

General Plans and Zoning

Steve Pastorik, AICP

Today you will learn...

- What is a General Plan?
- What does State code say?
- Why is a General Plan important?
- How does a General Plan relate to zoning?
- How is a General Plan updated?
- What trends should the General Plan consider?
- When does the zoning ordinance need to be updated?

What is a General Plan?

- A comprehensive, long-range plan for present and future needs of the municipality and growth and development of all or any part of the land within the municipality
- It is an advisory guide for land use decisions.
- It is the compass for the community.

What does State code say?

- Each municipality must have one.
- Must include the following elements:
 - Land use
 - Transportation and traffic circulation
 - For municipalities with of population of 5,000 or more, a plan that provides a realistic opportunity to meet the need for additional 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

- Provides location and extent of existing and proposed:
 - Freeways
 - Arterial and collector streets
 - Public transit
 - **Active transportation facilities**
 - Other modes considered appropriate

What does State code say?

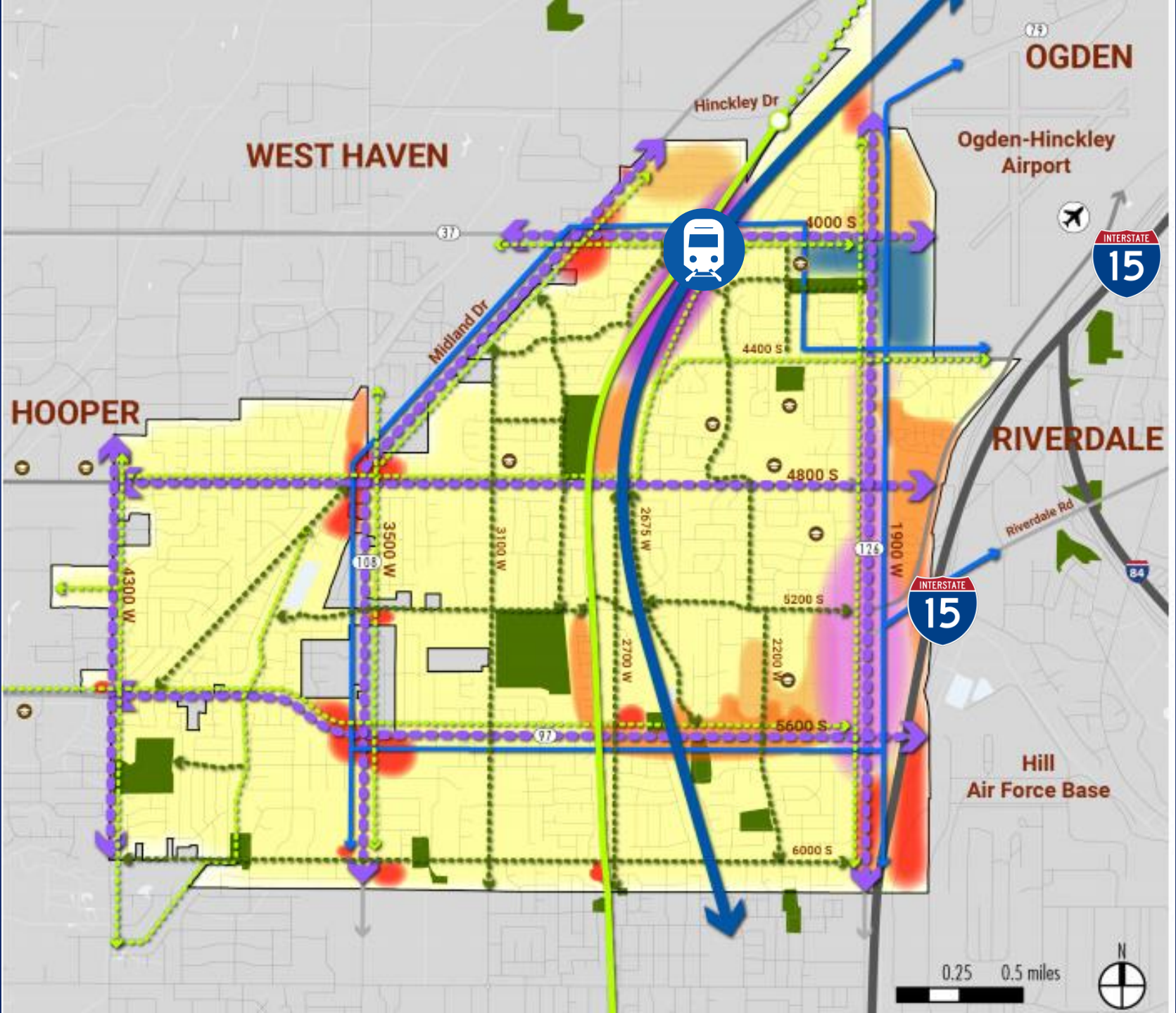
Transportation Element

- Addresses plan to maintain and improve connections between housing, transportation, employment, education, recreation, and commerce (where matters)
- Correlates population projections, employment projections and land use element

What does State code say?

Transportation Element

- Transportation element shall:
 - Consider regional transportation plan developed by MPO or
 - Consider the long-range transportation plan developed by UDOT



What does State code say?

Moderate Income Housing

- On or before December 1, 2019, cities and metro townships of a certain size that don't have a plan for moderate income housing growth that complies with SB 34 "shall amend the general plan to comply".
