



SCENARIO 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.

HOUSING AND EMPLOYMENT

- Mostly mixed-use
- Centers and services in all towns
- Centers and services on east side of lake
- Hillside clusters
- Light industrial parks; *more* office, retail, and commercial integrated into town and neighborhood centers

Residential: Residential areas range from large estate lots in less intense areas to townhomes in more intense areas.

Hospitality: Hospitality areas accommodate hotels, lodges or timeshares.

Employment: Employment intensity refers to how many jobs per acre there may be. Office parks are most intense, followed by retail, heavy industrial, and light industrial.

Mixed Use: Mixed use areas integrate a range of compatible housing options, shopping, schools, businesses, and recreation into a walkable neighborhood or center. Residential and employment intensities can vary, ranging from the low key feel of a mixed-use neighborhood to a vibrant town center.



MIXED-USE NEIGHBORHOODS & CENTERS

Rural Cluster:

RC A cluster integrates development and conservation by concentrating growth on a small percentage of a parcel in order to permanently preserve land with conservation values. Clustering may protect agricultural land, recreational opportunities, or critical lands.



Mixed-Use Neighborhood:

MN Mixed-use neighborhoods include a wide range of single family homes on a variety of small to large lots. Parks, trails, a place of worship, a school, and perhaps a small market or café are within walking distance.



Compact Mixed-Use Neighborhood:

CMN Compact mixed-use neighborhoods include a wide range of single family homes on smaller lot sizes. Parks, trails, a place of worship, a school, and perhaps a small market or café are within walking distance.



Town Center:

TC A town center is a walkable area blending small businesses, civic buildings, compact housing (likely above businesses), and perhaps a small plaza. The edges are comprised of single family homes, townhouses, parks and trails, places of worship, and schools.



Hospitality Town Center:

HTC A hospitality town center features the same characteristics of a town center, with the addition of hotels, lodges, and timeshares.



CONSERVATION VALUES

- Federal Lands (National Forest, National Wildlife Refuge, Bureau of Land Management)
- Water Quality Areas (lakes, rivers, wetlands, riparian corridors, municipal well protection)
- Agricultural lands (outside lake area and *some* agricultural land along the lake)
- View sheds/corridors (many along state roads, some along the lake)

PUBLIC TRANSPORTATION

- Between Laketown and Montpelier

ROADS

- 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 (Logan Canyon through Georgetown)

Road Enhancements: Transit Enhancements:

TRAILS

- Paved trail adjacent to roadway around *east* side of Bear Lake
- Separated paved trail around *west* side of Bear Lake

