

Growth and Land Use

Virtually every element of the city is affected by the increase or decrease of its population. Understanding population projections will assist the community in determining land and infrastructure required for future housing, increased demand for recreational amenities, and for public facilities such as schools, libraries, and for police and fire protection.

The growth in Smithfield City is attributed to several factors that govern future land-use designations. They include the proximity of the city to Utah State University, growth of neighboring communities, housing opportunities, quality of life in Smithfield through civic amenities such as recreational opportunities, quality schools, and parks and trails.

Population Analysis

Throughout the general plan and especially when referencing future city infrastructure plans, a 20-year population analysis is typically used. Future land uses, as specified on the Future Land Use Map (Figure 1), are applied to undeveloped and underdeveloped parcels within the annexation boundary of the city. The actual build-out of the city will take many years. The population projections in Table 1 are based on historic growth trends in the county and locally. Within Table 1 the percentage growth rates for Cache County and Smithfield are indicated to better understand current growth and future trends and impacts of growth on Smithfield as Cache County grows.

The main focus of the General Plan is to provide designations for the preferred mix of future land uses within the city and its annexation boundaries. The General Plan expresses land-use policies in order to preserve the integrity of neighborhoods, and to provide parks, open space, and adequate land areas for future commercial and industrial growth. The Plan update is using a 2.5 percent growth rate (see Table 2) which will be used in other master plans (i.e. transportation, water, stormwater, etc.) to allow for continuity among plans.

Table 1 // BRAG County and City Population Projections

BRAG Cache County & Smithfield City Population Projections	Projected Population					
	2010	2020	2030	2040	2050	2060
Smithfield City	9,495	12,051	15,171	18,307	19,069	21,245
Cache County	112,656	139,228	168,136	196,559	232,468	273,817
Projected County Annual Growth Rate		2.14%	1.90%	1.57%	1.69%	1.65%
Projected Smithfield Annual Growth Rate		2.41%	2.33%	1.90%	0.41%	1.09%

Table 2 // Population based on 2.5% growth rate

Population Assuming 2.5% Growth Rate							
Year	2010	2015	Actual 2016	2020	2025	2030	2035
Population Estimate	9,495	10,743	11,043	12,154	13,752	15,559	17,603

Growth and Land Use

Future and Current Land Use

Future Land Use

The Future Land Use Map encompasses areas within the City, as well as areas adjacent to the City that have potential for annexation. The Map designations are intended to provide predictability as to appropriate zoning that could be applied to properties. It should be noted that the designations on the Future Land Use Map (Figure 1) are general and approximate. They are generally shown as “overlays” that respond more to the natural characteristics of the land than to property lines. Development approvals should take into

account both the zoning of the property and the arrangement of land uses shown on the future land use map. Figure 1 shows proposed future land uses for the area within Smithfield City and its annexation boundary. Table 3 explains the land use designations on the future land use map. Specific property issues will be taken into account on a case-by-case basis when the Planning Commission and the Smithfield City Council are requested to either zone, rezone, and/or grant building permits for specific parcels. For a larger version of the map see *Attachment 1 – Future Land-Use Map*.



