

Overview

To complete the implementation of its 21st

Century Work Plan, Salina City has decided to rewrite and update its General Plan. The mission of the General Plan is to provide for a strong, positive civic image and quality of life for people who live and work in Salina City by providing guidelines and standards that ensure the balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment.

2000 Planning Grant Summary

Grant Amount:	\$9,000
Matching Dollars:	\$6,000 (\$3,000 in-kind)
Match:	\$9,000
Project Cost:	\$18,000

Salina City Planning Study

Local Responsibility

The foundation of Salina City's General Plan includes 9 elements: community vision, land use, transportation, historic preservation, public utilities, housing, economic development, environmental, and annexation policy.

State Leadership

The Quality Growth Commission provided Salina City with a \$9,000 grant to develop their General Plan. Utah State University was responsible for conducting the transportation plan, industrial park plan and community survey.

Economic Development

Of the 3,584 acres of land within the City limits, 527 acres are zoned for commercial uses. According to the public survey, the downtown and Main St. areas were picked as top locations for commercial growth by over 34% of the respondents. Types of commercial growth were a Drug Store (18%), Grocery Store (13.6%) and a Wal-Mart type store (13%).

Infrastructure Development

A major challenge for the City will be dealing with development requests which "leap frog" past fields and develop small parcels of land, thus increasing infrastructure and maintenance costs for the City.

Housing Opportunity

There are approximately 3,584 acres of land within the City limits, of which 659 acres are zoned for residential purposes. Based on future and current populations, only about 40% of the residentially zoned land within the City has been developed to date. According to the Utah State Affordable Housing Model, population growth in Salina between 2002 and 2006 will create a demand for 27 units available to moderate income families (i.e. 80% MSAMI).

Conservation Ethic

There are approximately 2,400 acres zoned for agricultural uses and 0 acres are zoned for the purpose of industrial activities. Another challenge will be attempting to preserve agricultural land uses while allowing industrial and residential growth to occur in the agriculture zoned areas. The City is currently in the process of completing change applications to certify 2.0 cfs of water right for the culinary system. Capacity of the system, less existing units equals a surplus of nearly three times current usage.

"It would have been impossible for the City of Salina to pay for the total cost of the plan without the planning grant."

Andrew Jackson-Community Development Director

Implementation

The plan has been implemented and was adopted in August of 2001.

Promoting Intelligent Growth

Zoning ordinances and annexation policies have been changed in Salina City as a result of the planning grant. In addition, issues related to responsible growth and planning were identified.

Accomplishments

Main Street has been cleaned up, dust pollution from the mining company has been significantly reduced and the City was able to annex a park. In addition, we changed zoning and development regulations in an industrial park and changed our sign ordinance. The general plan was the City's 21st Century community project. With the adoption of the plan, the City became a 21st Century community.

Benefits

It would have been impossible for the City of Salina to pay for the total cost of the plan without the planning grant. The plan allowed the city to determine where it wanted to go in the future and provided a path to take to meet its desired future.