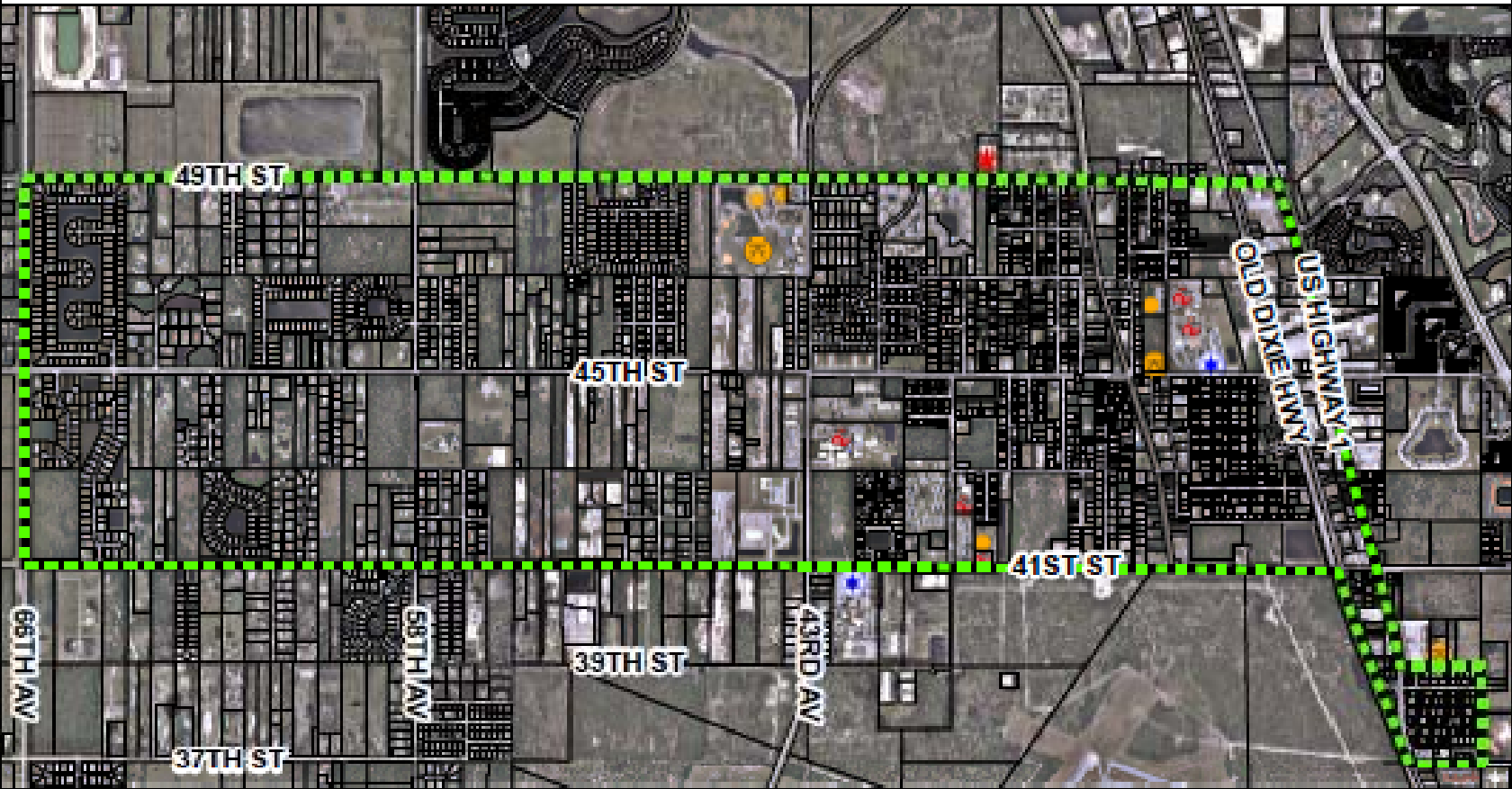


Gifford Neighborhood Plan Update



LIST OF ISSUES, CHALLENGES, OPPORTUNITIES

- Land use / zoning / development / illegal and nonconforming uses/communication






Gifford Neighborhood Plan Area



Legend

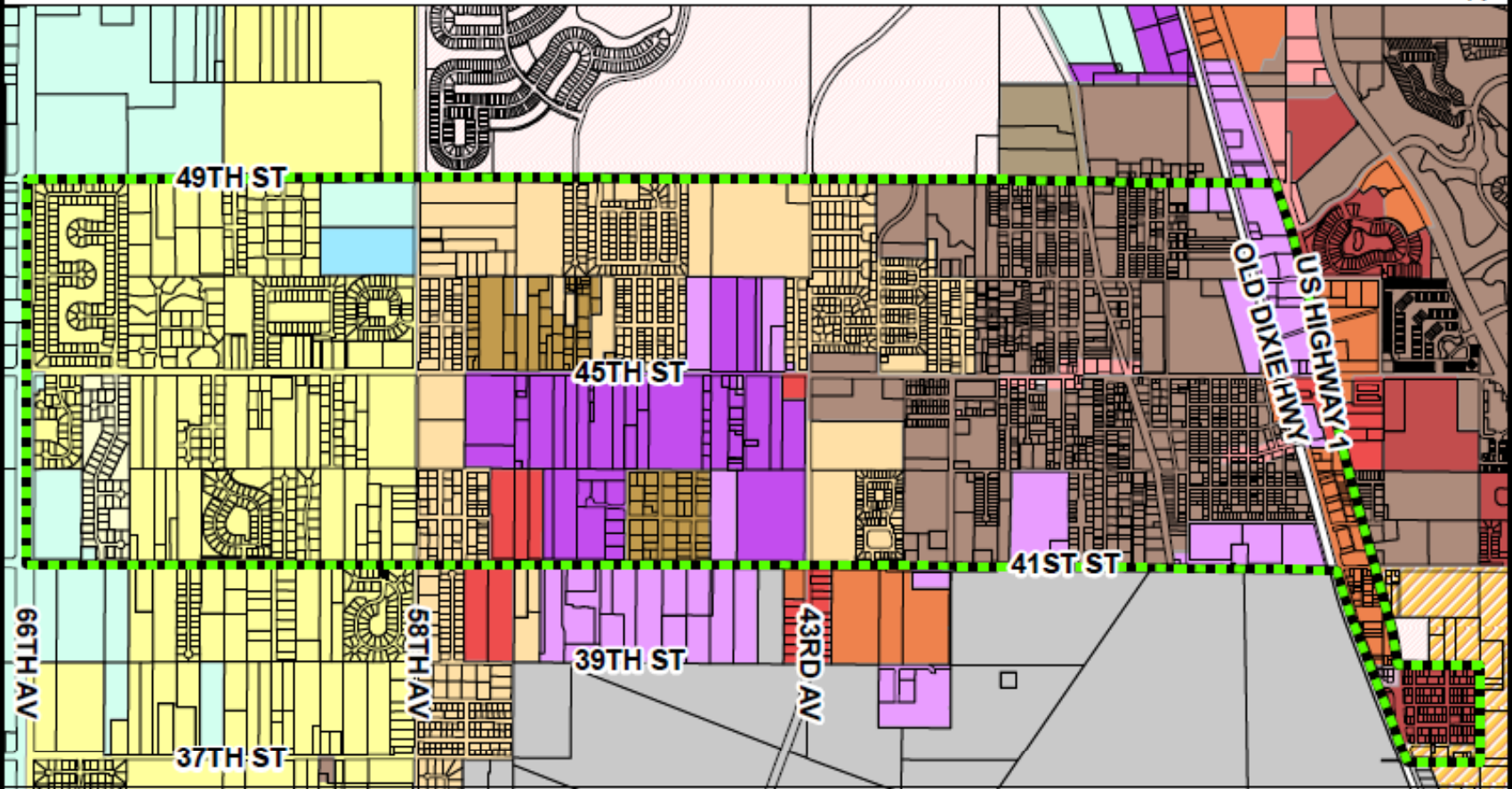
-  Gifford Plan Boundary
-  Parcel Boundaries

Services



-  COUNTY GOVERNMENT
-  SCHOOL
-  FIRE STATION
-  COUNTY PARK
-  LAW ENFORCEMENT

Source: IRC Community Development Department July 15, 2013

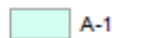






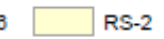



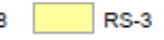
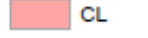
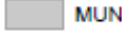





Zoning Districts



Legend

-  Gifford Plan Boundary
-  Parcel Boundaries

Zoning

 A-1	 IG	 PD	 RMH-8
 CG	 IL	 RM-6	 RS-2
 CH	 MED	 RM-8	 RS-3
 CL	 MUNI	 RM-10	 RS-6
 CON-1	 OCR	 RMH-6	

Source: IRC Community Development Department June 26, 2013

ZONING CONTROLS USES

- Gifford has a mix of uses and zoning
- Community and institutional uses allowed in most zoning districts
- Non-conformities and grandfathering-in

DEVELOPMENT REGULATIONS CONTROL DEVELOPMENT PROJECTS

- Re-development
- New development
 - Temporary uses

Mt. Zion Church



Salt of the Earth



DEVELOPMENT PROJECT PROCESS

- Informal meeting with staff



- Pre-application conference (public)



- Technical Review Committee (public)

- PZC and/or BCC (if size or use requires)

PROGRESS

- Communication: project notices
- Corridor requirements

GIFFORD PLAN

- Gifford-specific regulations

ZONING EVALUATION

- Is there the right type/amount of commercial zoning in the right locations?
- Industrial? Residential?
- Are uses compatible with surrounding properties?

DEVELOPMENT REGULATION EVALUATION

- Flexibility for applicants/protections for community
- Compatibility
- Property rights
- Bar set to high? too low? just right?
- Examples of good development

Issues, Challenges, Opportunities
Land use/zoning/development

INPUT