Growth and Land Use

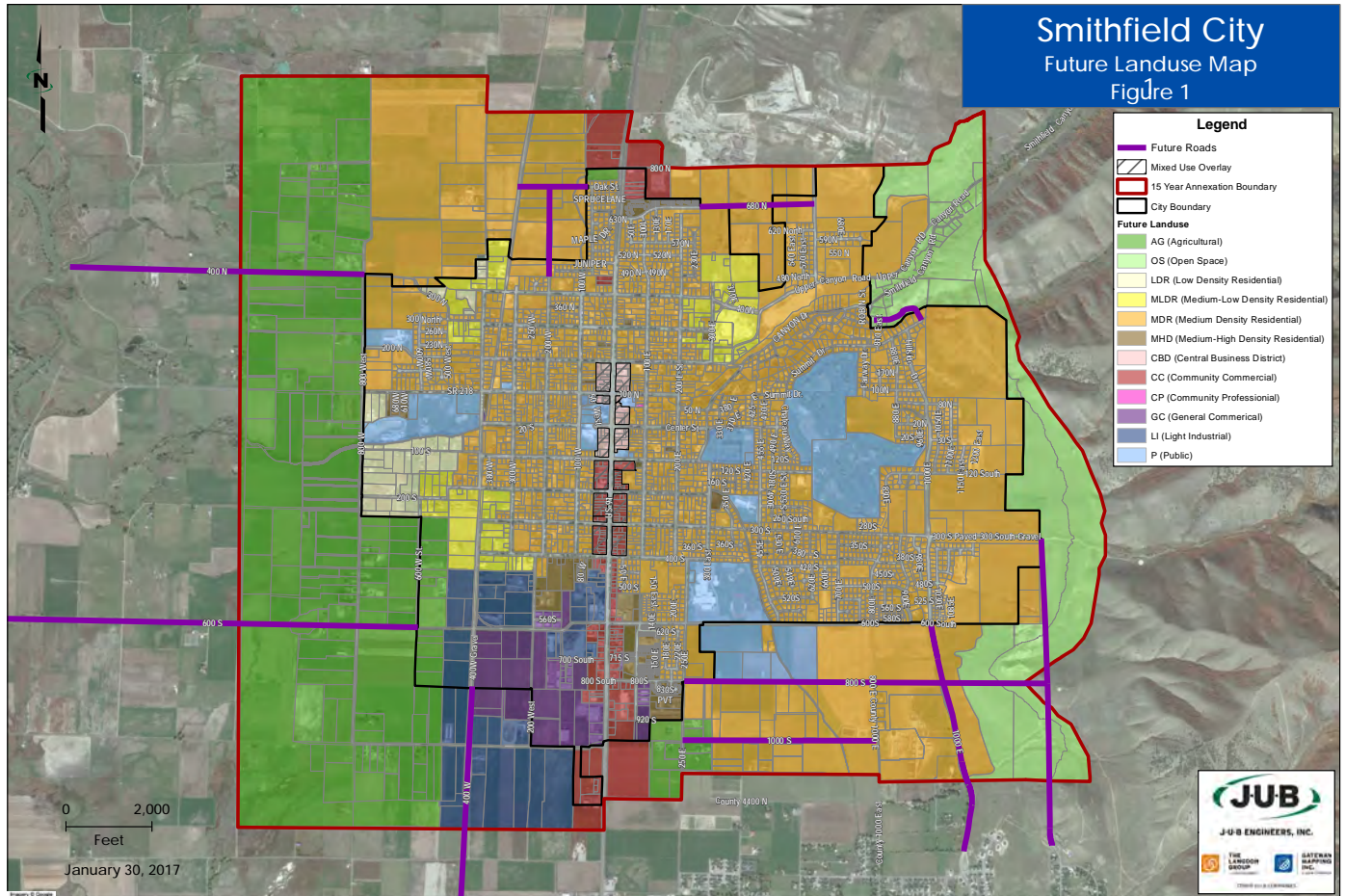


Figure 1: Future Land Use Map

Table 2 // Land Use Designations in the Future Land Use Map

DESIGNATION	DESCRIPTION
AG	Agricultural (one dwelling unit per 5 acres and up)
OS	Open space
LDR	Low Density Residential (1 dwelling per one to two acres)
MLDR	Medium Low Density Residential (1 to 2 dwelling units per acre)
MDR	Medium Density Residential (3 to 5 dwelling units per acre)
MHD	Medium High Density (6 to 10 dwelling units per acre)
CBD	Commercial-Central Business District
CC	Commercial- Community
CP	Commercial- Professional
GP	General Commercial
LI	Light-Industrial
P	Public
MIX	Mixed-Use Overlay

Growth and Land Use

Current Land Use

Smithfield City is divided into approximate zoning boundaries to encourage orderly growth and facilitate the expansion of the city. The hope is that by zoning, this will facilitate adequate provisions for transportation, water, sewer, schools, parks and recreation, and encourage development that is attractive and sustainable.

It is important to remember that this General Plan is a guide for future land use, that can be changed and updated and is not a binding legal document. The zoning ordinance, on the other hand, regulates present land use and has specific regulatory authority. The General Plan provides and supports the regulatory direction of the zoning ordinance, and as a result, future re-zoning efforts

should generally be consistent with the General Plan. Smithfield's zoning ordinance contains both the code (defining purpose, approval process, guidelines and requirements, and permitted uses) and the current zoning map. (See Figure 2, larger map in Attachment 2)

Smithfield City currently encompasses approximately 3,305.3 acres, or nearly 5.16 square miles of incorporated lands. Approximately 2.1% (70.5 acres) of the land within the city is currently in agriculture use and 64.1% (2,120.1 acres) in residential use. Residential development within Smithfield City reflects the settlement pattern established in 1860 with most homes located on the original grid plat.



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Zoning

Table 4 // Current Zoning Descriptions

DESIGNATION	DESCRIPTION
A	Agricultural zone
RA	Residential agricultural zone
R-1	Single-family residential zone
RM	Multiple-family residential zone
CP	Commercial professional zone
CB	Central business district zone
CC	Community commercial zone
GC	General commercial zone
M-1	Manufacturing zone
I-1	Institutional zone
	Gateway overlay zone
	Airport limitation overlay zones

