



2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX – 2022 Update

RECOMMENDATION	ACTION & COMMENTS	STATUS
CHAPTER 3: FUTURE LAND USE		
1. UPDATE THE ZONING AND SUBDIVISION REGULATIONS TO MATCH THE RECOMMENDATIONS OF THIS COMPREHENSIVE PLAN		
Review all recommended code updates with the Planning and Zoning Commission and City Commission. (P&D)	Draft revisions are now in the Public Review stage. The next step in the review process will be stakeholder meetings.	In process FY 22-23 Completion
Update the zoning and subdivision regulations (either a complete re-write or specific updates based on guidance from the City Commission). (P&Z, P&D, CC, PW)	Draft revisions are now in the Public Review stage. The next step in the review process will be stakeholder meetings.	In process FY 22-23 Completion
2. PROMOTE THE DEVELOPMENT OF KEY GATEWAYS AND NODES FOR NON-RESIDENTIAL DEVELOPMENT.		
Focus non-residential development in a nodal pattern around key, high visibility intersections: FM 3331/IH-27, 4 th /IH-27, and areas north of W Country Club Road. (P&Z, CC, P&D)	A node is a hub outside of the city center. Containing activity and infrastructure to support it, such as residential, commercial and retail buildings. Developments such as Madison Park and Spring Canyon provide for commercial and retail uses to serve the residential areas.	Ongoing
Update the zoning regulations to require higher standards for non-residential uses such as retail and commercial uses. (P&Z, CC, P&D, B&CD)	Draft revisions are now in the Public Review stage. The next step in the review process will be stakeholder meetings.	In process FY 22-23 Completion



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3. CREATE FAMILY-ORIENTED VENUES AND GATHERING PLACES.		
Consider options for multi-purpose uses in future public facilities that would allow for youth activities or space for event rentals. (Parks, PW, P&D)	Facilities expansion study is underway.	Not started
Work with the EDC to provide incentives to businesses that cater to youth and entertainment options. (B&CD, P&D)		Not started
Continue to monitor areas that are appropriate for a convention center and work with other entities for joint funding partnerships (West Texas A&M University, Canyon ISD, and/or Canyon EDC). (B&CD, P&D)	Discussions have occurred in the past. No joint projects at this point. CISD has completed the Happy State Bank Conference Center at Happy State Bank Field. A new Hampton Inn is being built on WTAMU property, containing a conference space.	Ongoing
4. CONTINUE TO WORK WITH THE EDC TO PROMOTE NEW BUSINESS.		
Educate the EDC staff about the new Future Land Use Map and associated policies. (P&D)	Initial presentation 7/19. Another update will occur in 2022 with the new EDC Director.	Ongoing
Designate a City representative to attend all EDC meetings. (CM)	The CM or ACM will attend meetings.	Completed
Assist in speeding up the development review process and/or waiving development fees for the new businesses that align with the goals and actions of this Plan. (P&D)	In process with draft Subdivision Ordinance and Development Guide. Staff has implemented several initiatives including written procedures/workflow and regularly scheduled weekly meetings where multiple department representatives are available for contractors, developers, architects, etc. to discuss projects. Development fees have	Ongoing



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	been initiated. The City Manager has at times adjusted fees as a negotiating tool.	
5. FOCUS KEY NON-RESIDENTIAL REDEVELOPMENT EFFORTS AROUND THE PROMINENT THOROUGHFARES AND INTERSECTIONS, INCLUDING THE INTERSECTION OF 4TH AVENUE AND 23RD STREET.		
Create a redevelopment plan/policy for key thoroughfares/intersections. (PW, P&D, CC)	A thoroughfare plan will be included with the Subdivision Ordinance. A plan will be included in the CIP for future budget consideration.	Not started
Work with EDC to bring target business to these areas. (B&CD, CEDC, CM)		Ongoing
Consider purchasing properties in these areas, as they become available. (P&D, B&CD)		Ongoing
Adopt specific design standards for these areas to set them apart. (P&Z, P&D, CC)	The draft Zoning Ordinance will provide for a Main Street Overlay District containing all Main Street designated areas including, but not limited to, 4 th Ave & 23 rd Street.	In process
6. CREATE ORDINANCES TO PROTECT FLOODPLAINS.		
Coordinate with the Planning and Development staff to review existing floodplain ordinances. (P&D)	The current ordinance is following all NFIP requirements including an additional 1' freeboard requirement for all new construction and substantially improved structures.	Completed



