

Implementation Element



NARRATIVE

The General Plan is intended to establish a vision for the development of the community. It references general principles, objectives, goals, and policies to achieve that vision. The success of the plan requires the commitment of the community, elected officials, and city staff. It will only have effect when it becomes part of daily decisions made throughout the City.

The General Plan, however, is not the tool that carries out the vision. The Utah Municipal Code states, 'the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.' (Utah Code 10-9a-405) The implementation element assists in transforming the vision from the general plan into ordinances and regulations. This general plan largely refines previously adopted policies. The implementation process will build upon South Jordan's strong foundation.

TOOLS

Zoning Ordinance The purpose of the zoning ordinance is to promote the general health, safety, and welfare of the public through land regulation in accordance with the policies of the general plan. Land is regulated by allowed land use, intensity/density, and structure size and location. It is intended to:

- Encourage orderly growth and development

- Protect the health, safety, and welfare of residents, business, and property owners
- Maintain and improve property values
- Improve and enhance the quality of life
- Reduce traffic congestion and hazards
- Provide adequate light and space and minimize the crowding of land
- Improve security and living environment
- Promote economic development and the economic health of the city and its inhabitants
- Promote a wholesome, sustainable, and attractive city
- Further the goals of the general plan
- Protect and preserve community values and identity
- Encourage land uses which are compatible with the rural character of the city
- Protect urban and nonurban development

The zoning ordinance includes a zoning map. The zoning map depicts the zoning districts related to specific regulations for that district. It is important to distinguish between the zoning map and the general plan map. The general plan map (Future Land Use Map) illustrates the broad policies of the General Plan through land use designations. The zoning map and the land use map may not always coincide. Where the land use map represents



intended future use, the zoning map represents the existing zone.

Alternative zoning tools anticipated to be used to implement this general plan:

- Overlay zones
- Floating zones
- Design guidelines
- Special Use/Conditional Use
- Mixed-Use Zones
- Performance based zoning

Subdivision Ordinance The subdivision ordinance regulates the division of land tracts in accordance with the General Plan. The focus is on the process of reaching an acceptable plat. The subdivision review process and design guidelines are critical tools in administering the subdivision ordinance. It is intended to:

- Promote and protect the public health, safety, and welfare
- Promote cohesive, orderly and efficient growth and development
- Implement the goals and objectives of the General Plan
- Provide standards and procedures for review and construction of subdivisions and other developments
- Enhance aesthetics and quality of life in the city

- Minimize traffic congestion and enhance mobility
- Encourage efficiencies in public services and promote a sustainable community
- Provide adequate light, air and privacy and minimize congestion of uses
- Eliminate or minimize nuisances, clutter and visual blight



Capital Facility Master Plans Ongoing facility planning will be essential in carrying out the purposes of this plan. As master facility plans are updated in the future, those plans should reflect the vision and principles of the General Plan. The CIP (capital improvement planning committee) should meet regularly to review the City's current needs, plan for future needs, & financial ability. The following areas fall under the responsibility of capital facility planning:

- Transportation
- Storm Drain
- Culinary Water
- Secondary Water
- Parks and Recreation
- Police and Fire Safety

STEPS

Adoption An amendment or update to a municipality's General Plan requires a public hearing and approval by the planning commission. Upon approval, the Planning Commission makes recommendation for adoption by the city council. The city council may adopt or reject the plan in full or in part. The City Council may provide suggestions for consideration affecting a rejection.

Revision/Amendments The zoning and subdivision ordinance will need to be revised to reflect the General Plan. The most significant zoning revisions will be the inclusion of the mixed-use zones, increase for multi-modal access, and sustainability considerations. Planning staff will be responsible for presenting revisions to the planning commission and city council. This process will officially commence with adoption of the general plan. It is important to recognize that 'after the legislative body has adopted a 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.'
(Utah Code 10-9a-406)

Updates/Additions The CIP committee will be responsible for ensuring consistency with the General Plan principles as master facility plans are updated. Additional zoning and subdivision ordinance components will need to be added in the future. Adoption of design guidelines, overlay zones, etc. will be adopted as necessary and as possible following the general plan adoption.

The General Plan should be seen as a living and dynamic guiding document. As conditions change, the plan should be updated and amended to reflect the changing needs of the community (i.e. market trends, economic conditions). Conditions and demographics should be monitored to ensure that the General Plan continues to reflect the community's needs and values.

TOOLS & POLICIES

Goal I-1 **Amend the Zoning Ordinance (including the Zoning Map) and Development Code to implement the goals and policies of the General Plan through on-going prioritized text and map changes.**

- Policy I-1.1 Review and monitor existing ordinances for compliance with the prioritized General Plan goals and policies.
- Policy I-1.2 Process zone text amendments (ZTA's), as they evolve over time, to bring ordinances into conformance with the General Plan goals and policies

- Policy I-1.3 Encourage congruency between the General Plan and City ordinances by compiling and implementing a prioritized list of needed zone text amendments.
- Policy I-1.4 Compile and implement a prioritized list of parcels for which the current zoning and land use designations should be amended to implement General Plan goals and policies.
- Policy I-1.5 Monitor existing ordinances for effectiveness and enforceability and make recommendations for needed changes based upon appropriate policy direction.

Goal I-2 **Develop design guidelines to be used during the development review process.**

- Policy I-2.1 Create a pattern book which contains recommended streetscape designs, subdivision layouts, parking lot designs, fencing, architectural features, street cross sections, signage, street lighting, building placement and landscaping techniques.
- Policy I-2.2 Publish a pattern book and make it available to developers and builders for use in the development review process.

Goal I-3 **Update the Capital Improvement Plan (CIP) on an annual basis.**

- Policy I-3.1 Solicit public input regarding the CIP (Capital Improvement Plan) annual update. (see the Capital Facilities Element)
- Policy I-3.2 Include in the CIP, recreational, transportation, and aesthetic amenities.

Goal I-4 **Regularly evaluate and update General Plan goals and policies, as a whole or element by element, based upon changing needs.**

- Policy I-4.1 Review the General Plan at least every five years and make revisions as needed based upon changing community values, goals, economics, and planning trends.
- Policy I-4.2 Continue to investigate, monitor, and implement innovative and cutting edge planning, land use and development concepts that help to fulfill the goals of the City.
- Policy I-4.3 Prohibit incremental changes in the Zoning Ordinance and Development Code that conflict with the goals and policies of

the General Plan. If necessary, update and re-adopt specific goals and policies to reflect the changing needs and values of the community.

Policy I-4.4 Ensure that appropriate General Plan goals and policies are in place to protect and re-vitalize City neighborhoods.