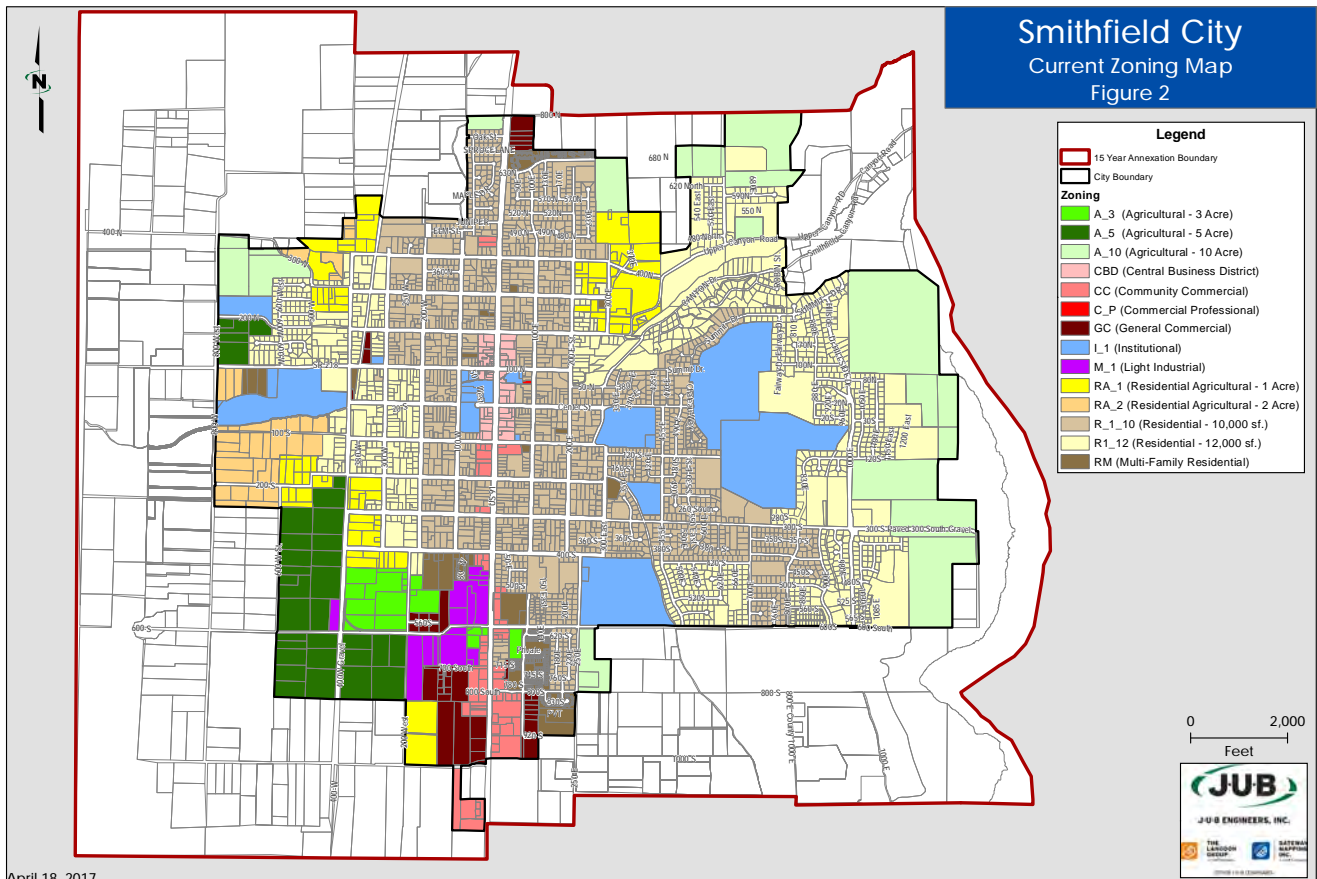


Figure 2: Current Zoning Map

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Land Use Policies

- » The Zoning Ordinance and future land-use decisions should be consistent with the General Plan.
- » City urban development should be located within or adjacent to existing urban areas to eliminate sprawl and strip developments, to maximize the cost-effectiveness of public facilities and services, and to preserve agricultural and open space land uses.
- » The cost of new public infrastructure should be paid by development.
- » Development approval should include a demonstration by the applicant that adequate public facilities are available to serve each development.
- » Transition from commercial development to residential development should include an aesthetic, as well as a physical, separation.
- » Efforts to revitalize the town center area and develop a strong commercial city core.
- » New development should be required to consider and contribute to community park development as part of the zoning/annexation approval process.
- » The majority of lot development should be one-half acre to one-quarter acre in size.
- » The city should continue its efforts to beautify major city gateways, entrances into parks and new developments and continually update its design standards to include maintenance requirements and sign standards.

Growth and Land Use

Residential

Residential uses are located throughout the planning area and consist primarily of single-family homes. However, residential uses also include apartments, town homes, and manufactured homes. Most of the residential land in the current city limits is designated as Medium Density Residential.

It is desirable that slopes between 10 percent and 30 percent should have a lower or no residential

density. This approach preserves the area's natural characteristics and prevents problems with erosion and storm runoff, access, and negative visual impacts. This may be accomplished through restrictions on development on hillside with an open space zone. The interior of existing blocks that follow the historical ten-acre block design allow for infill opportunities or may also be preserved as open space.

Residential Policies

- » Hillside areas with slopes steeper than 10 percent to 30 percent should be discouraged from development. Development on slopes greater than 30 percent should not be allowed.
- » Require a minimum of one acre per residential unit within the Smithfield Canyon area, which is a unique area and important watershed for the city.
- » Encourage medium water usage and preservation of natural vegetation for all development within the East Bench area.
- » Multifamily development on interior blocks should be discouraged.
- » Encourage medium- and high-density housing near collector and arterial roads.
- » Encourage medium density housing developments within the interior of the older city blocks.
- » Provide development incentives to encourage single family homes and utilize existing infrastructure in the inner city blocks. (Inner city blocks are defined as blocks that lie within the standard 10-acre blocks in the traditional Smithfield City block layout, surrounded by four streets.)

