

CITY OF HIGHFILL

VISION & GOALS



Vision and Goals - *DRAFT*
February 24, 2026

Vision: The City of Highfill will be a thoughtfully growing community that respects the heritage of the area. By encouraging housing choice, connectivity, and innovation, Highfill will be welcoming to new residents and businesses. Highfill will connect with the past and respect existing community character while growing to provide additional amenities and services for current and future residents.

Goal 1: Provide opportunities for residents to be active and connected to the community.

Objective 1: Invest in public spaces and connections.

Objective 2: Develop public space programming and increase the number of public spaces within the city. Ensure all areas of the city are served by public spaces.

Objective 3: Develop both active and passive recreation opportunities and expand recreational programming.

Objective 4: Continue to provide transparency in the city processes and planning. Encourage residents to participate in the process of planning for the future of the city.

Objective 5: Seek out sustainable funding for maintenance of existing facilities, and the addition of new public facilities.

Goal 2: Provide a diversity of housing choices while being mindful of context and existing character of residential areas.

Objective 1: Utilizing the Future Land Use Plan and updating zoning codes to designate areas for the development of a variety of housing options.

Objective 2: Encourage new neighborhoods that are planned to combine a variety of design elements, uses, densities, housing options, and amenities.

Objective 3: Coordinate with utilities and review existing infrastructure to determine locations where additional developments can be reasonably served.

Objective 4: Develop appropriate transitions and design standards to ensure harmony between different housing options.

Objective 5: Protect existing residential neighborhoods and ensure appropriate buffer techniques. Designate areas that are appropriate for larger lots, and rural uses.

Objective 6: Review and update current zoning code in order to support a variety of housing.

Objective 7: Ensure that both existing and new residential developments are connected to multiple modes of transportation.

Goal 3: Encourage business growth, and work to attract retail and commercial uses, as well as Trades & Services and Light Industrial uses.

Objective 1: Develop land use regulations and review processes that promote mixed-use developments.

Objective 2: Promote mixed-use development that combines commercial, residential, and office functions in the same building.

Objective 3: Coordinate with utilities and review existing infrastructure to determine locations where more intense development will be supported by the existing systems.

Objective 4: Review and update current zoning code in order to support development of additional retail, commercial, services and industrial uses.

Objective 5: Encourage development that is compatible with the natural and built environment of the surrounding area.

Objective 6: Establish standards for high-quality design of commercial and multi-family developments.

Objective 7: Plan for future industrial development and ensure incompatible development does not encroach on these areas.

Objective 8: Consider and review adjacent uses in order to support future economic development efforts.

Objective 9: Promote use of land use tools that allow flexibility in site design and layout for innovative developments.

Objective 10: Plan for the creation of a Town Center.

Goal 4: Plan for infrastructure which provides adequate levels of service to existing residents and allows for future growth.

Objective 1: Complete an inventory of existing infrastructure and identify areas that need additional connectivity or utilities.

- Water
- Sewer
- Sidewalks/trails
- Streets
- Stormwater

Objective 2: Ensure future street improvements adequately provide for pedestrians, cyclists, and drivers by including sidewalks and trails where appropriate.

Objective 3: Encourage development to occur where it can be supported by the transportation and utility infrastructure.

Objective 4: Update the Master Transportation Plan (Master Street Plan and Active Transportation Plan) to show future connections.