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Identify potential updates and review with the Planning and Zoning Commission and the City Commission. (P&D)	Discuss any potential updates with the P&Z. Freese and Nichols has been contracted to aide in submittal of a Hazard Mitigation Grant. Updates may arise from the process. A Regional Flood Planning Group has been created. The group is studying future mitigation projects.	Ongoing
7. CONTINUE TO DEVELOP PUBLIC USES NORTH OF THE SQUARE.		
Consider this area for all future public facilities. (P&D, CM, CC, CM, ACM)	Sims Architects is conducting a facilities expansion study.	Ongoing
Brand the area as a municipal complex, with consistent signage and way-finding. (P&D, CM, ACM)		Not started
Develop the property north of City Hall for future expansion of the Civic Complex. (CM, CC, PW)	Preliminary discussions have occurred. The expansion study is underway.	Initiated
8. PROMOTE RURAL LAND USES THAT WILL HAVE LIMITED OR NO CITY SERVICES.		
Through the subdivision ordinance, allow for rural residential lots with septic sewer and well water. (P&D)	Draft revisions are now in the Public Review stage. The next step in the review process will be stakeholder meetings.	In process FY 22-23 Completion
9. BEGIN TO MAKE INFRASTRUCTURE UPGRADES IN THE DOWNTOWN AREA.		
Before making upgrades, define the exact boundaries of the downtown area. (P&D, PW, CC, City E)	Downtown Master Plan, which will be adopted in the upcoming months, defines the downtown area.	In process FY 22-23 Completion



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Budget for sidewalk repairs every year to bring sidewalks up to ADA standards. (CM, CC, PW)	Downtown Master Plan Project includes sidewalk replacement projects. All projects will be included in the CIP for future funding consideration.	Not started
Study the downtown drainage issues and budget for improvements. (CM, CC, PW)	Downtown Master Plan Project includes addressing the drainage issues. All projects will be included in the CIP for future funding consideration. The Downtown TIRZ has been approved by the City and Randall County and it may provide additional funding for projects.	In process
Continue to implement the actions from the Downtown Streetscape Master Plan. (CM, CC, PW)	The Downtown Master Plan should be adopted in 2022.	No longer relevant due to development of the DTM.
10. PROMOTE LOW DENSITY RESIDENTIAL DEVELOPMENT IN THE ETJ.		
Adopt an ordinance requiring annexation into the City for water and wastewater service. (CM, CC)	Will be included in the new Subdivision Ordinance.	Initiated
Through the subdivision regulations, require the same level of standards in the ETJ that are required in the City. (P&Z, CC, P&D)	Ordinance No. 1100	Complete – Ordinance No. 1100 – Adopted November 5, 2018.
Study the feasibility of annexing some of the recommended growth areas in the next five years. (P&D)	State law largely prohibits annexation unless by owner consent. When in the City’s best interest, growth areas will be encouraged to annex in accordance with state law and local ordinances.	Ongoing with legislative restrictions
11. EXPAND LIGHT INDUSTRIAL USES ALONG HIGHWAY 60.		



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Rezone vacant land in this area to light industrial. (P&Z, P&D)	The CEDC has purchased some property in this area. As development occurs, the land will be appropriately zoned. The area is included in the new TIRZ.	Ongoing
Work with EDC to promote these areas to future industries. (B&CD, CM)	No formal discussions specifically related to this area. The area is included the new TIRZ.	Not started
Consider incentives, like reduced or waived development fees. (B&CD, P&D, CM)	Development fees have been initiated. The City Manager has at times adjusted fees as a negotiating tool.	Initiated
CHAPTER 4: TRANSPORTATION		
1. UPDATE AND STREAMLINE THOUOUGHFARE DOCUMENTS.		
Verify the City has active functional classifications and roadway standards. If so, update the elements to reflect the currently understood regulations and coordinate updates between all City documents, including, but not limited to the Code of Ordinances, subdivision regulations, and Comprehensive Plan to ensure consistency. The City should formulate and adopt these standards if they are not currently active. (P&D, PW)	The new Subdivision Ordinance will move forward with Stakeholder meetings soon and contains roadway classifications. Currently discussing further development of Thoroughfare Plan which will be part of the Amarillo Area Multimodal Plan. A plan will be included in the CIP.	In process
Develop cross sections to accompany the City's roadway design standards. (PW)	Updated Subdivision Ordinance and specifications will include this information.	In process FY 22-23 Completion
Create a map of City roads and their corresponding roadway classification. (PW)	Updated Subdivision Ordinance will clarify the roadway classifications.	In process FY 22-23 Completion