Growth and Land Use

Central Business District (CBD)

Commercial development in the town center should be of a scale that is typical of a traditional town. There may be an appropriate mix of anchor tenants with significant space for smaller-scale users. The area should be oriented toward the pedestrian and convenient to the automobile.

The town center, or central business district, extends from 400 South to 200 North on Main Street. The eastern boundary is 100 East and the western boundary is 100 West. Mixed use development is encouraged in this area. “Mixed use” refers to developing structures and communities that have a mixture of residential, business and retail uses. By incorporating retail, office, and residential space into a single project, mixed-use developments take advantage of the land upon which they are built during more hours of each day and by more people than a single-use building would be able to do. This will help to functionally integrate the pedestrian connection. Public spaces should be encouraged and included in the central business district to allow for walkable park and recreational opportunities for those who will be working and living in town center.

Protection of the town center character should be strengthened as new development comes to this area. Encouragement of historic building preservation and facade improvements where possible. The city should pursue the use of government grants for historic preservation to help protect this area.

The City has made strides in working closely with the Smithfield Redevelopment Agency to encourage the use of redevelopment funds in the town center area. This cooperation of public/private funds represents important statements by the city about its commitment to the town center area. As new businesses come to the city for approval the type and mix of businesses should be encouraged towards complementary business types to maximize the success of businesses choosing to move into the town center. The use of smaller, shared parking lots and facilities should be considered, as opposed to single, larger facilities with separate parking lots for each business or land use. The central business district fronts residential neighborhoods on the east and west. It is important that the quality of life for these neighborhoods be protected. To do this, transitional zones of “professional office” can be recommended on both the east and west borders of the central business district. The professional office area can help support the central business district during the day, and decrease the intensity of impact on the adjacent residential communities.

Growth and Land Use

Central Business District Policies

- » Continue the pattern of concentrating Smithfield Redevelopment Agency activities in the central business district and encouraging investment in the area to create public/private partnerships.
- » Work to establish a balance between pedestrians-oriented and vehicles in all town center revitalization.
- » Create architectural design guidelines for the town center area.
- » Work with developers to create parking areas that are shared and benefit all businesses in the central business district.
- » Encourage the development of public spaces for recreation and social interaction.
- » Research grant opportunities for historic preservation of town center historic buildings.
- » Encourage residential uses within this area as part of an integrated comprehensive development that mixes appropriate commercial and residential units.
- » Extensive landscaping should also be required between business offices and the adjacent neighborhoods—such as berms, rows of trees, and automobile headlight plantings.



Growth and Land Use

Community Commercial/Professional

The commercial community area at the south end of town is an important component of the Smithfield City tax base. The area is also the front door to the community from the south and gives people their first impression of the city. The mixed use component is an important aspect of this zone in that it allows the city to encourage a work live situation. A multistory building may be built with commercial uses on a ground floor, and a shared residential entry lobby, and common access areas such as hallways or stairways that lead to individual residential units above or behind the commercial uses. Parking is often shared, whether in a garage or parking court. Site landscaping standards should ensure quality development.

Commercial/Industrial Needs Evaluation

A simple evaluation for projections of future commercial and industrial land needs was performed. The assessment was based on a square-foot absorption rate rather than a market-based method.

Square-foot absorption rates, also known as square feet of floor to area ratio (FAR), are assumed to be stable over long time periods in industrial and commercial real estate markets. The floor area ratio (FAR) is the relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands. These absorptions rates tend to place a constraint on development assumptions derived from ratios of workers to space. Therefore, the analysis took into account the location of other commercial and industrial business near Smithfield City and within communities in the Valley (e.g., North Logan and Logan Cities). The analysis



did not address vacancy rates in Smithfield or the surrounding communities.

The evaluation used a general population growth rate of 2.5% annually as well as an assumption of strong household income growth. The analysis for future land development in the commercial and industrial sectors called for approximately 624 acres of land by 2060. The 624 acres is about 834 square feet of commercial and industrial land per person based on the 2060 estimated population. Factors such as location, property prices, existing commercial properties in surrounding cities, rental rates, growth rates, and vacancy rates may reduce the need for 834 square feet of FAR for Smithfield City. Smithfield City's annexation boundary to the southwest comes very near to the Logan Cache Airport. for this reason this area is being planned as light industrial more so to allow for a buffer then to meet FAR rates. The proximity to the airport, required height restrictions, access to rail lines, and the future development of 400 West make this a positive area for industrial uses.

The Future Land Use Map reflects the amount of future planned commercial and industrial land needed based on a buildout population of 32,635 persons in 2060.

Growth and Land Use

Community Commercial/Professional Policies

- » Commercial uses should provide landscape buffers to protect adjacent, less intense land uses (especially residential uses) from impacts.
- » Encourage mixed-use commercial/residential where it seems reasonable and prudent.
- » Screen and enclose all commercial storage and trash areas.
- » Develop Mixed-Use Overlay Zone ordinance and standards
- » Review and update all commercial site landscaping standards.