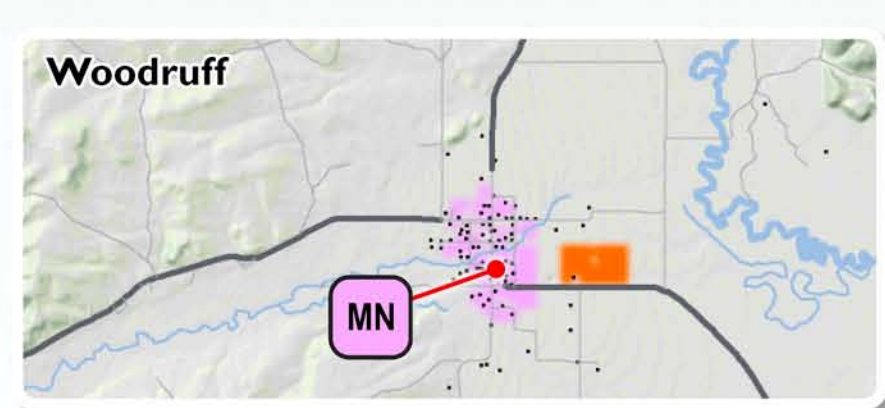
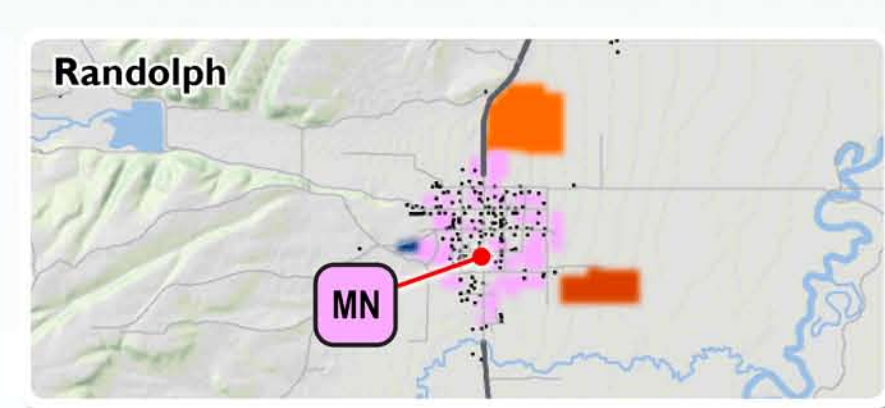
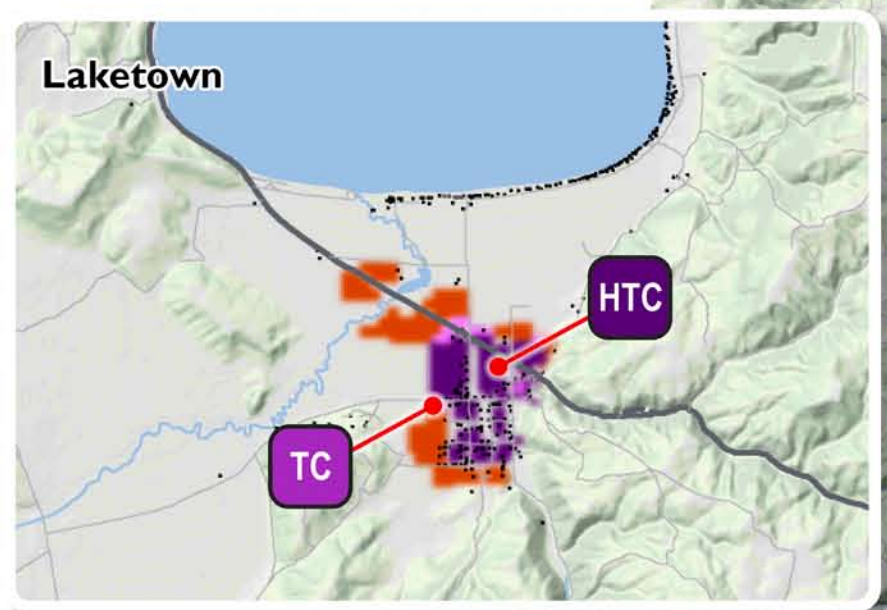
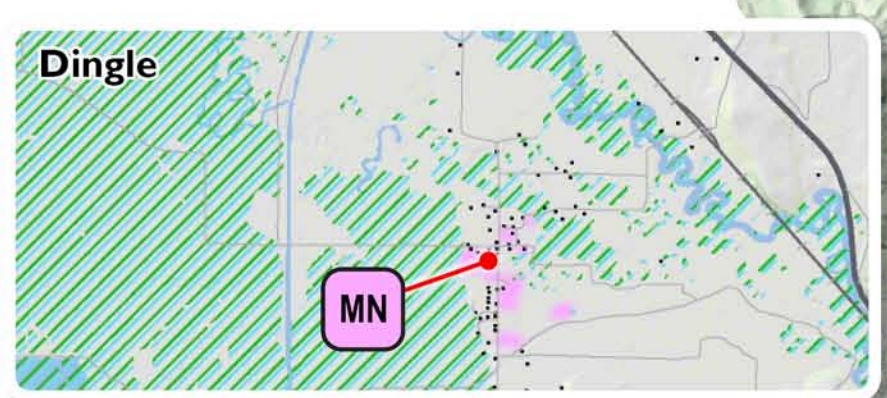
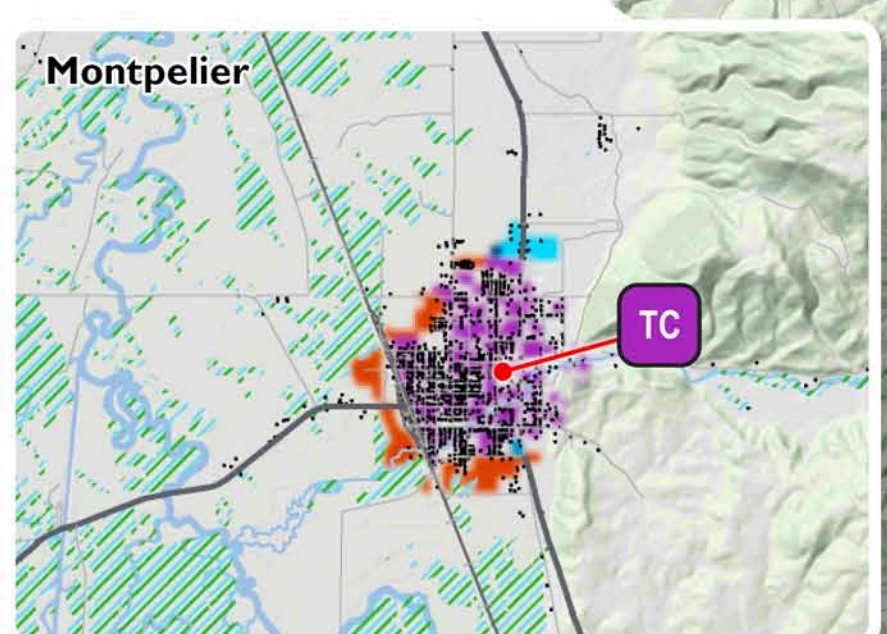
