

Bear Lake Valley Blueprint Scenarios—A Summary

Scenario	A: Baseline The baseline scenario projects recent growth patterns out to 2060. Lots are typical in size and location to what has been built in the last 20 years. Overall, housing is dispersed, with some pockets of compact growth in towns. Most lots have large back yards. Shopping, jobs, and recreation tend to be away from houses.	B: Estate Lots The Estate Lots Scenario explores a dispersed development pattern along the region’s hillsides and road corridors, paired with mixed used neighborhoods in some communities and a hospitality town center in Garden City.	C: Farm Towns/Recreation Villages and Clusters Scenario C explores modest growth in most communities as a means to strengthen existing farming communities and recreation areas. Most growth is in a mixed use pattern, providing access to goods and services within most communities.	D: Recreation Town/Main Street, USA In Scenario D, Garden City and Montpelier absorb most of the region’s growth, as Garden City emerges as a recreation destination and Montpelier focuses on workforce training and job creation to revitalize its historic downtown.
Land Use—Housing and Employment	<ul style="list-style-type: none"> • Dispersed Development 	<ul style="list-style-type: none"> • Some mixed use development in towns • Dispersed hillside/corridor development • Emphasis on light industry, some office parks and retail/commercial strips 	<ul style="list-style-type: none"> • Mostly mixed use • Centers and services in all towns • Centers and services on east side of lake • Hillside clusters • Light industrial parks; <i>more</i> office, retail, and commercial integrated into town and neighborhood centers 	<ul style="list-style-type: none"> • Mostly mixed use • Mostly in Garden City and Montpelier • Montpelier: recreation center, senior housing, community college extension • Light industrial parks; <i>most</i> office, retail, and commercial integrated into town and neighborhood centers
Conservation	<ul style="list-style-type: none"> • Federal Lands (National Forest, National Wildlife Refuge, BLM) 	<ul style="list-style-type: none"> • Federal Lands • Water Quality Areas (lakes, rivers, wetlands, riparian corridors, municipal well protection) • Agricultural lands (outside lake area) 	<ul style="list-style-type: none"> • Federal Lands • Water Quality Areas • Agricultural lands (outside lake area <i>and some</i> agricultural land along the lake) • View sheds/corridors (<i>many</i> along state roads, <i>some</i> along the lake) 	<ul style="list-style-type: none"> • Federal Lands • Water Quality Areas • Agricultural lands (outside lake area <i>and more</i> agricultural land along the lake) • View sheds/corridors (<i>many</i> along state roads, <i>many</i> along the lake)
Public Transportation	<ul style="list-style-type: none"> • No additions 	<ul style="list-style-type: none"> • No additions 	<ul style="list-style-type: none"> • Laketown/Montpelier 	<ul style="list-style-type: none"> • Laketown/Montpelier • Montpelier/Soda Springs • Garden City/Beaver Mountain/Logan
Roads	<ul style="list-style-type: none"> • Road enhancement between Montpelier and Bear Lake through Dingle 	<ul style="list-style-type: none"> • Road enhancement between Montpelier and Bear Lake through Dingle • Major bypass from Garden City to Fish Haven • Hwy 89/30 expansion to four lanes from Logan Canyon through Georgetown 	<ul style="list-style-type: none"> • Road enhancement between Montpelier and Bear Lake through Dingle • Garden City street grid with minor bypass at west edge of grid, providing multiple ways to get through town • Hwy 89 expansion to add turn lanes and some center lanes 	<ul style="list-style-type: none"> • Road enhancement between Montpelier and Bear Lake through Dingle • Garden City street grid with minor bypass at west edge of grid, providing multiple ways to get through town • Hwy 89 expansion to add turn lanes and some center lanes • Enhanced access to the airport
Trails	<ul style="list-style-type: none"> • No additions 	<ul style="list-style-type: none"> • Paved trail adjacent to road around Bear Lake 	<ul style="list-style-type: none"> • Paved trail adjacent to road around <i>east</i> side of Bear Lake • Separated paved trail around <i>west</i> side of Bear Lake 	<ul style="list-style-type: none"> • Separated paved trail around Bear Lake • Paved trail adjacent to road region-wide beyond the lake (Hwy 89, Hwy 30, Hwy 16)
Other			<ul style="list-style-type: none"> • East side sewer development • Addition of new marina on north or east side 	<ul style="list-style-type: none"> • Expansion of existing west side marina • Night sky protection