Light Industrial/Manufacturing

Future light industrial areas designated in the city should be located near the existing manufacturing area. The adjoining land to the west should be added to the Smithfield City industrial park as the need demonstrates itself. Industrial development for the city should remain in this location. Existing manufacturing areas should remain as legally non-conforming and eventually be relocated to the industrial park. Distance and landscape

buffering should be required within the developed industrial park and future industrial developments. Design guidelines to ensure continuity and proper circulation within the industrial area should be followed and updated if necessary. Wherever possible, the industrial park should access Main Street from the east-west streets rather than directly from the industrial park.

Light Industrial/Manufacturing Policies

- » Locate industrial development in areas that will not diminish the desirability of existing and planned non-industrial areas. This means separating the industrial areas from residential uses, either with physical buffers or with buffers of land uses that make a gradual transition from one type to the next.
- » Encourage the continuing development of the existing industrial park.
- » Require heavy landscape screening with berms, plantings, and deep setbacks for industrial parks.
- » Require that light industrial development include large outdoor storage areas to visually buffer and/or screen areas.

Growth and Land Use

Agriculture

Agricultural land is a non-renewable resource. Once the decision has been made to convert agricultural land to non-agricultural land, the resources may not later be retrieved. However, the water rights to these agricultural parcels should remain with the land in order to ensure water is available in the future.

Agriculture has two benefits:

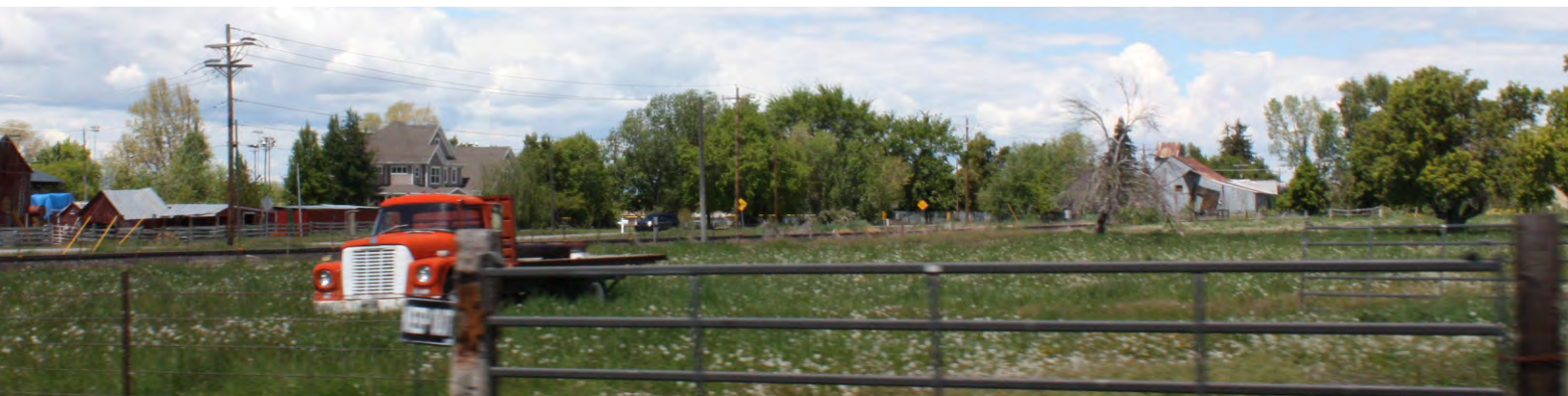
- » Local production provides self-sufficiency and cost advantages to the city.
- » Preservation of open space and visual aesthetics enhances the rural lifestyle that has played an important role in Smithfield City's cultural heritage.

The state has classified a majority of the soil in

Smithfield City as important farmland soil. This soil exists within city limits and within the declared annexation boundaries. Preservation of productive agricultural land should be considered as land-use decisions are made in order to retain its environmental and economic value. By doing so this will also enhance the visual aesthetics and the rural lifestyle that are important to the well-being of the community, both culturally and socially. Where possible, incentives should be considered to help preserve the agricultural lands and to maintain the opportunities for a rural lifestyle.

Agricultural Policies

- » Encourage preservation of agriculturally productive land through land-use and/or regulated development. Some of the measures currently in place are:
 - Large lot zoning
 - Attainment of land through acquisition
 - Use of conservation easements
- » Explore and adopt additional measures to encourage the conservation of agricultural land as needed.



Growth and Land Use

Parks & Recreation

Parks and trails contribute to the quality of life in Smithfield. They provide recreational opportunities, revitalize neighborhoods, build healthy communities, encourage economic development, and create a sense of place for residents. The General Plan has been developed to provide a “road map” that will give direction and offer a framework to guide future planning, design, and implementation decisions. By planning now, before the pressures of growth force the City to accept whatever comes, the City can direct development to maintain the character and values that the community embraces.

Park land and the activities and elements within parks are set aside for the enjoyment and recreation of the city’s residents. Parks offer space which can be programed in a variety of ways to meet the resident’s recreational needs. Trails or pathways are a means of transportation and often link together parks, neighborhoods, and

other destinations. Trails can be the means to get outside, recreate, exercise, and in some cases commute.

Protection of open space, whether within the city’s limits or along the hillsides, river, or in agricultural areas, will strengthen the rural image and culture of the community and ensure the habitats and natural environments of the area are protected against development.

