



SUGGESTED LOCAL PLAN REVIEW CHECKLIST

Principle 1: PLAN REGIONALLY, IMPLEMENT LOCALLY

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

- Advise the applicant that, in order to be responsive to the Vision Dixie blueprint for responsible growth, you will be using the Vision Dixie Local Plan Review Checklist to review the project. Provide the applicant a copy of the checklist and advise the applicant to address the Checklist in his/her application.
- Make sure the applicant shows land uses and plans for areas adjacent to his/her site. Site plans should include 15% to 20% more area than the project site itself (e.g. if the horizontal dimension of the site is 2000 feet, the site plan should include 200 feet more in both the east and west direction).

1.2. *Implement regional goals with local considerations.*

- Is the project near the city boundary? If so, is it coordinated with adjacent jurisdictions to avoid conflicts or incompatible uses adjacent to each other?
 - Land-use compatibility has been considered across boundaries.
 - Spacing of centers has been considered (to avoid centers being too close or far apart – see Vision Dixie Tools).
 - Road systems connect with adjacent development and adjacent municipality (if applicable).
 - Responsibility for the provision of services has been clarified.
- Check the plans of Washington County (trails, open space), the MPO (roads and transit corridors), and UDOT (highways) to be sure that any regional plans that affect the property are addressed in the application.

1.3. *Closely follow general plans.*

- Is the proposed project consistent with your city's general plan? Look at both land uses and policies. If there is a real (or potential) inconsistency, it should be resolved beforehand, rather than ignored. Two courses of action are recommended:
 - Require the applicant to adjust the project to be consistent with the general plan.-OR-
 - If there is a significant public benefit, amend the general plan.

Principle 2: CONSERVE WATER AND MAINTAIN AIR AND WATER QUALITY

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

- Will the project protect against erosion, sedimentation and flooding?
- Are there potential new pollution sources on or adjacent to the site that need to be mitigated in the plan? For example:
 - Large parking lots that collect oil from cars and funnel it into drainage ways (e.g., address with water quality swales).
 - Turf areas from which fertilizers and pesticides can run off directly into waterways.
 - Septic systems that can impact the water below ground.
- Walkable and mixed-use communities generally reduce the length of trips and the need to drive for some activities, thus helping to reduce air pollution. Check to see that the project:
 - Provides sidewalks that are shaded, separated slightly from car traffic, and that lead directly to parks, shopping, schools, etc.
 - Includes, where appropriate, mixed-uses, including commercial, restaurants, or offices.

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

- What is the applicant's projected water consumption for the project? Is it equal to, or less than, your community's goals? If not, there are several potential remedies:
 - Include smaller lot sizes in the plan (reduce the areas of outside irrigation).
 - Incorporate water-wise landscape provisions to reduce water consumption.
 - Use low-water-use fixtures in construction.
 - Utilize water reuse systems (secondary water).
 - Retain and re-use runoff on-site.

Principle 3: GUARD OUR SIGNATURE SCENIC LANDSCAPES

3.1 *Protect unique physical features.*

- Does the project encroach into any critical and/or sensitive areas,¹ including, but not limited to, the following:
 - Steep slopes, ridgelines, wetlands, floodplains, critical habitat, drainages, or
 - Any other features that are important to the community (physical or historical).
- If there are potential encroachments into sensitive areas, request the applicant to do site-specific studies to determine if they are truly sensitive areas and what will be the impacts.
- If there are potential encroachments into verified sensitive areas, could they be avoided or reduced by clustering of development? If the proposal includes annexation and/or up-zoning, you may wish to consider clustering or use of Transfer of Development Rights (if a TDR program is in place).
- If there are potential encroachments into verified sensitive areas that can't be avoided, require that the applicant provide adequate guarantees that the impacts will be mitigated. (You can request an illustration or simulation of the mitigated condition.)

¹ If critical areas maps are not available locally, check the Vision Dixie Atlas for general designations.

3.2 *Preserve our agricultural and ranching heritage.*

- Is the project in an area where farming currently exists? If so:
 - Have you considered as a community the importance of preserving agricultural uses for:
 - Sustainability (providing food if transportation becomes too costly or is interrupted) or
 - Preserving small town character that is important to attracting to, and keeping people in, your community?
 - How will potential conflicts with nearby agricultural uses be handled (e.g., adopt farm-friendly zoning, or provide strong right-to-farm regulations and signage to discourage nuisance complaints against farmers)?
 - Are the necessary utilities available? If not, will this project prematurely introduce utilities that will stimulate further conversion of farmland?
 - Can some conservation of agricultural uses be accomplished through clustering development?

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

4.1 *Preserve and connect open spaces and trails.*

- Does the project fall within areas identified as priority for open space, recreation and trails? (If map(s) are not available locally, see the Vision Scenario's open space map.)
- Has the project coordinated their trails plan with trails plans of adjacent projects and other jurisdictions (including plans by Washington County and the MPO)?
- Are there any adjacent public lands more suitable for development or recreation than the proposal? Could this land be obtained by exchange or acquisition (under Recreation and Public Purposes--R&PP)?
- Does this project hinder the effective future use of public lands—either for recreation, conservation or development? If so, can it be adjusted so that public lands can be affected appropriately?

