

**Population Subcommittee  
Community Agenda Worksheet**

Vision statement

Issues & Opportunities

Short-Term Work Plan

Long-Term Work Plan

Source:  1998 Comprehensive Plan  Community Assessment Other \_\_\_\_\_

As is

Change

New

Delete

Existing text:

LAND USE

Potential Vision Statement: To enact land use policies that avoid urban sprawl.

Potential Issues and Opportunities:

A. Our community will use land effectively to avoid the costs and problems associated with urban sprawl.

B. We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.

C. We will develop a recognizable transition from the urban to the rural areas of our community.

D. We will support urban and suburban development where it can be adequately served by public facilities as designated in the Comprehensive Plan.

E. A higher level of urban services (sewer, water, fire, police, recreation, etc.) will be provided to areas of our community that we want to develop at urban-level densities.

F. We will be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.

G. We will encourage developments that provide a mix of shopping, housing and jobs.

H. We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.

I. Recreation and greenspace will become an integral facet of our community's land use.

Potential Policies:

1. Create incentives for agricultural areas on the periphery of the urban area to remain as productive agricultural lands by using techniques such as transfer of development rights, conservation easements and open space subdivisions.

2. Designate areas that are predominantly rural in character as a boundary for limiting expansion of urban development.

3. Extend water and sewer service into existing and future urban areas where urban densities are desired and consistent with the Comprehensive Plan.

4. Promote increases in residential densities in areas that meet community design standards, environmental constraints and available infrastructure capacities.

5. Make as a priority the development of mixed uses, redevelopment and revitalization of existing underutilized commercial and industrial areas over development of new land for commercial purposes.

6. Permit appropriately designed mixed use developments that facilitate efficient and attractive employment and residential opportunities and enable these areas to function as centers of community life.

7. Facilitate, through incentives and standards, commercial development and redevelopment as distinct commercial centers while discouraging "strip commercial" (development characterized by shallow commercial frontages along major thoroughfares, with multiple curb cuts, large front yard parking, single-storied and often single-purpose buildings, with minimal pedestrian access).

8. Encourage redevelopment and in-fill over development of new property on the periphery of the urban area.

9. Implement redevelopment of Downtown-East.

10. Encourage downtown parking structures to incorporate retail opportunities.

11. Encourage development of additional retail shopping and restaurants in the downtown area.

Proposed text:

These are proposed changes to the existing:

Potential Vision Statement: To enact land use policies that support Smart Growth. Delete: avoid urban sprawl.

G. We will encourage developments that provide a mix of shopping, housing, (add) recreation, and jobs.

Notes:

Condominiums: Consider changes to the zoning ordinance that would facilitate condominium ownership at the same densities as the underlying zoning classification.

Justification:

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This item pertains to the following Chapters of the Community Agenda:

- |  |  |   |                                   |
|--|--|---|-----------------------------------|
| <input type="checkbox"/> Population  | <input type="checkbox"/> Economic            | <input type="checkbox"/> Environmental  | <input type="checkbox"/> Cultural |
| <input type="checkbox"/> Housing   | <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Transportation |                                   |
| <input type="checkbox"/> Facilities and Services/Intergovernmental Cooperation |  |   |                                   |