



SUGGESTED COMPREHENSIVE PLANNING CHECKLIST

Principle 1: PLAN REGIONALLY, IMPLEMENT LOCALLY

1.1. *We're all in this together.*

- Pass a resolution endorsing the *Vision Dixie* principles and checklist.

1.2. *Implement regional goals with local considerations.*

- Coordinate the general plan with adjacent jurisdictions to avoid conflicts and inconsistencies such as:
 - Incompatible land-uses across boundaries.
 - Spacing of centers too close or too far apart.
 - Discontinuous road systems.
 - Overlapping annexations.
- Work with the County, DIXIE MPO, UDOT, etc. to incorporate regional plans into the general plan, adapting them to local conditions as necessary, including:
 - Reserving corridors for regional transit and arterial roads.
 - Placing appropriate densities to support transit systems.
 - Providing for the continuity of regional trails and conservation lands.
 - Adapting highway designs when they pass through downtowns and developed areas.

1.3. *Closely follow general plans.*

- Adopt a "consistency" policy requiring land-use decisions (zoning, subdivisions, roads, utilities, schools, etc.) to be consistent with the general plan. Such a policy would require that if there is a potential inconsistency, it must be resolved beforehand, rather than be ignored.

Principle 2: CONSERVE WATER AND MAINTAIN AIR AND WATER QUALITY

2.1 *Don't take air and water quality for granted*

- In the general plan, identify natural hazardous conditions (erosion, sedimentation and flooding).
- In making land-use decisions in the general plan, consider pollution from non-point sources, i.e. storm water facilities.

- In the general plan, adopt policies and designate buffer zones around water sources to assure that water quality is protected.
- Adopt goals and policies to maintain air quality (that can then be used to justify future regulations). Consider air quality in the context of the community's health as well as economic development (the ability to attract new businesses).
- Assure that the proposed land-uses (and zoning) encourage greater community accessibility and pedestrian, bicycle and transit travel opportunity.

2.2 *We all need to take actions to use less water.*

- Include in the general plan community-wide goals for per capita water consumption.
- Adopt policies that encourage water conservation (such as the use of xeriscaping and water recycling systems).
- Eliminate barriers to water conservation (such as zoning that precludes small lots).

Principle 3: GUARD OUR SIGNATURE SCENIC LANDSCAPES

3.1 *Protect unique physical features.*

- Create and adopt an official map of critical and sensitive lands, including, but not limited by, the following: steep slopes, ridgelines, wetlands, floodplains, critical habitat, drainages, and any other features that are important to the community. (Smaller communities may request assistance from the County, or seek grants through the County and/or Metropolitan Planning Organization).
- Identify and adopt policies necessary to restrict visible development impacts on steep slopes, ridgelines, drainage ways, or other features that give unique local character.

3.2 *Preserve our agricultural and ranching heritage.*

- Identify valuable agricultural lands within the community¹.
- In developing the general plan, consider agricultural preservation within the context of economic development (both preservation of local character and sustainability in future eras of higher gas prices).
- Designate "farm-friendly" areas in the general plan map(s). (Implement through zoning to discourage nuisance complaints against farmers.)
- In the general plan, include a policy to maintain agricultural zoning until development is cost-effective from a long-range perspective (such as when water and sewer utilities are available).
- Be sure that city statutes permit clustering of development.
- Adopt a policy that conditions annexation and up-zoning upon clustering or use of a Transfer of Development Rights program.
- Consider the possibility of land exchanges to preserve prime agricultural lands.

¹ For expert opinion, you may consult with agencies such as the Utah Department of Agriculture and Food.

