare a general plan. (More extensive notice is required in 1st & 2nd class counties.)
 - Provide proper notice 10 days before all public hearings
 - Provide proper notice 24 hours before all public meetings
 - Planning Commission must hold at least one public hearing prior to making a recommendation on a general plan
 - The legislative body adopts the general plan.

How do we create a General Plan?



- How is a General Plan really planned?
 - Initial Planning Process (Staff/Consultant/PC)
 - Basic Framework Identified
 - Process, extent, format, etc.
 - Public Workshops/Input
 - Identify Goals, Policies, Strategies, etc.
 - Draft Plan
 - Additional Public Input
 - Adoption Process
 - Implementation
 - Total Time: 2 to 4 Years

How do we create a General Plan?



- Two Approaches

- **D**ecide

- **E**xplain

- **A**nnounce

- **D**efend

- **A**sk

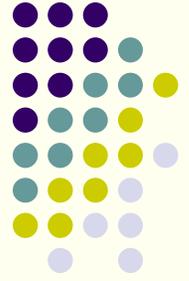
- **L**isten

- **I**ntegrate

- **V**erify

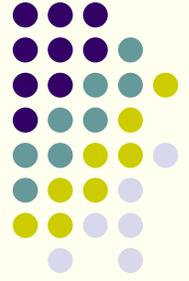
- **E**ngage

What is in a General Plan?



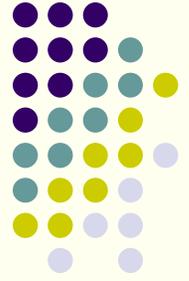
- Required elements
 - Land Use
 - Long term goals regarding general distribution, location of land for housing, business, industry, agriculture, etc.
 - May include statement of projections for and standards of population density and building intensity for individual land use categories

What is in a General Plan?

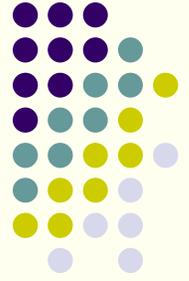


- Required elements cont.
 - Transportation
 - Location and extent of existing and proposed roads, mass transit, and other modes of transportation
 - Moderate Income Housing (cities only)
 - An estimate of the need for moderate income Housing
 - A plan to provide for the projected need

What is in a General Plan?



- Optional Elements
 - Environmental
 - Public services and facilities
 - Rehabilitation, redevelopment, and conservation
 - Economic
 - Recommendations for implementation
 - Any other element the municipality considers appropriate for the health, general welfare, and safety of the public



Upcoming Training

Land Use Regulation

- August 19th at 11:30 am

Room 109 County Administration Building

All presentations available online at

www.envisioncachevalley.com