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Conduct an annual review of the Thoroughfare Plan Map to ensure that it reflects future land use policies and planned roadway and transportation policies. (PW)	Plan to be updated and then regular review will occur. A plan will be included in the CIP.	Not started
2. CONTINUE TO ADDRESS TRAFFIC AND TRANSPORTATION ISSUES WITHIN THE COMMUNITY.		
BRICK STREETS: Through a survey or other means of public outreach, identify whether the community would like to expand or consolidate the City's brick streets. Identify and prioritize the roadways that should be modified. Any bricks that are removed should be recycled for infill. It is recommended that the City consider the brick streets on 4 th and 5 th Avenues and 15 th and 16 th Streets first. (P&D, PW)	Downtown Master Plan will assist in defining downtown district and provide guidance related to the future of various blocks of streets. Staff met with City of Amarillo staff to discuss brick street repair. City Manager will update the City Commission on future plans.	In process
23RD STREET AND 4TH AVENUE: Initiate a traffic operational study to identify specific issues and evaluate strategies to address congestion. One consideration could be to improve and widen parallel routes. (PW)	To be addressed in updated Thoroughfare Plan.	Not Started
PARKING: Consider parking demand impacts in coordination with ongoing and future traffic and traffic studies. Create a long-term strategy to meet parking demands by identifying options including on and off-	Downtown Master Plan will include a Traffic Study and should provide guidance for the future in this area.	In process FY 22-23 Completion



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street parking and shared parking. (P&D, PW, B&CD)		
BIKE LANES: Conduct a bike study to better understand bike usage and demand, as well as identify the best options for routes. (P&D, PW)	Studies yet to be completed. Bike lanes have been designated along Russell Long Blvd. Preliminary discussions have occurred related to possible bike routes. Thoroughfare plan should be multimodal.	Initiated
US 87 AT IH 27: Add acceleration and deceleration lanes along IH 27 SB frontage road and add a frontage road/off-ramp on I-27 north of FM 3331 and a connection to W. Country Club Road. (PW)	TxDOT owned roadways. The City now has a voting representative to the area MPO. This gives the City a voice in future TxDOT projects.	Ongoing
FM 2590: Conduct a corridor study to develop and evaluate strategies to alleviate traffic safety and operational issues; two strategies to be included could be adding acceleration and deceleration lanes at appropriate locations. (PW)	TxDOT owned roadway. Amarillo Area MPO currently evaluating projects for this corridor. Ordinance No. 1140 lowers the speed limit on FM 2590. A 4-way stop has been installed at the W Country Club intersection. TxDOT is considering requiring turn lanes for new access points.	Ongoing
3. INCORPORATE COMPLETE STREET TREATMENTS IN FUTURE PROJECTS.		
Reference the Complete Street Treatments and identify the suitable treatments for each roadway project. (P&D, PW)	Street design standards will be included in the Subdivision Ordinance and Thoroughfare Plan.	In process
Prioritize roadways and areas to receive complete street improvements. Hire a grant coordinator or consultant to identify transportation funding sources, create a funding strategy, and timeline for	The Thoroughfare Plan, Downtown Master Plan, and Multimodal Plan will aid in identification of projects.	In process