Principle 4: PROVIDE RICH, CONNECTED NATURAL RECREATION AND OPEN SPACE

4.1 *Preserve and connect open spaces and trails.*

- Identify on the general plan priority conservation areas within city limits and annexation area (the Vision Scenario's open space is a good place to start).
- Adopt a policy to ensure all development proposals address open space, agriculture and trail elements of *Vision Dixie* and the general plan.
- Work with the BLM to identify in or near your community public lands suitable and available for land exchange or acquisition under Recreation and Public Purposes (R&PP).
- Coordinate your trails plan with adjacent jurisdictions' and Washington County.
- Coordinate your trails element (of the general plan) with countywide trails planning, including Washington County, *Vision Dixie*, and the DIXIE MPO.
- Where appropriate, be sure the general plan extends and connects areas that are valuable for natural recreation and habitat (e.g. – surface waters, riparian areas, wetlands, forests, grasslands, wildlife habitat, other environmentally sensitive lands and commercial mineral deposits).
- Designate in the general plan any hazardous areas in which development is discouraged (steep slopes, signature landscapes, flood plains).
- Designate a rich, connected natural recreation system to encourage physical and aesthetic enjoyment of the outdoors.

Principle 5: BUILD BALANCED TRANSPORTATION THAT INCLUDES A SYSTEM OF PUBLIC TRANSPORTATION, CONNECTED ROADS, AND MEANINGFUL OPPORTUNITIES TO BIKE AND WALK

5.1 *Build a system of public transportation.*

- In the general plan map(s), identify potential transit corridors and station areas (in consultation with the Dixie MPO).
- Make sure that land-uses and transportation plans are appropriately aligned (e.g. do not locate low density development and other development that is not supportive of transit) in and near areas designated for station areas).
- If there are planned station areas in your community, designate in the general plan a transit-oriented development zone (and implement through zoning overlay).
- Be sure the general plan encourages intermodal connections throughout the transportation system.

5.2 *Reserve major road and transit corridors.*

- Provide to the Dixie MPO an opportunity to comment on the transportation element of the general plan.
- Coordinate with the Dixie MPO to appropriately designate in the general plan right-of-way needs for future road and transit corridors.
- Provide to the Dixie MPO general plan conditions and policies that may affect areas of regional transportation significance (e.g., interchanges, major road intersections, and planning transit station areas).

5.3 Connect the Streets.

- Include in the general plan and in the transportation plan, policies to ensure connectivity between developments (eventually implement the policy in the subdivision regulations).
- If necessary to provide coordination to multiple smaller land owners, through detailed sub-area planning, determine the location of connected streets.

5.4 Build community-friendly streets.

- Designate in the general plan locations for collectors and arterial street segments that pass through existing and planned pedestrian-oriented areas and centers and that should, therefore, have context-sensitive design.
- Work with UDOT and others to adopt appropriate context-sensitive road design policies and standards (such as "complete streets" standards).

Principle 6: GET "CENTERED" BY FOCUSING GROWTH ON WALKABLE, MIXED-USE CENTERS

6.1 Allow for new growth to be focused into and around strong, walkable, mixed-use centers

- Designate in the general plan approximate areas for future (or expanded) centers using criteria suggested by the Vision Dixie Tools.
- Include policies and land-use criteria for centers to provide guidance for developers and review agencies.
- For centers that will occupy more than a single property, undertake more detailed sub-area planning to enable multiple land owners to coordinate their efforts over time.

6.2 Provide all the ingredients of mixed-use centers.

- In the general plan, establish:
 - Minimum housing densities that will assure a critical mass in centers.
 - Minimum floor-to-area ratios and lot frontages to assure a lively streetscape.
 - Desirable levels of land-use mixing in centers.
 - Street connectivity standards for centers?
 - Desirable amount of transparency (percentage of glass) to assure attractive ground floor facades in centers.
 - Require front doors facing the street.
 - Parking policies that recognize shared use and locate parking so as to create pedestrian-friendly streets.
 - Guidelines for centers that encourage buildings close to, and fronting on, the street.
 - Policies that support context-sensitive streets or "complete streets" in centers.
 - Requirements for street trees required with new construction?
 - Sign guidelines and polices such that new signs are oriented and scaled to pedestrians.

