

Kanab City
General Plan Revision
2014



General Plan:

- ✓ A document that a city adopts that sets forth general guidelines for proposed future development of land within the city. UCA § 10-9a-103(13).
- ✓ An *Advisory Guide for land use decisions*, the impact of which shall be *determined by ordinance*.
§ 10-9a-405
- ✓ Mandates Public NOT private compliance therewith. § 10-9a-406

How Detailed and Lengthy?

UCA § 10-9a-401(3)

The Kanab Planning Commission and City Council *may* determine the

- ✓ Comprehensiveness
- ✓ Extent, and
- ✓ Format of the general plan.

General Plan Requirements

UCA § 10-9a-401(1)

The general plan *shall* include plans for:

- ✓ Present and future needs of Kanab
- ✓ Growth and development of all or any part of the land *within Kanab City limits.*

General Plan Requirements (cont'd)

UCA § 10-9a-403(2)(a)(i)(A)

Land Use Element:

- ✓ *As appropriate*, designate long-term goals and the proposed extent, general distribution, and location of land for
 - Housing
 - Business
 - Industry
 - Agriculture
 - Recreation
 - Education
 - Public buildings and grounds
 - Open space, and
 - Other categories of public & private uses of land

General Plan Requirements (cont'd)

UCA § 10-9a-403(2)(a)(ii)

Transportation & Traffic Circulation Element:

- ✓ *As appropriate*, include general location and extent of existing and proposed:
 - Freeways
 - Arterial & collector streets
 - Mass transit, and
 - Any other modes of transportation
- ✓ Correlate with land use element and population projections

General Plan Requirements (cont'd)

UCA § 10-9a-403(2)(a)(iii)-(b)

Moderate Income Housing Element:

- ✓ Estimate of the need for the development of additional moderate income housing
- ✓ Plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing, *if* long-term projections for land use and development occur
- ✓ Facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - To meet needs of those wanting to live in Kanab
 - To allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life

General Plan Requirements (cont'd)

UCA § 10-9a-403(2)(c)

Agriculture Protection Area:

- Identify and consider each agricultural protection area within Kanab
- Avoid proposing a use of land within an ag. protection area that is inconsistent with or detrimental to the use of land for agriculture

Optional General Plan Elements

UCA § 10-9a-401(2)(a)

The plan *may* provide for:

- Health
- General Welfare
- Safety
- Energy Conservation
- Transportation
- Prosperity
- Civic Activities
- Aesthetics
- Recreational Opportunities
- Educational Opportunities
- Cultural Opportunities

Optional General Plan Elements (cont'd)

UCA § 10-9a-401(2)(b)-(c)

The plan *may* provide for:

- Reduction of the waste of physical, financial, or human resources, due to excessive congestion or excessive scattering of population
- Efficient and economical use, conservation, and production of the supply of food, water, drainage, sanitary, and other facilities and resources

Optional General Plan Elements (cont'd)

UCA § 10-9a-401(2)(d)-(

The plan *may* provide for:

- Use of energy conservation and solar and renewable energy resources
- Protection of urban development
- Protection or promotion of moderate income housing
- Protection or promotion of air quality
- Historic preservation
- Identification of future uses that are likely to require expansion or significant modification of services or facilities
- An official map

Optional General Plan Elements (cont'd)

UCA 10-9a-403(1)(c)-(d)

The plan *may*:

- Include a plan for areas outside the boundaries of the municipalities, if related to the planning of the municipalities territory
 - The City may not take action without the consent of the County

Optional General Plan Elements (cont'd)

UCA 10-9a-403(2)(a)(i)(B)

- A statement of the projections for and standards of population density and building intensity recommended for various land uses categories

Optional General Plan Elements (cont'd)

UCA 10-9a-403(3)(a)

The plan *may* include:

- Environmental Element
 - e.g., quality of air, plant life, soils, waterways, wildlife, minerals, and other natural resources
 - Reclamation of land, flood control, prevention and control of pollution of streams and other waters,
 - Use of lands on hillsides, stream channels, and other sensitive areas
 - Prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geological hazards

Optional General Plan Elements (cont'd)

UCA 10-9a-403(3)(b)

The plan *may* include:

- Public Services & Facilities, outlining plan for:
 - Sewage & Waste Disposal
 - Water
 - Drainage
 - Public Utilities
 - Rights-of-Way & Easements
 - Police & Fire Protection
 - Etc.

Optional General Plan Elements (cont'd)

UCA 10-9a-403(3)(c)

The plan *may* include:

- Rehabilitation, Redevelopment, and Conservation Element:
 - Historic Preservation
 - Reduction/Elimination of Blight
 - Redevelopment of Land

Optional General Plan Elements (cont'd)

UCA 10-9a-403(3)(d)

The plan *may* include:

- Economic Element:
 - Studies & Forecasts
 - Economic Development Plan
 - Review of Existing & Projected City Revenue, Expenditures, & Revenue Sources
 - Identification of Basic & Secondary Industry, Primary & Secondary Market Areas, Employment, and Retail Sales Activity

Optional General Plan Elements (cont'd)

UCA 10-9a-403(3)(e)-(g)

The plan *may* include:

- Recommendations for implementing General Plan
 - Land Use Ordinances
 - Capital Improvement Plans
 - Community Development & Promotion
- Any other element *considered appropriate*

Checklist

- ✓ Present and future needs of the Kanab
- ✓ Growth and development of all or any part of the land *within Kanab City limits.*
- ✓ Land Use Element (*as appropriate*)
- ✓ Transportation & Traffic Circulation Element (**as appropriate**)
- ✓ Moderate Income Housing Element
- ✓ Agriculture Protection Area

Additional Goal

- ✓ Make it brief and easily understood!

What does our current General Plan include?

143 Pages

[Much of which has gone unread since its adoption]

- Introduction (Chapter 1)
- Land Use Element (Chapter 2) - *required*
- Community Design (Chapter 3)
- Economics (Chapter 4)
- Transportation (Chapter 5) - *required*
- Housing (Chapter 6) - *required*
- Parks & Recreation (Chapter 7)
- Public Services (Chapter 8)