Smithfield City has developed a separate Parks and Trails Master Plan (see Figure 3) as part of the General Plan update, which will be listed as an appendix to the General Plan allowing for the Plan to be updated as a stand-alone document. The Plan includes a current level of service, park inventory, needs analysis, planning maps designating for future parks and trails, and goals and objectives for accomplishing the plan. (This plan and map can be found in *Appendix A - Parks & Trails Master Plan*).



Growth and Land Use

Parks, Trails & Recreation Facilities Policies

- » Maintain and promote a park system that meets appropriate supply standards and provides community gathering opportunities.
- » Upgrade and improve existing neighborhood parks by budgeting and planning for the improvements.
- » Provide a diversity of parklands and associated activities.
- » Encourage access to parks through walkways and trails in subdivisions for better pedestrian circulation.
- » Provide for and maintain existing indoor recreation facilities to ensure that they meet the needs of residents.
- » Cultivate a program for park development that will provide for planning and securing land for future parks and understanding the cost for the maintenance of these future parks.
- » Develop cultural arts programs for all ages and interests in Smithfield City.
- » Provide a comprehensive trail system plan in Smithfield City and work towards building these trails.
- » Establish the use of trails as an alternative transportation mode.
- » Provide access routes from cul-de-sacs to adjacent parks, schools and other recreational facilities.

