



TABLE OF CONTENTS

Chapter 1: Existing Conditions Analysis

Introduction 1.1

Demographic Characteristics 1.3

Housing Characteristics..... 1.22

Land Use Characteristics 1.31

Chapter 2: The Visioning Process

Introduction 2.1

Online Survey 2.2

In Summary 2.10

Chapter 3: Future Land Use Plan

Introduction 3.1

Recommended Pattern of Land Uses 3.2

Projected Population and Ultimate Capacity..... 3.14

Recommended Land Use Policies 3.19

Chapter 4: Utilities Assessment

Introduction 4.1

Water & Wastewater Service Provision..... 4.2

Recommended Utility Policies 4.5

Chapter 5: Transportation Plan

Introduction 5.1

Roadway Types and Standards 5.2

Alternative Transportation Options..... 5.11

Recommended Transportation Policies..... 5.13

Chapter 6: Parks and Trails Plan

Introduction 6.1

Park Concepts and Standards 6.7

Current Park Inventory 6.13

Standard-Based Needs..... 6.14

Demand-Based Needs..... 6.15

Recommended Parks and Trails Policies..... 6.25



Chapter 7: Public Services and Facilities Plan

Introduction 7.1
Existing and Future Services and Facilities..... 7.3
Recommended Public Services and Facilities Policies 7.9

Chapter 8: City Center Concept Plan

Introduction 8.1
The Concept Areas 8.3
The Linkage Concepts 8.10
Recommended City Center Policies 8.15

Chapter 9: Implementation Plan

Introduction 9.1
The Roles of the Comprehensive Plan 9.1
Proactive & Reactive Implementation 9.3
Implementation Priorities 9.8