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improvements. (CM, P&Z, P&D, PW)		
Coordinate with TxDOT regarding improvements to State-owned roadways as well as planned and future projects. (PW, CM)	The Spur 48 (Russell Long Blvd) project was completed (3/20) in coordination with TxDOT and WTAMU. A 23 rd St sidewalk project may occur in 2023.	Ongoing
Create an internal process to ensure that opportunities for roadway improvements are considered in conjunction with planned roadway repairs, expansions, or extensions. (PW, CM)	The Thoroughfare Plan, Downtown Master Plan, and Multimodal Plan will aide in creation of the process.	Initiated
4. COORDINATE THOROUGHFARE PLANNING WITH REGIONAL AND STATE AGENCIES.		
Coordinate with TxDOT regarding any improvements or extension of local roads that could impact State-owned roads. One example is the possible extension of Valleyview (local roadway) to FM 3331 (TxDOT roadway). (P&D, PW, CM)	Staff will remain in contact with TxDOT and coordinate efforts when opportunities exist.	Ongoing
Coordinate with TxDOT and the MPO to identify cost-sharing or grant opportunities for transportation-related projects and to ensure that planning efforts within the City are accurately reflected in regional planning initiatives. (P&D, PW)	The City now has a voting representative to the area MPO. This gives the City a voice in future TxDOT projects. TxDOT representatives are attending monthly meetings with the City Development Review Team.	Ongoing
CHAPTER 5: UTILITIES & INFRASTRUCTURE		
1. UPDATE UTILITY PLANS REGULARLY, IN COORDINATION WITH THE FUTURE LAND USE PLAN.		



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Review all utility plans each time the Future Land Use Plan is updated, and make updates as needed (and vice versa). (P&D, PW)	Utilities will be reviewed as the plan is updated. Water and Sewer studies reviewed and considered early in all development discussions. The updating of Plans will be included in the CIP.	Ongoing
2. FORMALIZE A CAPITAL IMPROVEMENTS PROGRAM (CIP).		
Educate the P&Z and City Commission on the process of capital improvement programming and solicit their feedback. (CM)	The CIP has been adopted.	Completed
To move forward with implementing a CIP, obtain permission from the City Commission. (CM)	The CIP has been adopted.	Completed
Work with a consultant to develop a long and short-range CIP specifically tailored to Canyon. (CM)	The Strategic Plan has been adopted.	Completed
Include the top priority infrastructure projects identified on page 121. (CM)	CIP will assist with this prioritization. Projects will be graded for priority in 2022.	In process
3. CONSIDER THE FEASIBILITY OF AN IMPACT FEE PROGRAM TO FUND FUTURE INFRASTRUCTURE.		
Review State law regarding impact fees and/or have an internal staff educational seminar. (P&D, PW, CM)	Freese and Nichols and been contracted to study development sustainability and funding options. Verdunity has provided fiscal analysis of a proposed development. They have contracted to perform another.	Completed RFQ for Development Funding and Impact Fees issued 9/9/22



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Educate the P&Z and City Commission on the process of impact fees and solicit their feedback. (P&D, PW, CM)	Funding options have been discussed at multiple meetings and feedback has been solicited.	Completed
4. DEVELOP AN ASSET MANAGEMENT PROGRAM.		
Conduct a street condition inventory. (PW)	Will be included in the CIP.	Initiated
Conduct a water/wastewater condition inventory. (PW)	Will be included in the CIP.	Initiated
Rank necessary projects for updating aging facilities based on current effectiveness and maintenance needs. (CM, PW)	CIP will assist in prioritization of projects.	Initiated
CHAPTER 6: PUBLIC FACILITIES		
1. MONITOR GROWTH AND PLAN FOR PUBLIC FACILITIES, AS NEEDED, TO MEET POPULATION DEMAND.		
Monitor population projections and track estimated population based on yearly building permits. (P&D)	The Planning and Development Department will continue to track.	Ongoing
Adopt standards for each public facility type that operates on a service area. (PW, P&D)	No action.	Not started
Budget for new or updated public facilities in the Capital Improvement Program years in advance of the population growth. (CM, CC, PW)	The CIP has been adopted. Discussions occurring related to future facilities. Future facility expansion plans will be included in the CIP.	Ongoing
2. IMPLEMENT PLANS FOR THE NEW POLICE DEPARTMENT.		
Continue working with the Police Department	Facilities expansion study is underway.	