- Reporting requirements found in Section 10-9a-408 have changed and reports are now required annually.

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

Why is the General Plan Important?

- Desired change in a community usually doesn't happen without conscious effort.
- It helps to establish priorities.
- It helps place decisions in a long range context.
- To make our community a better place for our kids and grandkids.

Why is a General Plan Important?

- It is a guide for making decisions such as:
 - Developing new zoning or other ordinances
 - Revising existing zoning or other ordinances
 - Zoning changes on property
 - When and where to construct new parks, roads, water and sewer facilities, etc.
 - Deciding City priorities

Example: Land Use

- Issue: Compatible zoning
 - Goal: Develop zoning that will be compatible with the land use map and the land use definitions.
 - Action: Modify existing zoning districts or create new ones to include the land uses and land use definitions recommended in the General Plan.
- Result: New light industrial (LI) zone was created and property was rezoned to LI.



Example: Urban Design

- Issue: Civic improvement quality
 - Goal: Promote quality streetscapes on major streets
 - Action: Whenever a City street is being widened or reconstructed consider functional as well as aesthetic upgrades including new street lights, complete streets principles, landscaping enhancements, fencing replacement for back facing lots, etc.
- Result: 4100 South reconstruction to include aesthetic improvements



Example: Existing Neighborhoods

- Issue: Property maintenance
 - Goal: Promote proper management and maintenance of residential rental properties.
 - Action: Continue to use business license inspections and other tools to encourage the proper management and maintenance of rental properties.
- Result: Planning staff now includes a full-time position dedicated primarily to proactive code enforcement



