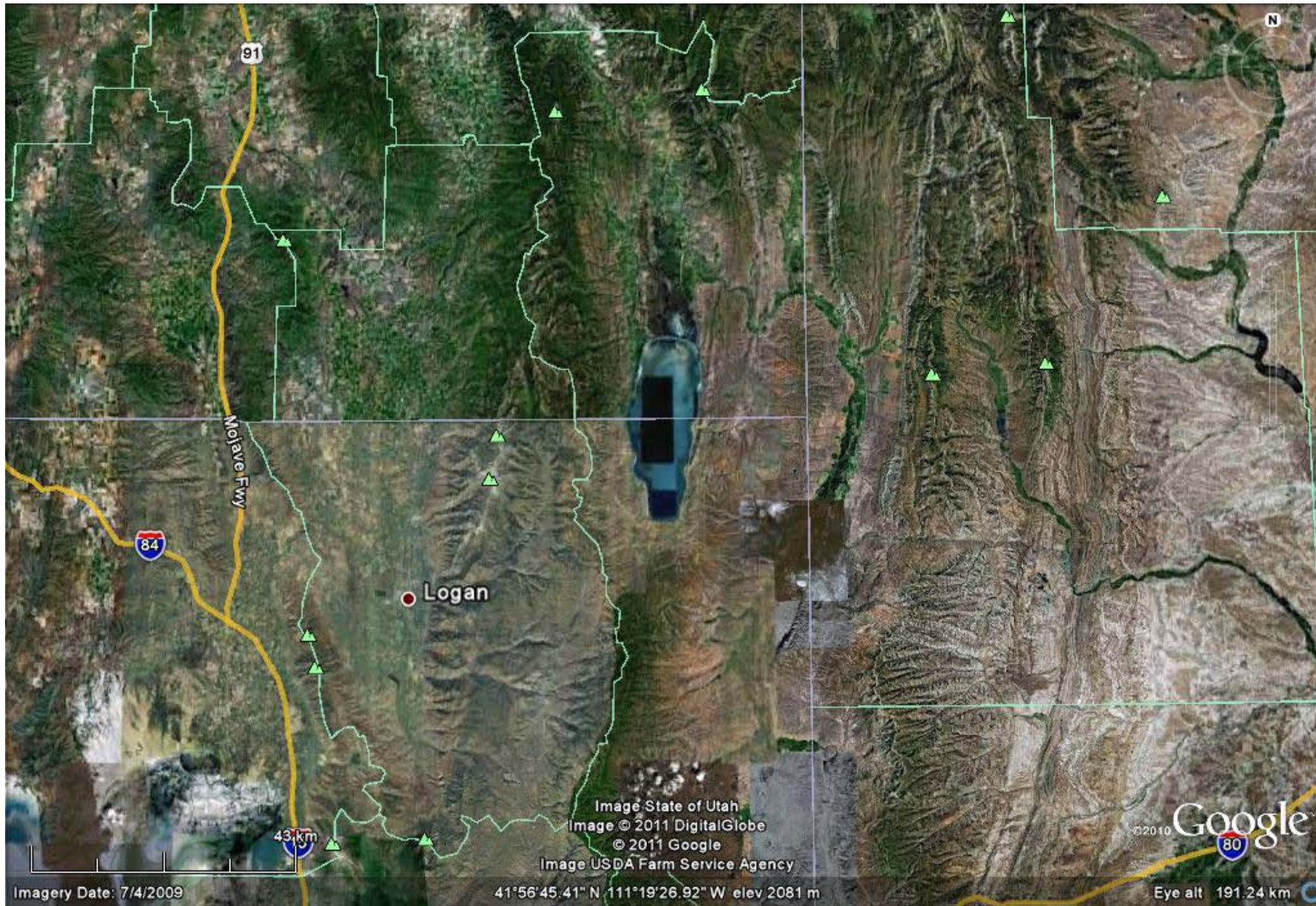




# The Bear Lake Valley Blueprint

Rural Transportation Conference  
Washington, D.C.

# Location



# What is the Bear Lake Valley Blueprint? It's about our region...



... not "one size fits all."

The future is not some place we're going to, but a place we are creating. The paths to it are not found, they are made.

Jane Garvey

Let's prepare now for the future that we want to create.

It's about our legacy to future generations.



