

Chapter 13A-06 – GENERAL PLAN

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Chapter 13A-06 – GENERAL PLAN

13A-06-01 Purpose and Scope

The City has adopted a comprehensive, long range general plan for the present and future needs of the City and for the general purpose guiding and accomplishing coordinated, efficient, and harmonious growth and development of all or any part of the land within the City, including any areas outside of its boundaries that, in the City's judgment, bear relation to the planning of the City. Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when considering territory outside the boundaries of the City, action may be taken only with the concurrence of the County or other municipalities affected. Any amended or revised General Plan may provide for:

- A. Health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational, and cultural opportunities.
- B. The reduction of waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population.
- C. The efficient and economical use, conservation, and production of the supply of:
 - 1. Food and water; and
 - 2. Drainage sanitation and other facilities and resources.
- D. The use of energy conservation and solar and renewable resources.
- E. The protection of urban development.
- F. The protection and promotion of housing, including moderate income housing.
- G. The protection and promotion of air quality.
- H. The protection of open space and natural areas.
- I. Historic preservation.
- J. Identification of uses of land that are likely to require an expansion or significant modification of services or facilities provided by affected entities.
- K. The protection and promotion of economic growth and development.
- L. An official street map.
- M. An official Parks, Recreation, and Trails map.

13A-06-02 Plan Elements

The General Plan includes the following elements:

- A. **Community Character and Land Use Element.** This element designates the 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 and private uses of land as appropriate; and may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the General Plan.
- B. **Transportation Element.** This element consists of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle and pedestrian ways, trails, mass transit, and any other modes of transportation that the Planning Commission and City Council considers appropriate, all correlated with the population projections and the proposed land use element of the General Plan.
- C. **Neighborhood and Housing Element.** This element includes goals and policies addressing the housing needs in the City. These needs include a variety of housing types and choices. The housing element not only addresses single family subdivisions but also includes mixed use development, planned unit development, apartment complex development, or mobile home park development. Moderate income housing is also addressed and includes goals and policies to facilitate it.
- D. **Economic Development.** This element may be composed of appropriate studies and forecasts, as well as an economic development plan, that may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity.
- E. **Parks, Recreation, and Trails Element.** This element covers a broad range of recreational and cultural activities that are important to the City's quality of life including parks, recreation, open space, urban forestry, multi-use trails, arts and entertainment, and cultural resources. It reviews and summarizes key issues and policies addressed in detail in the General Plan.

13A-06-03 General Plan Adoption and Amendments

A. Planning Commission

1. The Planning Commission shall provide notice, as provided in this Development Code and Utah Code, of its intent to make a recommendation to the City Council for a general plan or general plan amendment when the Planning Commission initiates the process of preparing its recommendation.
2. After completing its recommendation for a proposed general plan or amendment, the Planning Commission shall schedule and hold a public hearing on the proposed plan or amendment. The Planning Commission shall provide notice of the public hearing, as provided by this Development Code and Utah Code.

3. After the public hearing, the Planning Commission may modify the proposed general plan or amendment.
4. The Planning Commission shall forward its recommendation and the proposed amendment to the City Council.

B. City Council

1. The City Council shall consider the recommendation of the Planning Commission for a proposed amendment at a public meeting after notice as provided by this Development Code and Utah Code and may:
 - a. Make any revisions to the proposed amendment that it considers appropriate.
 - b. Adopt or reject the proposed amendment either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate.
 - c. Provide suggestions to the Planning Commission for its consideration if the City Council rejects the proposed amendment.

13A-06-04 Effect of the General Plan

Except as provided in the following section, the General Plan is an advisory guide for land use decisions.

13A-06-05 Public Use to Conform to the General Plan

No street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current General Plan.

13A-06-06 Effect of the Official Street Map

- A. The City may adopt an Official Street Map.
- B. The Official Street Map does not:
 1. Require a landowner to dedicate and construct a street as a condition of development approval except under circumstances as set forth below; or
 2. Require the City to immediately acquire property it has designated for eventual use as a public street.
- C. This section does not prohibit the City from:
 1. Recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with the Utah Code concerning exactions.

2. Acquiring the property through purchase, gift, voluntary dedication, or eminent domain.
3. Requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with law concerning exactions.

13A-06-07 Effect of the Official Parks, Recreation, and Trails Map

- A. The City may adopt an official Parks, Recreation, and Trails Map.
- B. The Official Parks, Recreation, and Trails Map does not:
 1. Require a landowner to dedicate and construct parks, recreation, and trails as a condition of development approval except under circumstances as set forth below; or
 2. Require the City to immediately acquire property it has designated for eventual use for parks, recreation, and trails.
- C. This section does not prohibit the City from:
 1. Recommending that an applicant consider and accommodate the location of the proposed parks, recreation, and trails in the planning of a development proposal in a manner that is consistent with law concerning exactions.
 2. Acquiring the property through purchase, gift, voluntary dedication, or eminent domain.
 3. Requiring the dedication and improvement of parks, recreation, and trails if it is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with law concerning exactions.