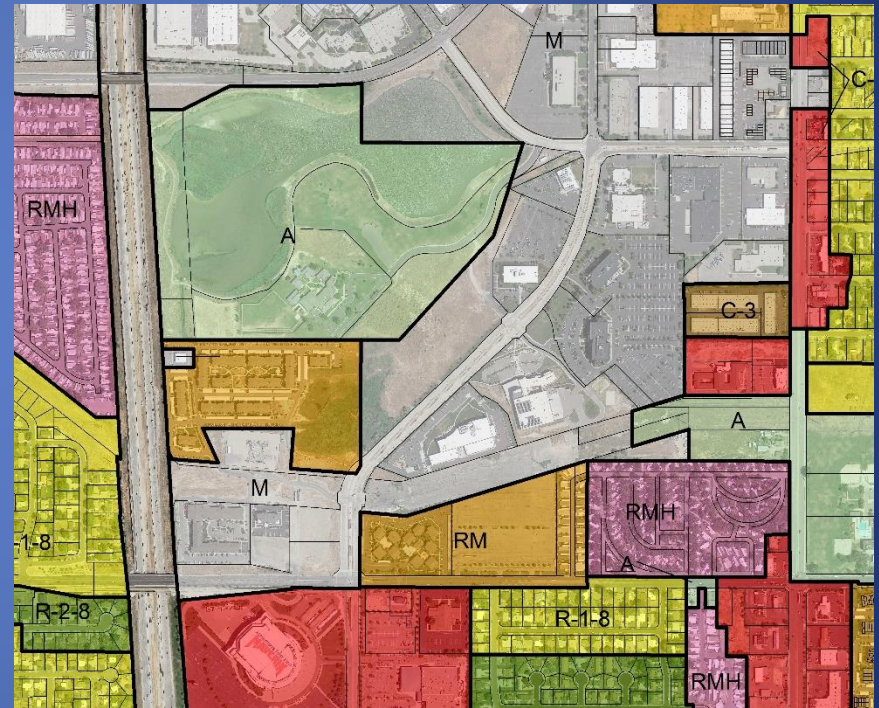
Example: Housing

- Issue: Housing quality and maintenance
 - Goal: Promote higher quality multi-family residential in appropriate locations
 - Action: Update the multi-family residential standards adopted in 2006.
- Result: Multi-family design standards were updated a few years ago and are now applied to new projects



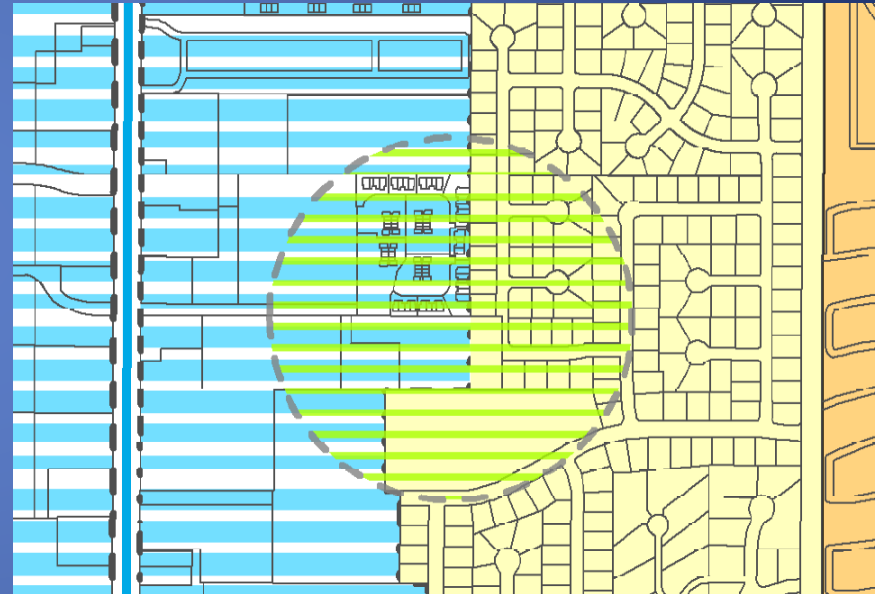
Example: Economic Development

- Issue: Revenue growth
 - Goal: Continue to grow property and sales tax at a rate higher than population growth
 - Action: Maintain zoning in areas currently zoned for office or industrial development to allow opportunities for new commercial development.
- Result: Rezone to residential denied for property zoned manufacturing



Example: Parks

- Issue: Maintaining the park level of service
 - Goal: Develop 28 acres of new developed park land to maintain current level of service.
 - Action: Secure property in the locations indicated on the General Plan Map.
- Result: Park property was secured via a development agreement.