Principle 7: DIRECT GROWTH INWARD

7.1 *Focus inward first, contiguously second, and discourage leap-frog development.*

- Adopt policies that encourage infill and redevelopment and discourage leap-frog, hopscotch development outward.²
- Analyze and consult with local developers to identify regulatory barriers to redevelopment of sites within the current core area(s) of your community. These may include: the high cost of upgrading utilities, requiring excessive off-street parking, insufficient allowable densities, too-large setbacks, and uncertain (i.e., discretionary) allowable uses and densities.
- Update your general plan land-use policies (and zoning) to remove these barriers while ensuring design compatibility.
- In the general plan, map priority areas for land re-use in your city, such as areas for a new or expanded downtown and centers.
- In the general plan, establish policies to charge fees for leap-frog development that are consistent with its higher level of impacts (e.g., longer streets per home).

Principle 8: PROVIDE A BROAD RANGE OF HOUSING TYPES TO MEET THE NEEDS OF ALL INCOME LEVELS, FAMILY TYPES, AND STAGES OF LIFE

8.1 *Enable the housing market to meet housing wants and needs.*

- In addition to the low densities found in most Dixie communities, be sure the general plan (and eventually zoning) designates areas for higher density range of housing than is otherwise typical in your city.³
- Analyze your land-use designations (and regulations) to eliminate those that unintentionally increase the cost of housing, such as:
 - Requiring or only allowing low densities.
 - Requiring negotiated densities (PUD zoning) that greatly increase the time and uncertainty the permitting process.
 - Requiring excessive off-street parking.
 - Requiring excessive open space.
 - Requiring expensive materials (such as brick).

8.2 *Provide housing for our workforce.*

- Be sure your land-use categories (and zoning) include adequate areas designated for housing affordable to typical workforce. Adequate workforce housing would be proportionate to your projected share of the county's workforce population. The Dixie Area Workforce Housing Advisory Committee can help you identify appropriate affordability targets, your proportional share, and ways to meet the targets.

² This may include such actions as: identifying preferred "tiers" for growth, growth boundaries, only extending utilities and roads in an incremental fashion, acquiring or setting aside land as community separators or establishing very low density areas through intergovernmental agreements.

³ For most communities, this means densities equal to or greater than 6 du/ acre.

- Adopt a policy to require medium and large projects to include a proportion of homes affordable to the typical workforce.

8.3 Provide most compact housing types in centers.

- Especially for areas where centers are desired, develop policies and regulations that will reduce the barriers to well-designed projects at higher-than-typical densities.

8.4 Design makes a difference.

- Adopt a basic design review procedure to ensure that areas of higher-than-typical densities are designed to fit into the character of the neighborhood and community.
- Include in the general plan basic design standards for appropriate areas, such as downtowns, centers, and medium density (or greater) housing densities. Consider:
 - Building height.
 - Maximum and minimum setbacks from sidewalks.
 - Placement of the garage and parking to maintain a welcome street character.
 - Limited repetition of models and colors.

Principle 9: RESERVE KEY AREAS FOR INDUSTRY TO GROW THE ECONOMIC PIE

9.1 Keep areas of prime transportation access for employment and not just for retail.

- Identify in your general plan priority areas or sites for basic employment.
- Adopt policy (and regulation) to prevent conversion of important basic employment sites to non-employment uses (except as ancillary uses).

Principle 10: FOCUSED PUBLIC LAND CONVERSION SHOULD SUSTAIN COMMUNITY GOALS AND PRESERVE CRITICAL LANDS

10.1 Washington County residents value public lands for scenic, recreational and environmental values and want any conversion of public lands to be done with care.

- Coordinate with the BLM to identify adjacent public lands suitable and available for sale, land exchange, or acquisition under Recreation and Public Purposes (R&PP).
- Identify in your general plan, any public lands that are growth-efficient (contiguous to existing development or services)

10.2 Public lands should only be considered for conversion to development in logical, contiguous extensions of communities.

- Coordinate with the BLM to identify adjacent public lands suitable and available for sale, land exchange, or acquisition under Recreation and Public Purposes (R&PP).
- Identify in your general plan, any public lands that are growth-efficient (contiguous to existing development or services) and that the city desires for future development.

10.3 Encourage preservation of critical state school trust and private lands through voluntary exchanges for public land more suitable for development.

- Work with SITLA and private landowners to identify in the general plan public lands suitable for land exchange or other forms of conservation.