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and the architectural consultant to finalize the plans. (CM, CC, PW, ACM)		In process
Present plans to the City Commission to obtain approval for funding, construction, etc. (CM, CC, PW)	Facilities expansion study is underway.	In process
Begin to develop a plan to utilize the current Police Department space to house other City departments after the new facility is constructed. (CM, PW, ACM)	Facilities expansion study is underway.	In process
3. MAINTAIN HIGH QUALITY STANDARDS FOR ALL PUBLIC FACILITIES.		
For all new public facilities, follow the updated non-residential design guidelines, as appropriate. (P&D)	Staff will continue to follow the latest design guidelines.	Ongoing
Identify upgrades to existing public facilities and budget for the improvements over the next five years. (CM, CC, PW)	Creation of CIP is in process. Projects to be determined.	Ongoing
4. COORDINATE WITH RANDALL COUNTY ABOUT THE FUTURE OF THE COURTHOUSE.		
Identify a City staff member, along with other community advocates, to regularly meet with a point of contact at the County to discuss partnerships and future options for the Courthouse; Present ideas to the County Commissioner's Court as needed. (CC)	No action.	Not Started



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Allocate funds, as appropriate, to assist with any future efforts or partnerships related to the County Courthouse. (CM, CC)	No action.	Not Started
Establish a taskforce committee from key governmental entities to address key issues such as the Courthouse. (CM)	Ongoing discussions.	Not Started
CHAPTER 7: HOUSING AND NEIGHBORHOODS		
1. PROTECT EXISTING NEIGHBORHOODS		
Develop infill standards that protect the look and feel of existing neighborhoods. (P&D, P&Z, CC)	Draft Zoning Ordinance in process. Stakeholder meetings will occur soon.	In process and ongoing
Update zoning ordinance to ensure that adjacency standards are included for protecting residential areas that are near commercial or retail areas. (P&D, P&Z, CC)	Draft Zoning Ordinance is in process. Adjacency standards are included.	In process FY 22-23 Completion
Encourage housing maintenance strategies and neighborhood associations within existing neighborhoods to increase community involvement and buy-in. (P&D, B&CD)	No action.	Not Started
2. IMPLEMENT PROACTIVE CODE ENFORCEMENT.		
Develop a neighborhood engagement plan the Planning and Development department can use as a proactive tool. (P&D)	On going – Water bill inserts, articles, social media.	Ongoing
Research the latest softwares for code enforcement departments. (P&D)	A new software product, MyGov, has been purchased and implemented.	Completed



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3. IMPLEMENT HOME MAINTAINANCE STRATEGIES.		
With City Staff and City Commission direction, pick a few programs and implement them annually or on an on-going basis. (P&D, CC, P&Z)	No action. The City Manager is considering a funding program for rehab of owner-occupied properties.	Not Started
Establish a quantitative annual goal (i.e. rehabilitate three houses/year). (CM, CC)	No action. The City Manager is considering a funding program for rehab of owner-occupied properties.	Not Started
Hire a grant coordinator to identify and pursue funding opportunities for housing and neighborhood preservation. (CM, P&D)	No action. The City Manager is considering a funding program for rehab of owner-occupied properties.	Not Started
4. ADOPT UPDATED GUIDELINES FOR NEW SINGLE-FAMILY HOMES.		
Review the residential portion of the zoning ordinance and identify any deficiencies; Update to ensure that housing recommendations in this Plan can be enforced. (P&D, CC, P&Z)	In process with Draft Zoning Ordinance. FY 22-23 completion.	In process
5. ALLOW FOR SUBDIVISIONS WITH A MIXTURE OF DIFFERENT LOT SIZES, HOUSING TYPES, AND AMENITIES.		
Create a residential zoning category that will allow for development with a variety of lot sizes and housing types (i.e. Single-family with townhomes). (P&D, CC, P&Z)	In process with Draft Zoning Ordinance. FY 22-23 completion.	In process
6. PROMOTE TARGET AREAS FOR RESIDENTIAL DENSITY.		