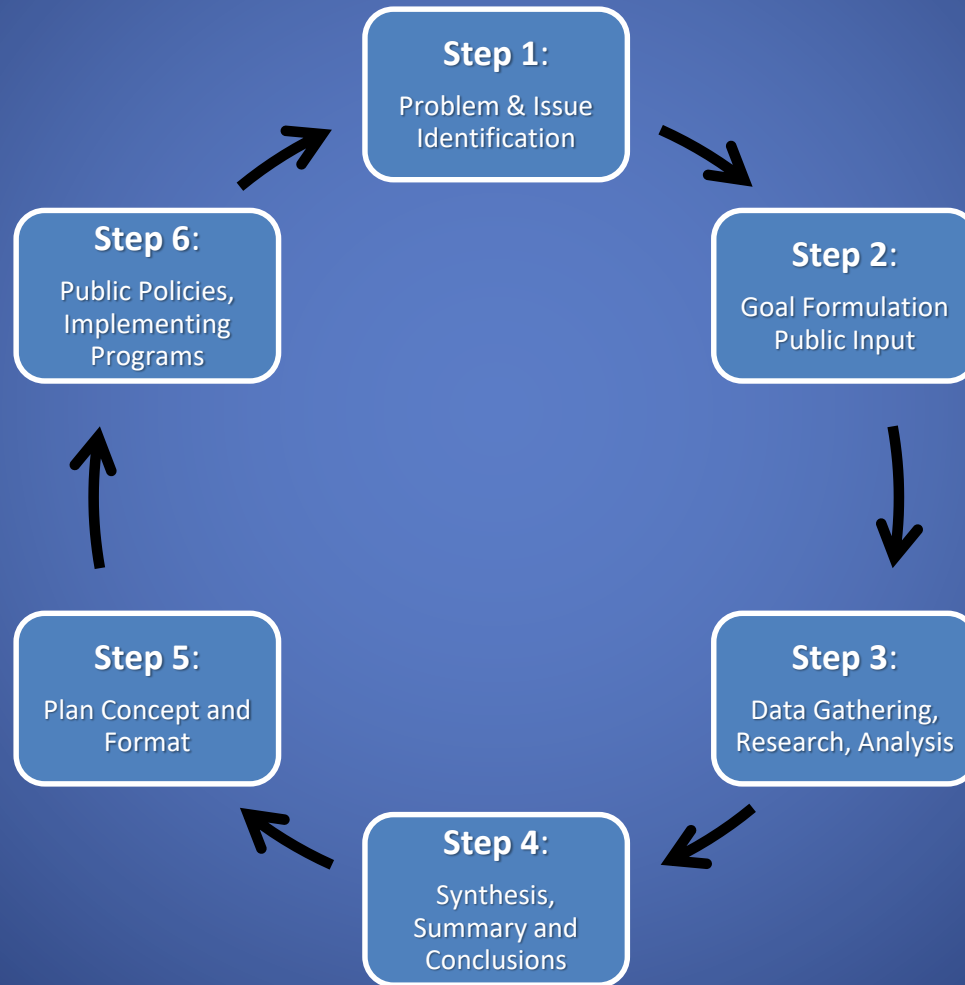


How Does a General Plan Relate to Zoning?

1. The City should preserve and enhance its existing single family neighborhoods.
2. The City should encourage industrial and office development to promote revenue and job growth.
3. Instead of rezoning more ground for retail, the City should encourage new retail development on existing vacant ground zoned commercial and on aging and/or underdeveloped retail areas.
4. The City should encourage transit oriented development in strategic locations.
5. The City should promote a greater balance of housing by encouraging higher value housing.

How is a General Plan Updated?