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.*

- Does the project incorporate potential transit corridors and station areas (consult with the Dixie MPO)?
- If near a potential transit corridor, does the project propose employment or medium to high housing densities within walking distance of the corridor and potential station?
- If the project is near potential station areas, does it include transit-oriented uses, layout, design, and connected street patterns? (See the Vision Dixie Tools.)
- Near bus stations or proposed stops does the project design enable people to easily transfer from cars to buses and vice-versa (adequate, convenient parking and access)?

5.2 Reserve major road and transit corridors.

- Is the project on a major road or transit corridor? (Consult with the Dixie MPO.)
- Does the project reserve adequate right-of-way to allow development of major road or transit corridors (including bus lanes if shown on regional plans)?
- If permanent structures are proposed in the project that would preclude development of road or transit corridor development,
 - Is there an alternative site plan arrangement or could a more temporary use be proposed?
or
 - If the proposed use in that location is essential to the community, can alternative corridor alignments be found?

5.3 Connect the Streets.

- Does the project design encourage a fine-grained, interconnected network of streets (blocks are small, cu-de sacs are short, no dead ends)?

5.4 Build community-friendly streets.

- Does the project contain or abut collectors or arterials? (Consult local street plan and/or the Dixie MPO.) If so,
 - Do the land-uses and their orientation complement the walkability of the collectors or arterials (e.g., consider different land-uses that greet the street rather than lining collectors with back-yard fences)?
 - If your jurisdiction has “context-sensitive” road design standards, does the project meet those standards?
-OR-
 - If not, does the project accommodate streets that encourage bus, car, bike and walking modes of transportation?

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.

- Is the project located in, or propose, a designated mixed-use center? Is the project of a size or location that it should have a center?
- If the project contains, or proposes, only a portion of a mixed-use center, make sure that the City prepares a sub-area plan for the whole center so that future development will be consistent.

6.2 Provide all the ingredients of mix-use centers.

- Does the center portion of the project:
 - Achieve a minimum housing density to create an identifiable center?
 - Have adequate floor-to-area ratios and lot frontage to create an identifiable center?
 - Appropriately mix uses?
 - Appropriately connect streets?
 - Have adequate glass percentage of façade, especially for the ground floor?
 - Have front doors facing the streets?

- Have off-street parking not located between the building and the sidewalk (encouraged to be behind the building)?
- Share parking amongst uses (not have more parking than is necessary for mixed-uses)?
- Meet "complete street" standards?
- Have street trees?
- Have signage oriented and scaled to pedestrians?

Principle 7: DIRECT GROWTH INWARD

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

- Does the project tie into the community's existing infrastructure in an efficient/cost-effective manner?
- Does the project re-use or infill previously developed areas, such as areas for new or expanded centers?
- Does the project preserve significant natural areas?

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.*

- Does the project provide its fair share of housing that will be affordable to our workforce? How will that be achieved?
- Will housing affordability be assured into the future?
- If the project is of a medium size or larger, does it have a mix of housing for people of all ages and incomes types?

8.2 *Provide housing for our workforce.*

- Does the project provide its fair share of housing that will be affordable to our workforce? How will that be achieved?
- Will housing affordability be assured into the future?
- If the project is of a medium size or larger, does it have a mix of housing for people of all ages and incomes types?

8.3 *Provide most compact housing types in centers.*

- Is the project located in, or does it contain, a center?
- Does the center have moderate-to-high density housing?
- If the project is of a medium size or larger, does the project have a mix of housing for people of all ages and incomes types?

8.4 *Design makes a difference.*

- Does the project have aesthetic compatibility for moderately priced housing areas (e.g., height, bulk (related to lot), garage or parking placement, no repetition of model, percentage of windows and doors)?

- Is there a gradual transition (lot size, building size, open space) between densities and to adjacent uses?

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.*

- Is the project located adjacent to, or does it contain, employment centers? Is it appropriate in this location?
- In designated employment centers, does the project propose primarily basic employment rather than primarily retail? (Washington County Economic Development is a resource.)

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 wants any conversion of public lands to be done with care.*

- Does the project propose conversion of public lands for development?
- If so, is the proposed conversion adjacent to current development and/or public services (efficient growth)?
- Can the land be acquired through sale, land exchange or acquisition under Recreation and Public Purposes (R&PP)?
- Has the proposed conversion been coordinated with the appropriate land agency?

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

- Does the project propose conversion of public lands for development?
- If so, is the proposed conversion adjacent to current development and/or public services (efficient growth)?
- Can the land be acquired through sale, land exchange or acquisition under Recreation and Public Purposes (R&PP)?
- Has the proposed conversion been coordinated with the appropriate land agency?

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

- Is the project contiguous to school trust lands?
- If so, would an exchange create a more contiguous or suitable development?