

How we grow, Where we
grow is determined through
our land use planning



We provide services primarily but at our core we are community builders

We create spaces and places

We do it by trial and error

It evolves

But we do it

Kem C. Gardner policy institute. A treasure trove of data for communities

Utah 2065

Long-Term Planning Projection (Vintage 2025) Summary

Some rules are mandated by the
State,
some are guidelines.

LUDMA
Title 10
Chapter 20 &
CLUDMA
Title 17
Chapter 79

Authorizes land use regulation to the City Council

Legislative body

Mandates the creation of:

Planning Commission

Advisory body

Land Use Authorities

Appeal Authorities

Land Use General Plan

The Land Use Tools We Create

General Plan

Legislative

“A practical vision for the future”

Sets roots for the Zoning

Zoning – Land Use Code (Optional)

Administrative

“Where the rubber meets the road”

Detailed Specifics



Capital Improvement Plans



Aligns needs with:



financial capacity,



guide annual budgets,



proactive, transparent development
rather than crisis-driven spending, and



citizen input & council review for projects
from infrastructure upgrades to new
buildings.

Land Use Lanes

Legislative

Very Broad Authority
Broad public input



Administrative

Much More Restrictive
Limited or no public input



Quasi-Judicial

Very Restricted
Input restricted to parties in case



Legislative Body Discretion

Most	Limited	Least
Legislative <ul style="list-style-type: none">• Adopting ordinances• General plan• Rezones• Annexations• Development agreements	Administrative <ul style="list-style-type: none">• Conditional Use/Site Plans• Subdivision plats• Building Permits	Quasi-Judicial <ul style="list-style-type: none">• Variances• Appeals

The Applicants Rights/Expectations

[illegible]

Town of Alta Planning Commission



JEFF NIERMEYER

MAREN ASKINS

ROB VOYE

JON NEPSTAD

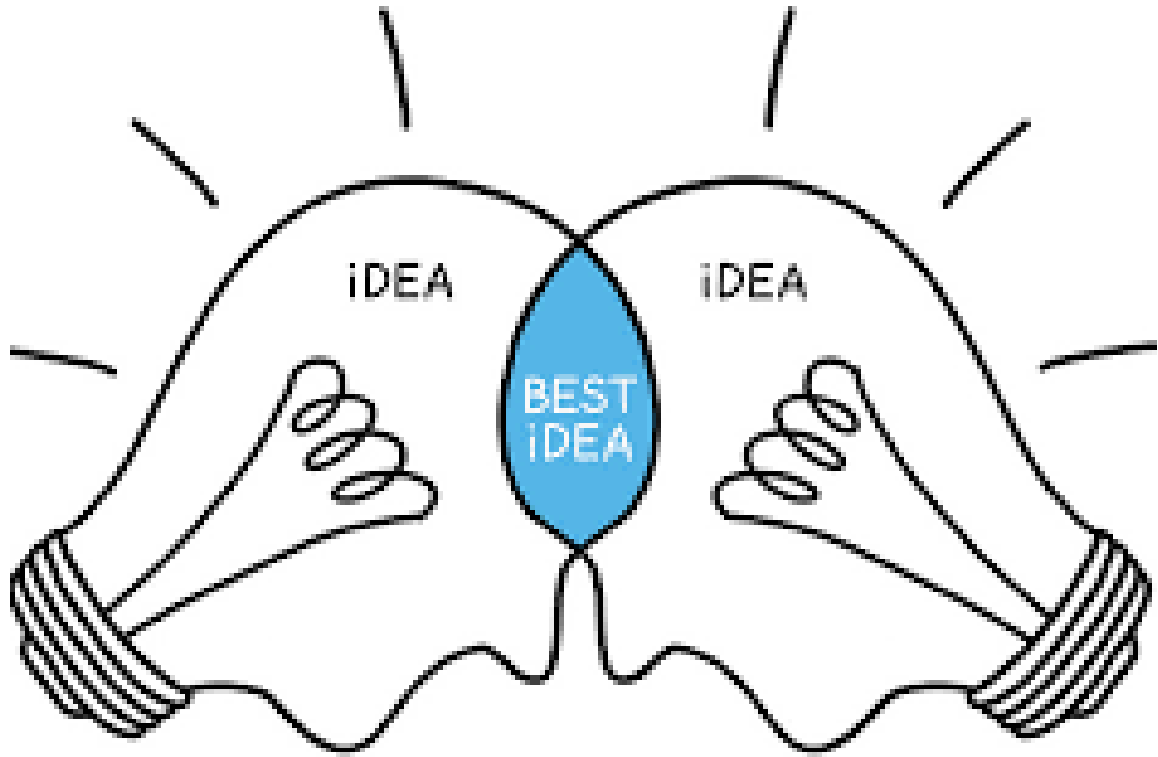
DAVID ABRAHAM

Use the processes but don't be afraid to
make them better

Land Use is Political

In ancient Greece, Aristotle used πολιτικά για (ta politika) to refer to matters of public life and the governance of the city.

Public Meetings



-
- Collaborate : Latin origin meaning
TO LABOR TOGETHER



About ▼

Services ▼

Contact

 [Schedule a Free Call](#)

→ **Meetings that really work.**

→ **Gatherings that truly engage.**

→ **Conferences that actually connect.**

CONFLICT COMPETENCE TRAINING

**Danya Rumore, University of Utah
January 21st Local Officials Day**







Toolkit Menu

[Utah MMH Toolkit Home Page](#)

[What Is MMH?](#)

[MMH and Home Ownership](#)

[MMH in My Utah Community](#)

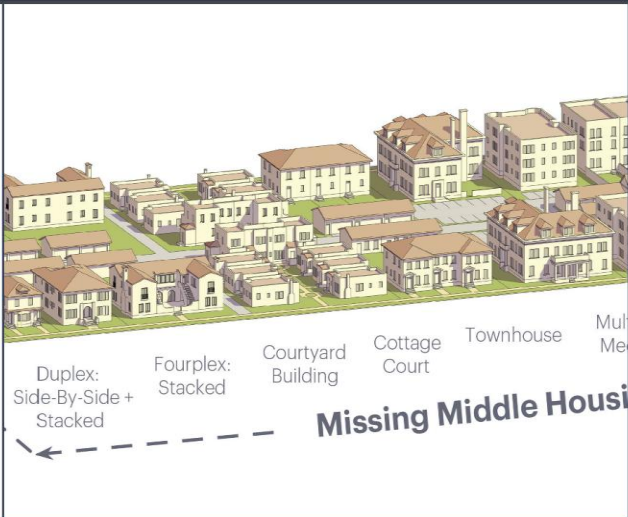
[MMH Resources and Downloads](#)

[Contact the Utah MMH Toolkit Team](#)



Welcome to Utah's Missing Middle Housing Toolkit

Governor Spencer Cox introduces Utah's Missing Middle Housing Toolkit, designed to support Utah communities in addressing their housing needs



What is Missing Middle Housing?

Learn about the background and history of Missing Middle Housing (MMH) and how the many product types associated with it serve our communities.

[Learn More →](#)



Missing Middle Housing & Home Ownership

Learn about the additional home ownership options that MMH products may accommodate for residents within your community.

[Learn More →](#)

Creating Centers Tool

Wasatch Front Regional Council

Allows you to vision, plan, and develop a process to creating vibrant communities. Works in any size urban or rural community.

Detailed, step-by-step guide that identifies barriers and possible solutions



LAND USE