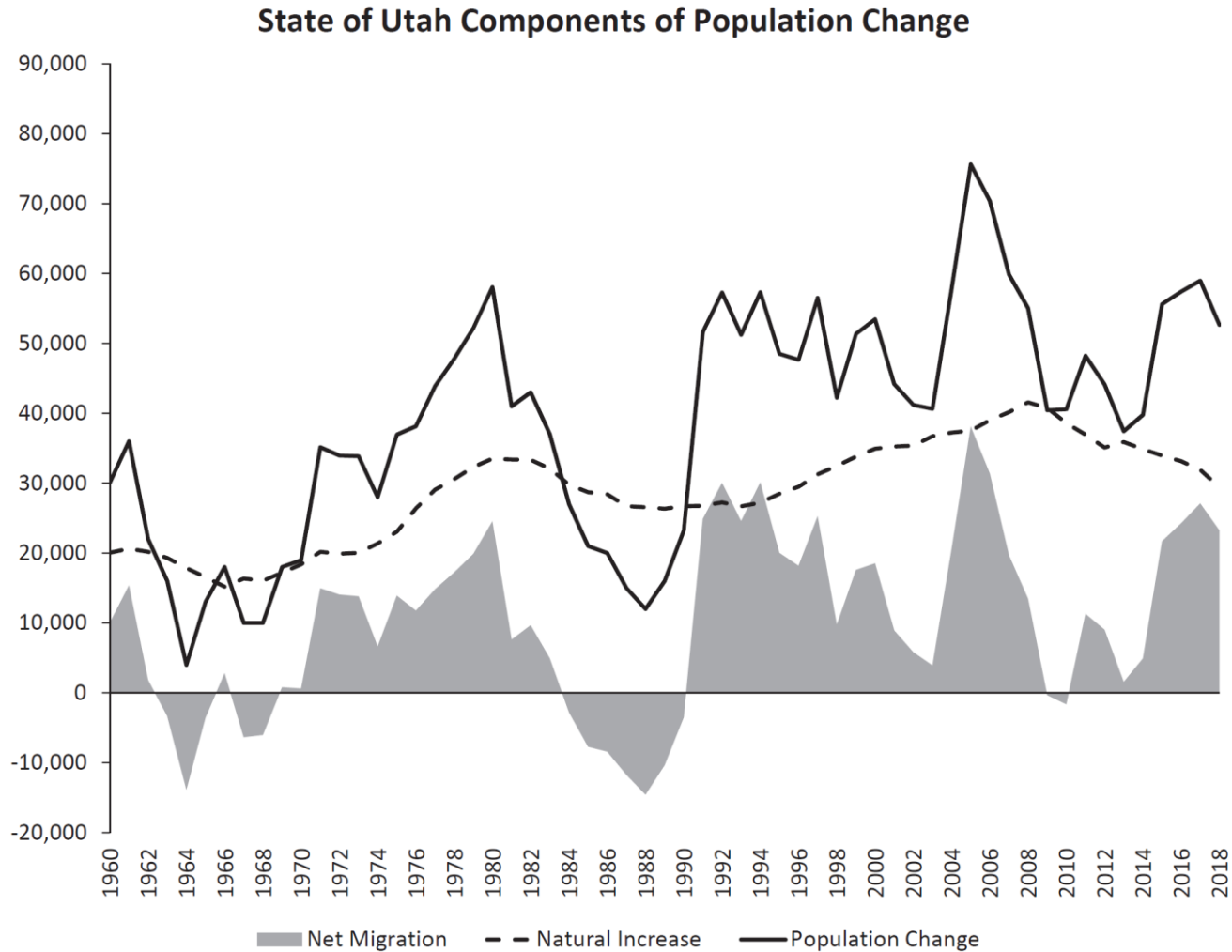
Process



What Trends Should the General Plan Consider?

- Population growth
- Residential construction activity
- Affordable housing
- E-commerce
- Changing demographics
- Other local issues