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Promote higher residential densities along Valley View Rd and Highway 60. (P&D, B&CD)	New apartments were constructed at the intersection of Hwy 60 and Hunsley Hills Blvd.	Ongoing
7. DEVELOP PROTYPE HOUSING IDEAS.		
Create a development guidebook with pictures of desired housing products for Canyon; Include desired building materials and other aesthetic elements. (P&D)	No action.	Not Started
CHAPTER 8: COMMUNITY LIVABILITY		
1. UPDATE THE ZONING AND SUBDIVISION REGULATIONS.		
Include land use compatibility mechanisms between nonresidential and residential uses. (P&D, CC, P&Z)	In process with the Draft Zoning Ordinance. FY 22-23 completion.	In process
FACADES: Add requirements for sign materials (100% masonry/stone or compatible with the materials of the primary building). (P&D, CC, P&Z)	In process with the Draft Zoning Ordinance. FY 22-23 completion.	In process
SCREENING: Require all waste receptacles and outside storage areas within view from the Right-of-Way be screened from public view with a masonry wall on three sides, a metal door, and landscaping features. Receptacles should not be located in the required parking areas. (P&D, CC, P&Z)	In process with the Draft Zoning Ordinance. FY 22-23 completion.	In process
LANDSCAPING: Adopt more comprehensive landscaping regulations to conserve water and improve the aesthetic quality of nonresidential development. Develop an	In process with the Draft Zoning Ordinance. FY 22-23 completion.	In process



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approved plant list with native and drought-tolerant plants. (P&D, CC, P&Z)		
TREES: Amend the tree ordinance to identify the appropriate party responsible for removal of dead trees from private property, but work with the community to develop cost-sharing and maintenance and assistance programs. (P&D, CC, P&Z)	No action.	Not Started
2. ADOPT A PARKLAND DEDICATION ORDINANCE.		
Review existing PDOs in Texas and consult studies from institutions such as Texas A&M RPTS Extension Service and identify the best practices that are appropriate for Canyon; Continue to draft the PDO and update the Parks Advisory Committee, P&Z, and City Commission on a regular basis, including a review of any eventual draft ordinance to solicit their feedback. (Parks, ACM, CM)	A Parks Plan will be included in the CIP.	In process
Formally adopt a parkland dedication ordinance as a part of the subdivision regulations. (P&D, CC, P&Z)	Currently studying Parkland Dedication Ordinances.	Not Started
Train the appropriate staff on the implementation of the program and assessing the fees. (P&D)	No action.	Not Started
3. ESTABLISH A DEAD TREE REMOVAL PROGRAM.		



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Obtain permission from the City Commission to develop the program and consider establishing a task force of partners and stakeholders. (P&D, PW)	No action.	Not Started
4. IMPLEMENT COMMUNITY CHARACTER AND BRANDING ENHANCEMENTS.		
Develop a plan which prioritizes and designs the major gateways and finance projects as funds become available. (P&D, PW)	CIP will include possible related projects. The Downtown Master Plan and Thoroughfare Plan will provide guidance. TIRZ may provide a possible funding source.	Initiated
Identify opportunities to highlight Canyon’s heritage through continued historic preservation and incorporation of the historic inventory into branding and gateway strategies. (P&D)	CIP will include possible related projects. The Downtown Master Plan and Thoroughfare Plan will provide guidance. TIRZ may provide a possible funding source.	Not Started
Consider priority gateway and branding initiatives as part of complete street improvements. (PW)	CIP will include possible related projects. The Downtown Master Plan and Thoroughfare Plan will provide guidance. TIRZ may provide a possible funding source.	Initiated
Ensure that opportunities for roadway improvements are considered in conjunction with planned roadway repairs, expansions, or extensions. (PW)	Staff will continue to discuss. The Subdivision Ordinance, Thoroughfare Plan, and Multimodal Plan will aide in the process.	Ongoing

Completed
Ongoing
In process
Initiated

The recommendation has been accomplished
 The recommendation is in place, but is not a one-time activity
 The recommendation is underway with an expected completion
 Some work has been done on the recommendation, but there is not an active effort underway



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Not started	No efforts have been made	

Updated 9/2022
Presented to City Commission 10/17/2022