

Does your municipality/county use the following for planning assistance:

	Response Total	Response Percent
Planning consultant	52	50%
Utah League of Cities and Towns	82	80%
Utah Association of Counties	11	11%
Associations of Governments	47	46%
Governor's Office of Planning and Budget	28	27%
American Planning Association	28	27%
Total Respondents	102	

Does your municipality/county use any of the following for Geographic Information Systems (GIS) support?

	Response Total	Response Percent
Private consultant	37	46%
Association of Governments	23	28%
Automated Geographic Reference Center (AGRC)	26	32%
County	50	61%
Other	12	15%
Total Responses	81	

The preceding graph makes it clear that local governments use a variety of different resources for G.I.S support.

Plan Elements and Regulations

In regard to plan elements and regulations the survey sought to find out whether a local government had a general plan element and/or a regulation/ordinance for each topic area. The intent was to determine at what levels the local governments addressed each topic and how much follow through the topic received in the planning process. For example, on the topic of affordable housing, the survey sought to determine the following: (1) has the local government adopted a general plan element that addresses affordable housing, and (2) has the local government adopted specific regulations (e.g., inclusionary zoning) to directly impact and address affordable housing shortages?

The following table shows the frequency that local governments included topical areas in their general plans or had regulations in regard to topical areas.

Element (a section or a chapter of a general plan that addresses current conditions, goals and objectives etc.)	Regulation (specific codified regulatory guidance (ordinance, resolution) that is usually contained within a land use code, zoning resolution etc.)	
Adult-oriented business	9% (11)	63% (72)
Affordable housing	69% (79)	32% (37)
Affordable housing incentives (e.g. inclusionary zoning)	31% (36)	15% (17)
Agriculture	41% (47)	57% (66)
Air Quality	19% (22)	9% (11)
Airports	15% (17)	18% (21)
Alternative energy supply	4% (5)	3% (3)
Capital improvements	51% (59)	29% (33)
Clustering	30% (35)	41% (47)
Community services	31% (36)	29% (33)
Cultural/historical	42% (49)	21% (24)
Design	23% (27)	41% (47)
Economic development	49% (57)	15% (17)
Floodplain	35% (40)	49% (56)
Geologic hazards: liquafaction	17% (20)	25% (29)
Geologic hazards: earthquakes	23% (27)	29% (33)
Geologic hazards: landslides	20% (24)	30% (34)
Growth management	43% (49)	18% (21)
Homeland security	14% (16)	11% (13)
Housing	54% (62)	31% (36)
Manufactured housing	20% (23)	57% (65)
Mass/rapid transit	16% (18)	1% (1)
Mineral extraction	4% (5)	18% (21)
Mobile home parks	16% (19)	57% (66)
Nuisance (junk)	21% (24)	72% (83)
Oil/gas	3% (4)	7% (8)
Open space	50% (58)	51% (59)
Parks and recreation	62% (72)	49% (56)
Pipelines	8% (9)	17% (20)
Planned unit development	25% (29)	59% (68)
Public facilities	51% (59)	44% (51)
Public safety	41% (47)	44% (51)
Purchase of development rights	5% (6)	3% (4)
Transfer of development rights	9% (10)	10% (11)
Recreation/tourism	38% (44)	11% (13)
Redevelopment/infill	17% (20)	17% (20)
School siting	13% (15)	10% (11)
Signs	23% (26)	74% (85)
Storm water run-off/drainage	29% (33)	54% (62)
Subdivision	27% (31)	82% (95)
Subdivision exemptions	7% (8)	39% (45)
Transit oriented development	9% (10)	7% (8)
Transportation	55% (63)	25% (29)
Urban development	19% (22)	18% (21)
Viewshed corridor protection	18% (21)	13% (15)
Wastewater management	27% (31)	46% (53)
Water quality	33% (38)	52% (60)
Watershed protection	29% (32)	37% (42)
Water supply/conservation	30% (34)	45% (52)
Wildfire hazards	14% (16)	15% (17)
Zoning	43% (50)	88% (101)
Total Respondents	115	115
(skipped this question)		5

Impact Fees

Impact fees are a one time fee assessed against a new development that attempts to recover the cost incurred by a local government in providing the public facilities required to serve new development. 87% of respondent local governments reported to using some type of impact fee or land dedication or fee in lieu. The following table is indicative of the type and frequency that impact fees, land dedication, or fee in lieu were used.

	Impact Fee (a one time fee assessed against a new development that attempts to recover the cost incurred by a local government in providing the public facilities required to serve new development)	Land Dedication or Fee in Lieu
Affordable housing	12% (12)	9% (9)
Parks and recreation	53% (53)	9% (9)
Public safety	27% (27)	4% (4)
Schools	1% (1)	1% (1)
Sewer	59% (59)	5% (5)
Storm drainage	31% (31)	9% (9)
Transportation	28% (28)	8% (8)
Water	78% (78)	12% (12)
Other	19% (19)	8% (8)
	Total Respondents	99
	(skipped this question)	21

Conclusions

Utah local governments have a wide range of land use planning tools available to them to deal with the changes and impacts brought on by growth and new development.

More and more communities are seeing the value in developing a detailed general plan. However, there are still many communities in need of resources to conduct effective planning. This survey also brought to light the need for more comprehensive general plans that account for changes in state code. As communities in Utah continue to experience change and growth the need for sound comprehensive planning will increase.

2006 Land Use Survey

**State and Local Planning Section
Governor's Office of Planning and Budget**

Introduction:

The Governor's Office of Planning and Budget conducted a land use planning survey in the summer of 2006 in order to provide a snapshot of current planning practices of local governments in Utah.

The survey results will serve to provide a point of reference to local government officials seeking to learn of land use approaches being used in other jurisdictions. In addition to this the results of this survey will be used to inform public policy debates concerning the need for land use planning in Utah. The survey will also serve as an educational tool for the Governor and the legislative branch concerning the importance of planning in Utah.

The survey was sent out to representatives from all of Utah's 270 municipal and county governments. In addition, the survey was also made available online at planning.utah.gov. The Governor's office of Planning and Budget received completed surveys from over 120 municipal and county governments, with at least one local government reporting from all 29 counties. From the responses a reliable sample of Utah's local governments was obtained.

Population Categories	Number of Municipalities	Number Reporting	Reporting Percentage
Less than 2,000	138	50	36%
2,000-5,000	29	17	59%
5,000-10,000	30	17	57%
Greater than 10,000	44	20	45%
Counties	29	11	38%
Total	270	120	44%

The General Plan

A general plan is an essential framework required by state law for all Utah's local governments. The general plan provides direction in regard to growth and development of all or any part of the land within the jurisdiction. In addition to this, the general plan provides for a vision of the local government's present and future needs. Ultimately, it is up to the local government to decide the comprehensiveness and format of the general plan.

The percentage of local governments reporting that they had adopted a general plan was exceptionally high at 95%. The remaining 5% of reporting local governments indicated that they were in the process of drafting a general plan. The high percentage of local governments having adopted a general plan is an indication of the high level of compliance on the part of the local governments to state code.

Planning Staff and Support

53% of local governments responding to the survey had a full time planning staff. In the smaller municipalities it is common for a staff member to function as a planner in addition to many other responsibilities.

Many local governments receive outside assistance in their planning efforts. The following table is indicative of other resources that local governments may utilize in addition to any staff they may have.