Population Growth



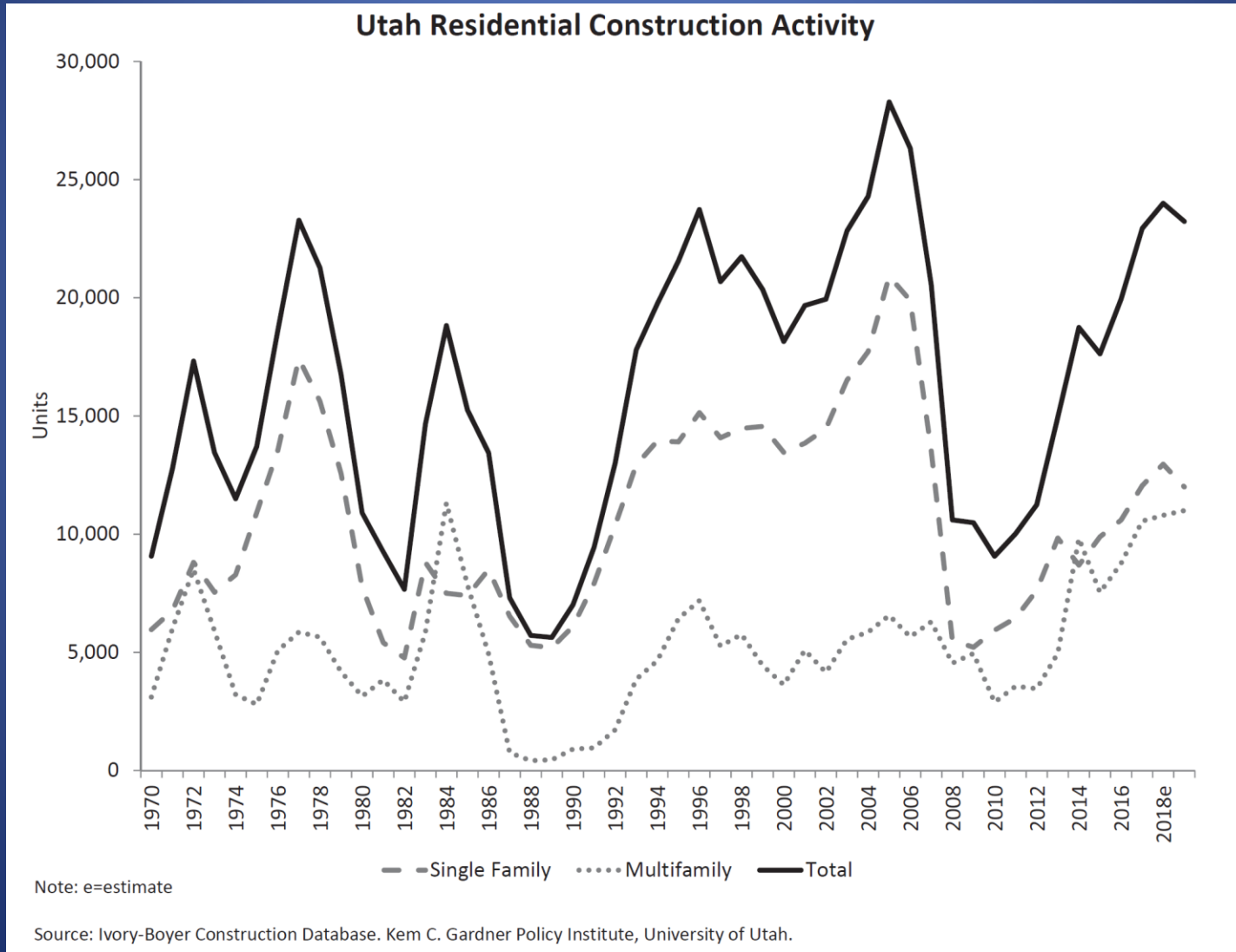
Source: Utah Population Estimates Committee and Utah Population Committee

Population Growth

	Utah	Salt Lake County	Washington County
2018 Population Estimate	3,161,105	1,152,633	171,700
2050 Population Projection	5,017,232	1,531,282	391,468
Average Household Size	3.15	3.03	2.99
New Households by 2050	589,247	124,967	73,501

Source: Kem C. Gardner Policy Institute, Utah Governor's Office of Planning and Budget, and U.S. Census Bureau

Residential Construction Activity



Affordable Housing

- Over the last 26 years, the annual real rate (inflation adjusted) of increase in Utah housing prices has been 3.32%. This rate is fourth highest in the United States.
- During the same time period, the annual real rate of increase in Utah household income has been 0.36%.
- Utah ranked 14th in the median value of an owner occupied unit in 2016.

