


A nighttime landscape photograph featuring a range of rugged, dark mountains in the background. The sky is a deep, clear blue. In the middle ground, a city or town is visible, with numerous lights from buildings and streets glowing against the dark terrain. The foreground consists of dark, scrubby vegetation. The overall scene is dimly lit, with the primary light sources being the city lights and the ambient light from the twilight sky.

Future Land Use

Commercial, Industrial Highway Districts



Consider & Balance

- Employment & Economic Growth
- Area Characterization
- Hildale's Front Entrance

Town Entrance Tourist Commercial District

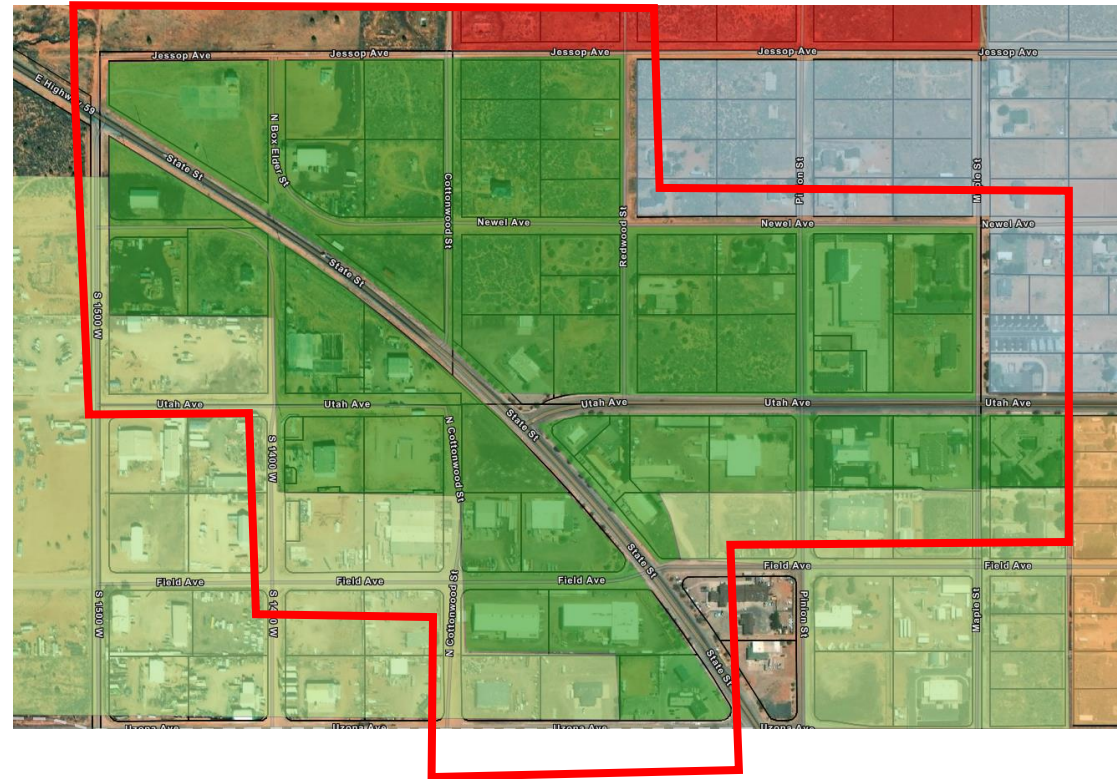
- Commercial District
- Tax Sustainability Surplus
- Incentivize office space and tourist related retail stores

Zoning Recommended

- HC
- GC
- PC
- POC
- PO
- MU
- RM-3

Overlays Recommended

- PDO



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Highway Industrial District

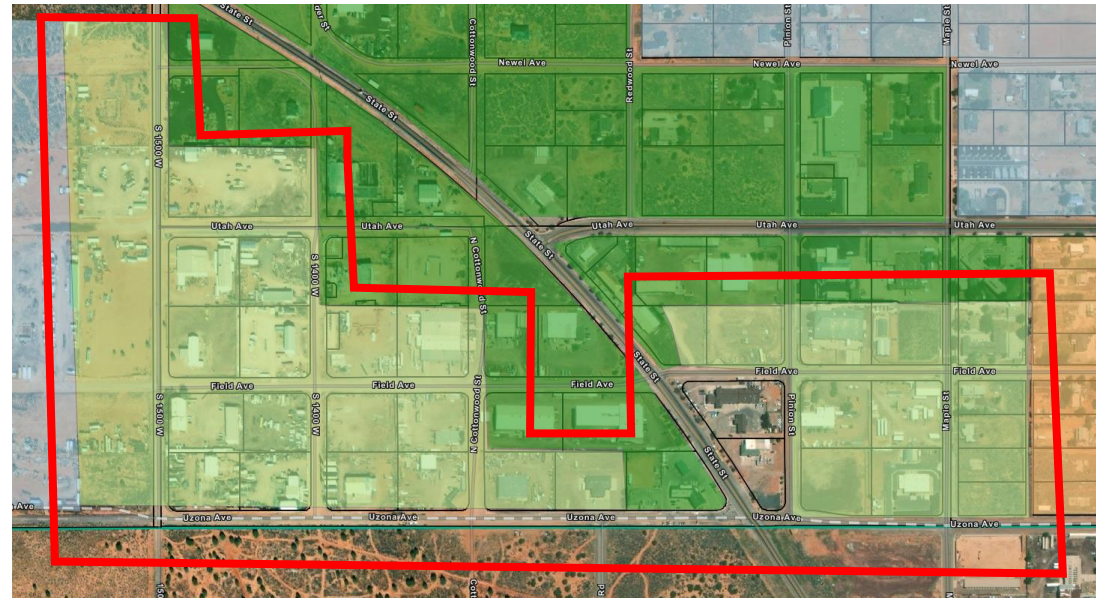
- Industrial Districts
- Employment
- Economic Center

Zoning Recommended

- BMP
- M-1
- OS
- PF

Overlays Recommended

- PDO



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Eastern Heavy Industrial District

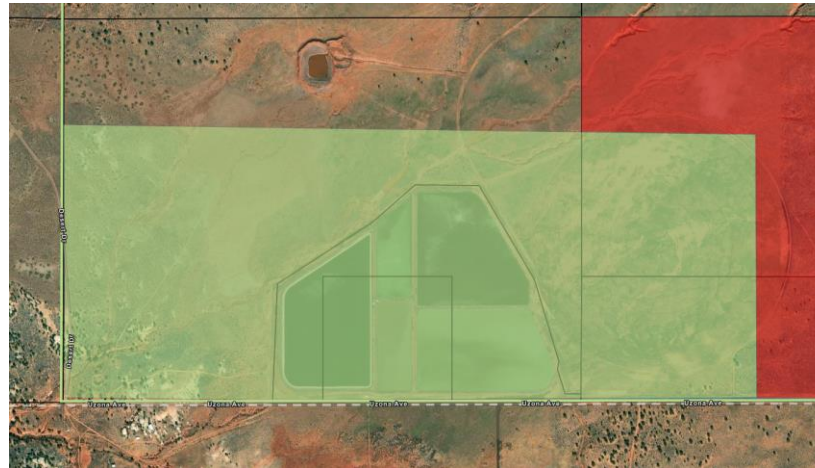
- Heavy Industrial District
- Commercial buffer on western side

Zoning Recommended

- BMP
- M-1
- M-2
- GC
- OS
- PF

Overlays Recommended

- PDO



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