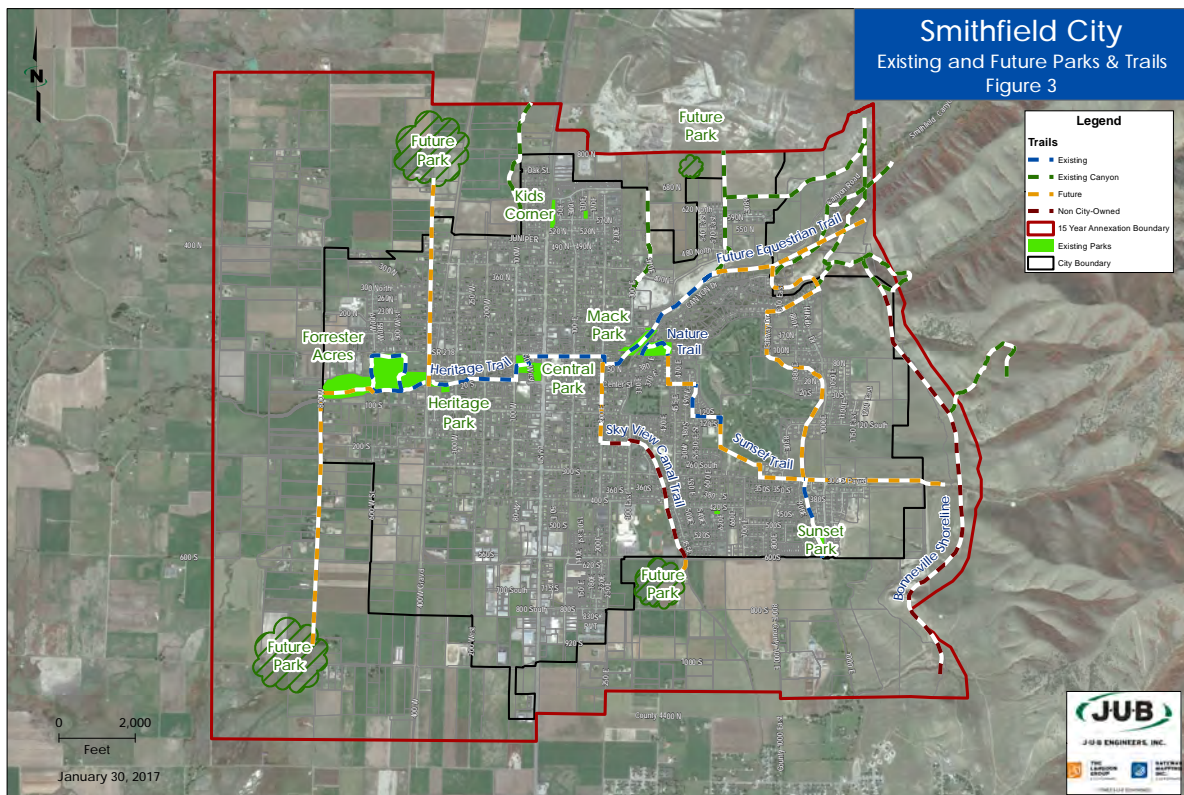


Figure 3: Parks & Trails Map

Growth and Land Use

Open Space

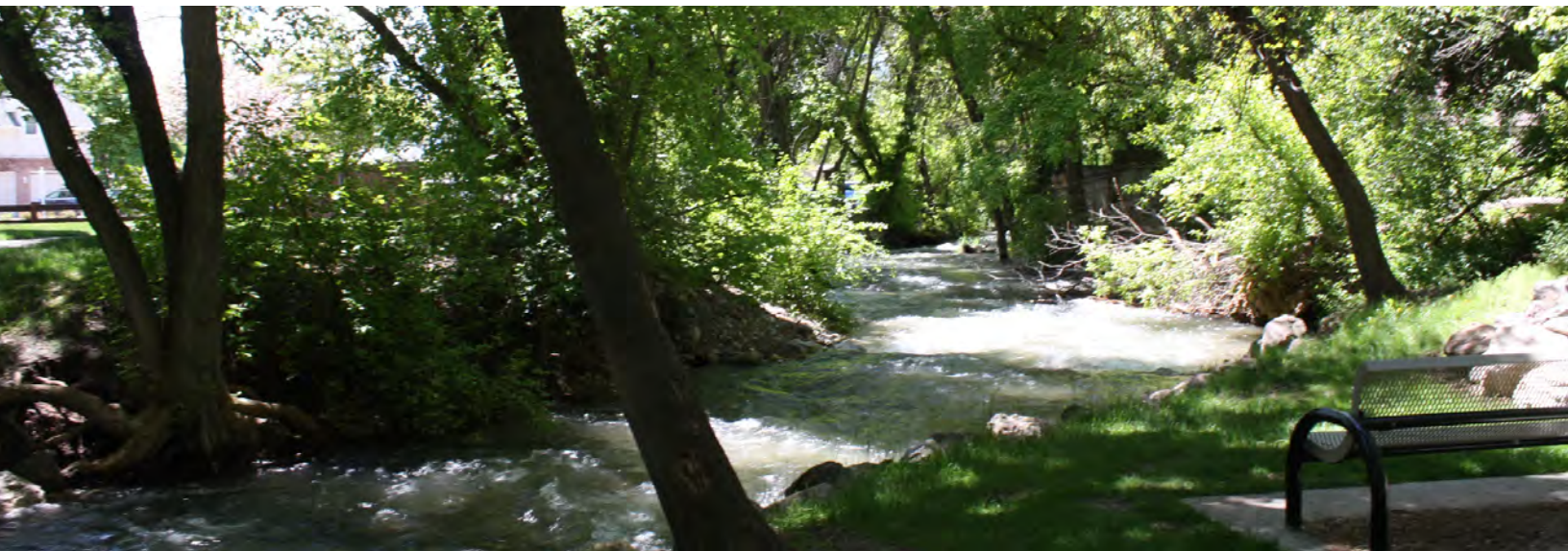
In its broadest sense, open space is land that is not used for buildings or structures. It is a respite from development. Open space consists of farmland, mountains, creek bottoms, and ridgeline vistas. It also includes parks, cemeteries, golf courses, and tree-lined streets. Although Smithfield City is surrounded by vast areas of open space, permanent, accessible open space within the community is equally important to the citizens' quality of life. Open space must not be viewed merely as land left over after development or as land waiting to be developed; it is an essential element of the character of the livable city.

Land that is considered open space includes, but is not limited to:

- » Areas within and around the community that are desirable to be preserved as permanent open space, include existing and future park sites.
- » Heritage Park Greenway.
- » Scenic areas and views.

- » Ridgelines that frame the city to the east, as well as along Birch Creek and Summit Creek.
- » Other areas that give the city its unique identity.
- » Areas with natural constraints such as:
 - Steep slopes
 - Geologic hazards
 - Floodplains
 - Critical habitat
 - Land that separates communities and keeps them from growing together

In addition to their own individual values, open spaces can also be connected to form a continuous passive recreation opportunity for the community. A growing number of communities have discovered the value of greenway systems, both as scenic trails and connections between recreation facilities. To interconnect parks with a trail system causes the entire park system to be more valued as a recreational component to the city.



Growth and Land Use

Open Space Policies

- » On a regular basis the city should update the open space component of the General Plan to reflect the current needs and opportunities available.
- » Land designated as open space on the land-use map should be preserved permanently from development, and left in a natural state and/or used for recreational purposes such as parks, golf courses, and pedestrian/bicycle trails.
- » Evaluate a variety of techniques to preserving open space and incorporate them in the design guidelines, development code, or create a specific overlay zone. The following is a brief overview of some of the techniques that can be used:
 - Zoning - Zoning is one of the most common techniques available to regulate the uses of land. While the General Plan is a long-range tool, zoning involves the immediate regulation of land and its development. Zoning can be used to maintain existing land uses (such as for agriculture and open space) or to preserve a portion of open space as large lot zoning. This type of regulation must be consistent with the rights of property owners and the economically viable use of their land. Floodplain and hillside development restrictions are examples of zoning used to protect environmentally sensitive areas.
 - Acquisition - The most effective way to preserve open space lands is to purchase or otherwise acquire such lands or their development rights. The city in the past has acquired various parcels, through both purchase and gifts, to add to the park and trail system or to preserve hillside areas.
 - Overlay Zone - Develop an open space overlay zone that has minimum size requirements that are contiguous throughout the development and in general, should be accessible to the general public.
- » Actively pursue the preservation of significant important and environmentally sensitive open space that will protect and secure the health and safety of the residents of Smithfield.

Growth and Land Use

Annexation

The declared annexation area is set to help reduce residential sprawl and to require developers to remain adjacent to the current city infrastructure. Smithfield City needs to grow in an orderly and sustainable direction in order to protect the community's lifestyles and public and private investment. Successful implementation of the goals identified in the General Plan will allow Smithfield City to update its current Zoning Ordinances and implement annexation opportunities that will be used to preserve and provide for the quality of life its citizens enjoy and desire.