Affordable Housing

Income Limit Category	2019 Income*	Annual Income Available for Housing (30%)	Monthly Income Available for Housing (30%)
Extremely Low Income (30%)	\$25,750	\$7,725	\$644
Very Low Income (50%)	\$41,350	\$12,405	\$1,034
Low Income (80%)	\$66,150	\$19,845	\$1,654
Median	\$82,700	\$24,810	\$2,068

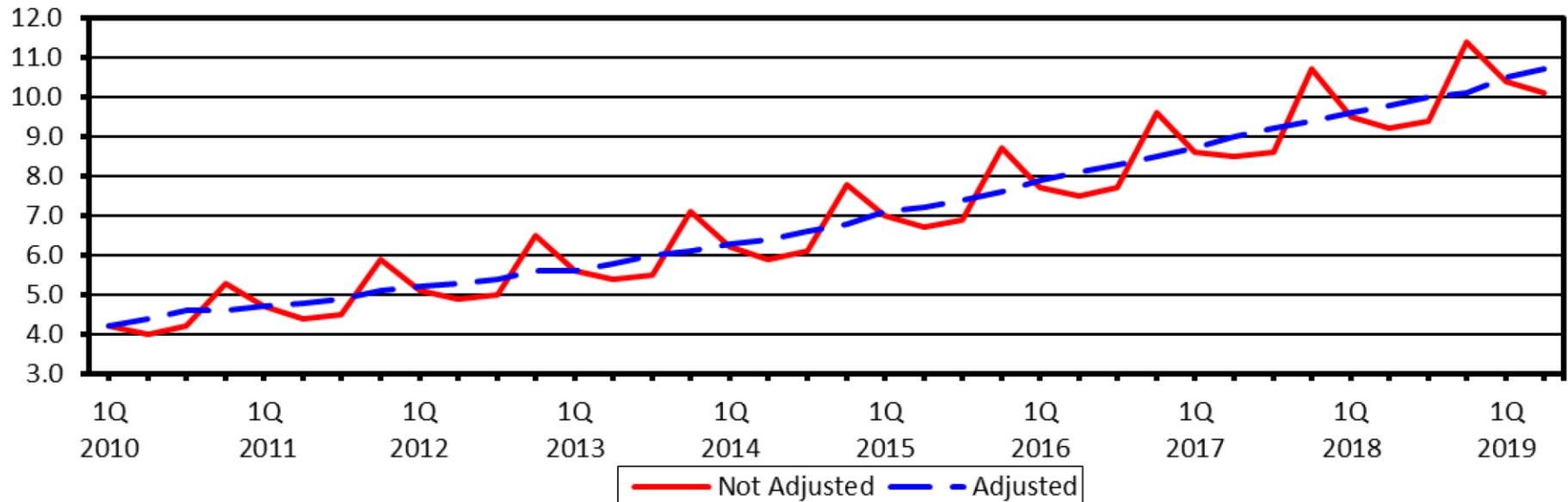
*Income for a family of four in Salt Lake County