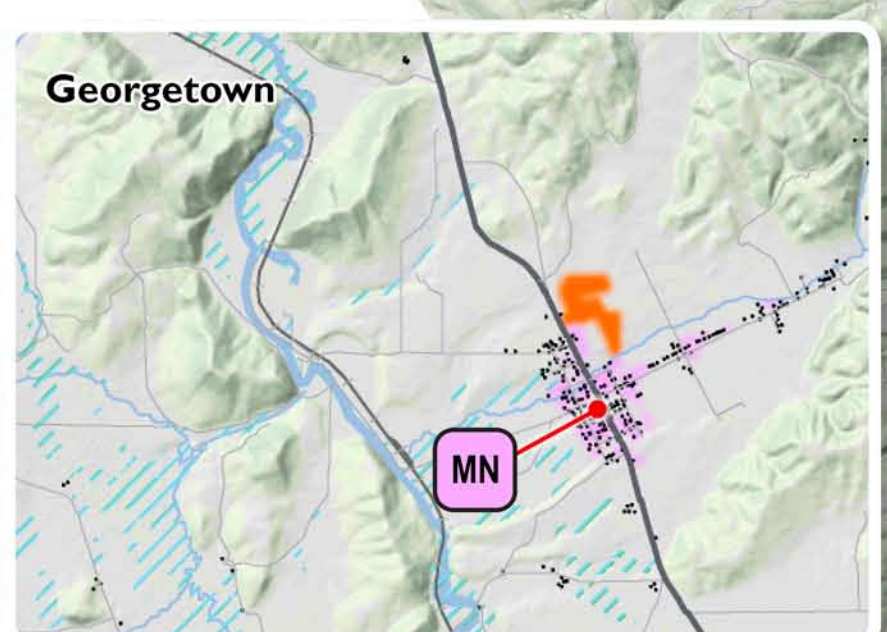
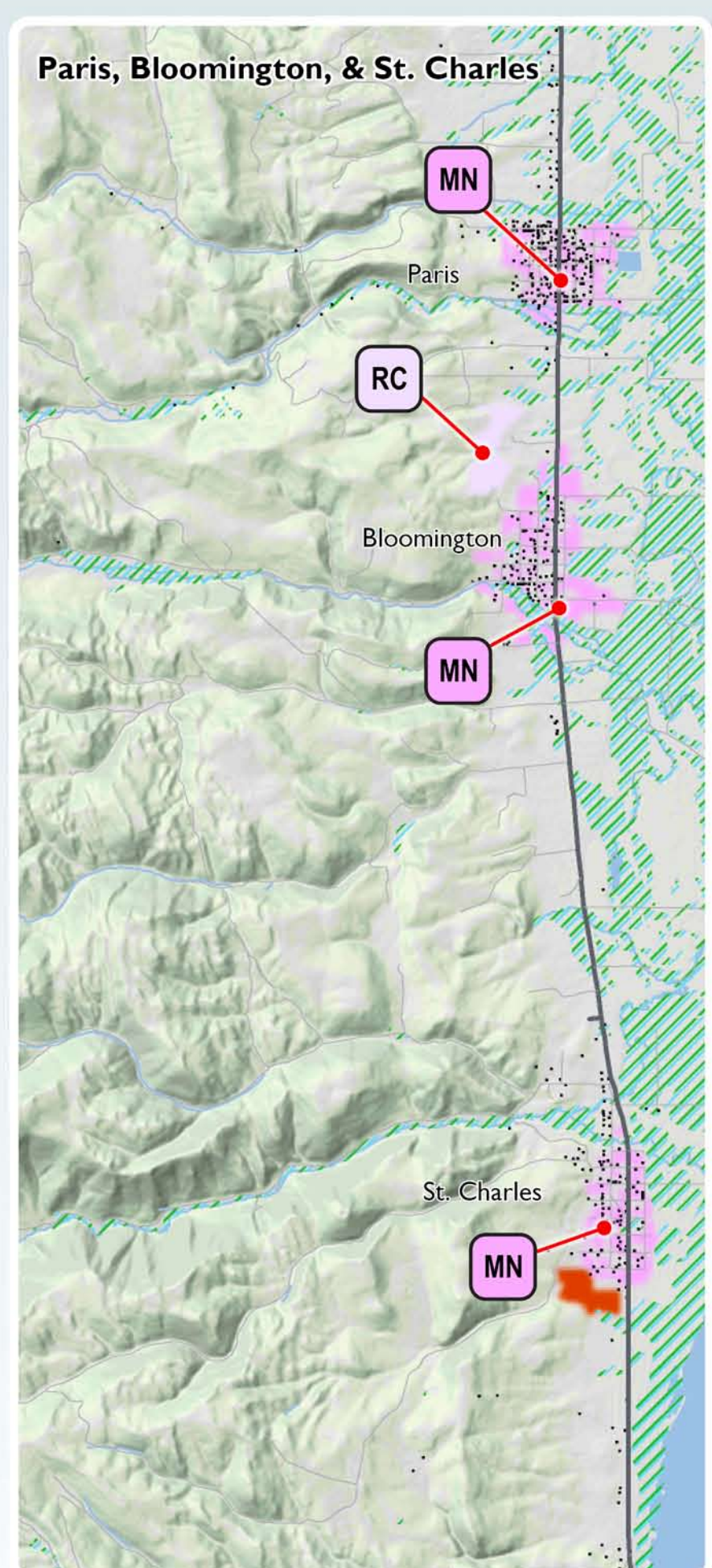
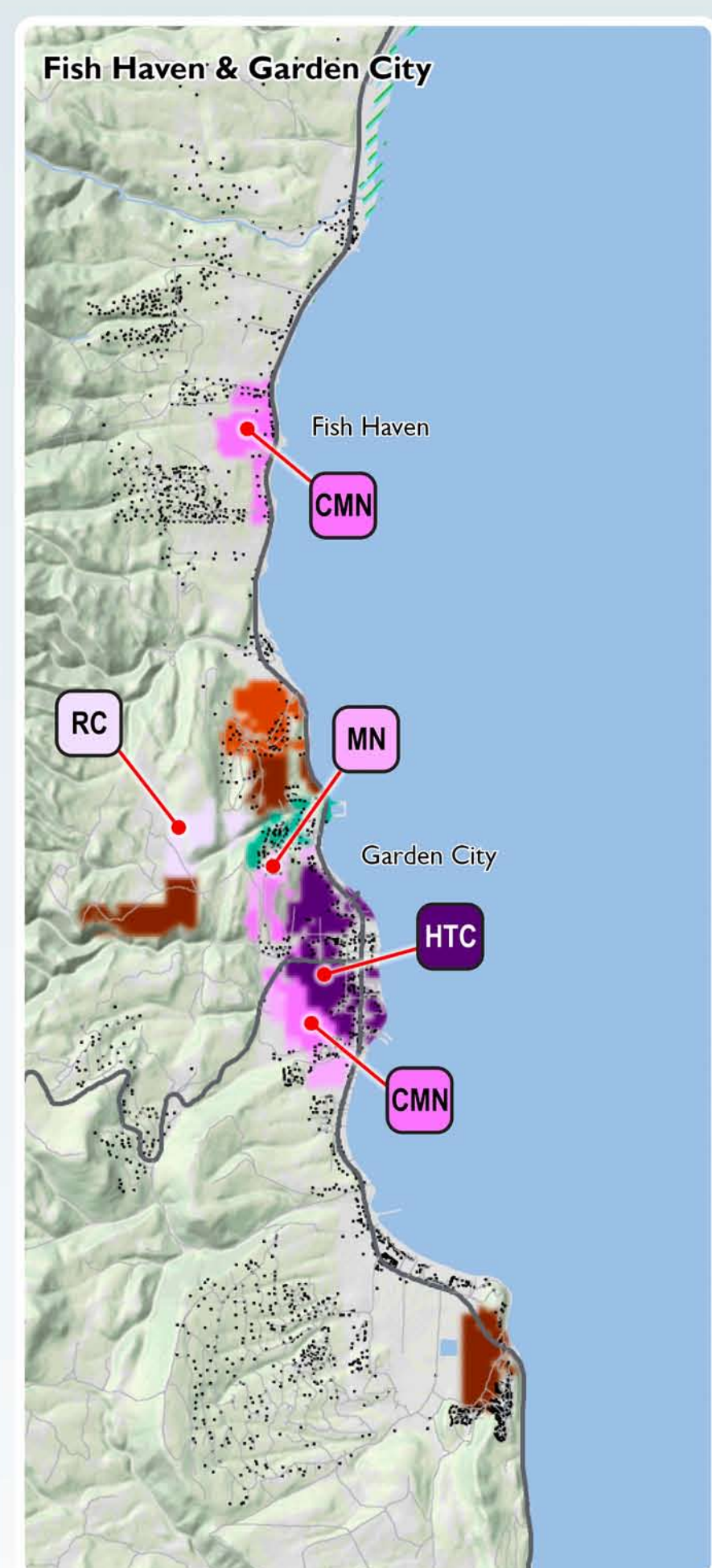
Trail Enhancements:



OTHER

- East side sewer development
- Addition of new marina on north or east side

AREA DETAIL INSET MAPS



General Legend & Scale

- Existing Development (Residential)
- Local
- Major
- Lakes
- Wetlands
- Stream / River