Annexation Policies

- » All annexed areas shall be adjacent, or contiguous, to existing city limits.
- » Areas annexed in Smithfield Canyon shall have a maximum density of one unit per acre.
- » Smithfield City should require water rights, that exist on land to be annexed, be brought to the city as part of the development of that land.
- » Keep annexation check-list updated with relevant review needs.



Growth and Land Use

Goals, Objectives and Actions

GOAL		
<p>Land Use Goal 1: Have the General Plan serve as a guide to all land use and growth decisions, particularly the future land use map and zoning map so that they coincide with each other.</p>		
OBJECTIVE		
<p>Regularly review and update the General Plan, keeping in mind the General Plan's long-term integrity and zoning changes.</p>		
ACTION	TIMING	RESPONSIBILITY
<p>Action A: Work to keep land use decisions consistent with the future land use map in the General Plan, unless special circumstances and a clear justification warrant deviation. If this is the case amend the General Plan prior to approving any zoning changes and/or conflicting land use decisions</p>	<p>As needed</p>	<p>Staff/Planning/City Council</p>

GOAL		
<p>Land Use Goal 2: Strive to achieve responsible and well-managed growth within the City.</p>		
OBJECTIVE		
<p>Allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.</p>		
ACTION	TIMING	RESPONSIBILITY
<p>Action A: Ensure development provides adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.</p>	<p>Ongoing</p>	<p>Staff/Planning/City Council</p>

Growth and Land Use

GOAL

Land Use Goal 3: Further protect the Sensitive Lands by identifying the areas within the community that would require development to be limited because of slope, flooding, geologic, or other issues.

OBJECTIVE

Determine areas that should be considered for limited development because of issues that would jeopardize the public health, safety, welfare and environment of Smithfield City.

ACTION	TIMING	RESPONSIBILITY
<p>Action A: Establish criteria to serve as a guide in determining areas of “No Build” due to natural hazards, i.e. flood lands, steep slopes, wet lands, streams, etc.</p>	<p>0 - 1 years</p>	<p>Staff/Planning/City Council</p>
<p>Action B: Require within the Zoning Ordinance that all jurisdictional wetlands be identified on each development plan proposal and that these areas be avoided.</p>	<p>Review as needed</p>	<p>Staff/Planning/City Council</p>
<p>Action C: Within the Zoning Ordinance develop language that will require approval of modifications of natural drainage channels due to development and prohibit development to occur within 100 feet of drainage channels. in historical flooding areas that may not be currently designated.</p>	<p>0 - 1 years</p>	<p>Staff/Planning/City Council</p>
<p>Action D: Engage a city Economic Development Director either through direct hire or consultant.</p>	<p>1 -3 years</p>	<p>Staff/Planning/City Council</p>

Growth and Land Use

GOAL

Land Use Goal 4: Smithfield City should plan for long-term growth and physical expansion based on environmental, land use, community design, and infrastructure considerations.

OBJECTIVE

The pace of growth should be calibrated and measured by the ability of Smithfield to provide services, with an emphasis on developing on lands within the existing city limits.

ACTION	TIMING	RESPONSIBILITY
<p>Action A: Capital Improvements should be evaluated to determine appropriate feasibility and timing. The new facilities should be prioritized and additional capital improvement projects should be included, if appropriate. A detailed capital improvement plan should be developed by staff, a consultant, or a qualified citizen.</p>	0 - 5 years	Staff/Planning/City Council
<p>Action B: Review any impact fees that have been adopted by the City to ensure that all state regulations and laws are being followed. Adopt an Impact Fee Facility Plan (IFFP) to indicate the projected needs for growth.</p>	0 - 1 years	Staff/Planning/City Council
<p>Action C: Capital improvements should be identified within a written plan with short and long term priorities, goals, and objectives identified. Capital projects should be evaluated to determine appropriate feasibility and timing. The new facilities should be prioritized and additional capital improvement projects should be included, if appropriate.</p>	0 - 1 years	Staff/Planning/City Council
<p>Action D: Continue communication with adjacent cities and Cache County to better understand their plans for the areas within the annexation declaration of Smithfield City. If possible set up a formal courtesy notice for new development.</p>	Ongoing	Staff/Planning/City Council

Growth and Land Use

GOAL

Land Use Goal 5: Develop guidance and standards for the Mixed Use Overlay zone indicated on the Future Land Use Map.

OBJECTIVE

Establish definitions, guidelines, and standards to support mixed use development in the commercial areas to allow live, work, shop opportunities and encourage additional economic development.

ACTION

Action A: Prepare definition, uses, and guiding ordinance for the Mixed Use Overlay Zone.

TIMING

0 - 2 years

RESPONSIBILITY

Staff/Planning/City Council

GOAL

Land Use Goal 6: Consolidate commercial zones so that the City only has to regulate two commercial zones instead of four.

OBJECTIVE

Establish two commercial zones with definitions, standards, and guidelines. This would allow staff, planning, and council the ability to reduce confusion in deciding which zone a business would best fit as they come to the city for approval.

ACTION

Action A: Review all four commercial zones and consolidate them into two. Update the maps, code, and other documents as you develop these new commercial zones.

TIMING

0 - 2 years

RESPONSIBILITY

Staff/Planning/City Council