Source: U.S. Department of Housing and Urban Development

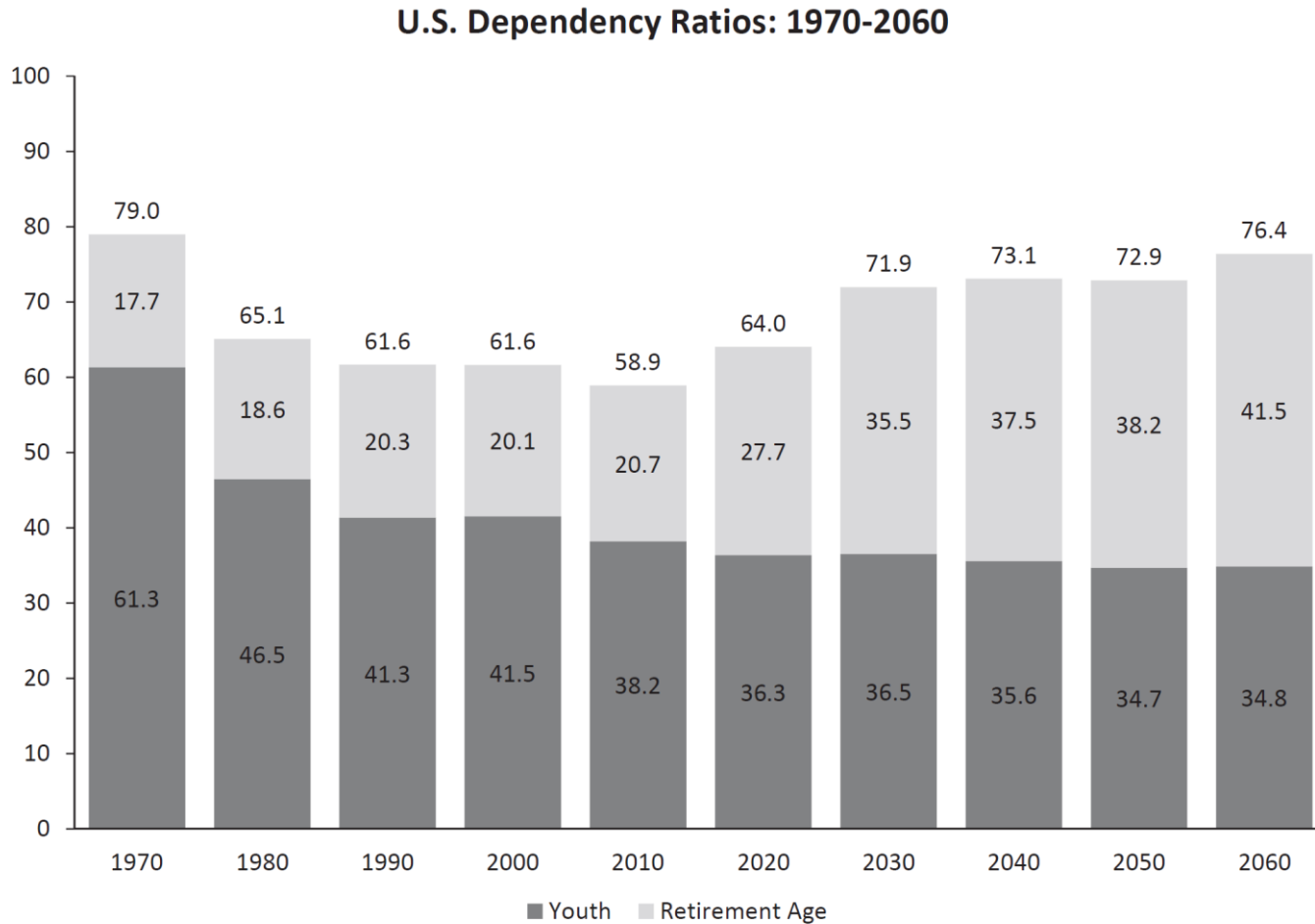
E-commerce

Estimated Quarterly U.S. Retail E-commerce Sales as a Percent of Total Quarterly Retail Sales:
1st Quarter 2010 – 2nd Quarter 2019

Percent of Total



Changing Demographics



Note: Dependency Ratios are computed as the number of nonworking age persons per 100 working age (18-64 year old) persons in the population. Youth are less than 18 years old and retirement age is 65 years and older.

Source: Kem C. Gardner Policy Institute analysis of U.S. Census Bureau Decennial Census and Population Division data

Other Local Issues



When Does the Zoning Ordinance Need to be Updated?

- Does it comply with State Code?
- Does it use easy to understand language?
- Are the uses allowed in each zone appropriate for the zone?
- Does it result in the type and quality of development the General Plan calls for?
- Have you recently updated your General Plan?



- What are the three required elements of a General Plan?
- Of these three elements, which one(s) did the State legislature modify the requirements for in SB 34?

Today you learned:

- What is a General Plan?
- What does State code say?
- Why is a General Plan important?
- How does a General Plan relate to zoning?
- How is a General Plan updated?
- What trends should the General Plan consider?
- When does the zoning ordinance need to be updated?