# Bear Lake Valley Blueprint Steering Committee

## Bear Lake Valley Executive Committee

- Lori Haddock, Co-Chair
- Duane Robinson, Co-Chair
- Claudia Cottle
- Bill Cox
- Carolyn Nebeker
- Reed Peterson
- Mitch Poulsen
- Vaughn Rassmussen
- John Spuhler
- 

## Bear Lake Valley Steering Committee

- Amy Bishop
- Roy Bunderson
- Martha Burbidge
- Mary Ann Cassell
- Randee Cornia
- David Cottle
- Claudia Cottle
- Zac Covington
- Bill Cox
- Greg Critchfield
- Evan Curtis

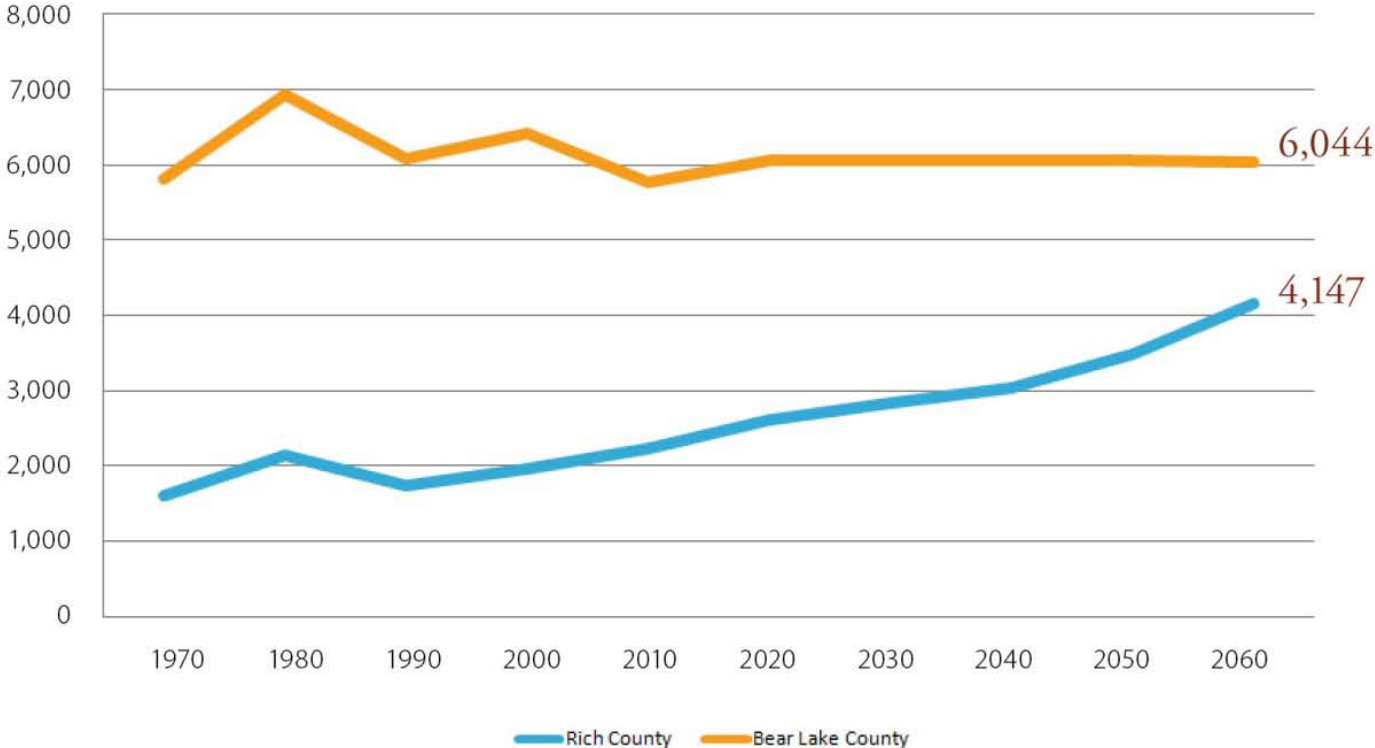
- Marcy DeMillion
- Jack Draxler
- Dennis Duehren
- Art Fanconi
- Nancy Florence
- Marc Gibbs
- Lori Haddock
- Kerry Haddock
- Travis Hobbs
- Judy Holbrook
- Bill Hopkin
- Brian House
- Dana Jacobson
- Christy Jensen
- Jordan Jensen
- Krista Klein
- Montain Kunz
- Dan Kurek
- Brent Lewis
- Gary Mckee
- Norm Mecham
- Ronda Menlove
- Gene Merrick

- Alan Michaelson
- Diane Miskin
- Rosa Moosman
- Kip Motta
- Carolyn Nebeker
- Bryce Nielson
- Bret Oxborrow
- Dan Peart
- Reed Peterson
- Marden Phelps
- Mitch Poulsen
- Les Prall
- Vaughn Rassmussen
- Cathy Rey
- Duane Robinson
- Eldon Robinson
- Demar Romrell
- Alan Schwab
- Craig Showalter
- Kent Sorenson
- John Spuhler
- Craig Thomas
- Bob VanCleave
- Stuart Wamsley
- Jessica Ward
- Gene Watson
- Paul Webb
- Norm Weston
- Sim Weston
- Anita Weston
- Clark Willis
- Charlie Winder
- George Winquistm



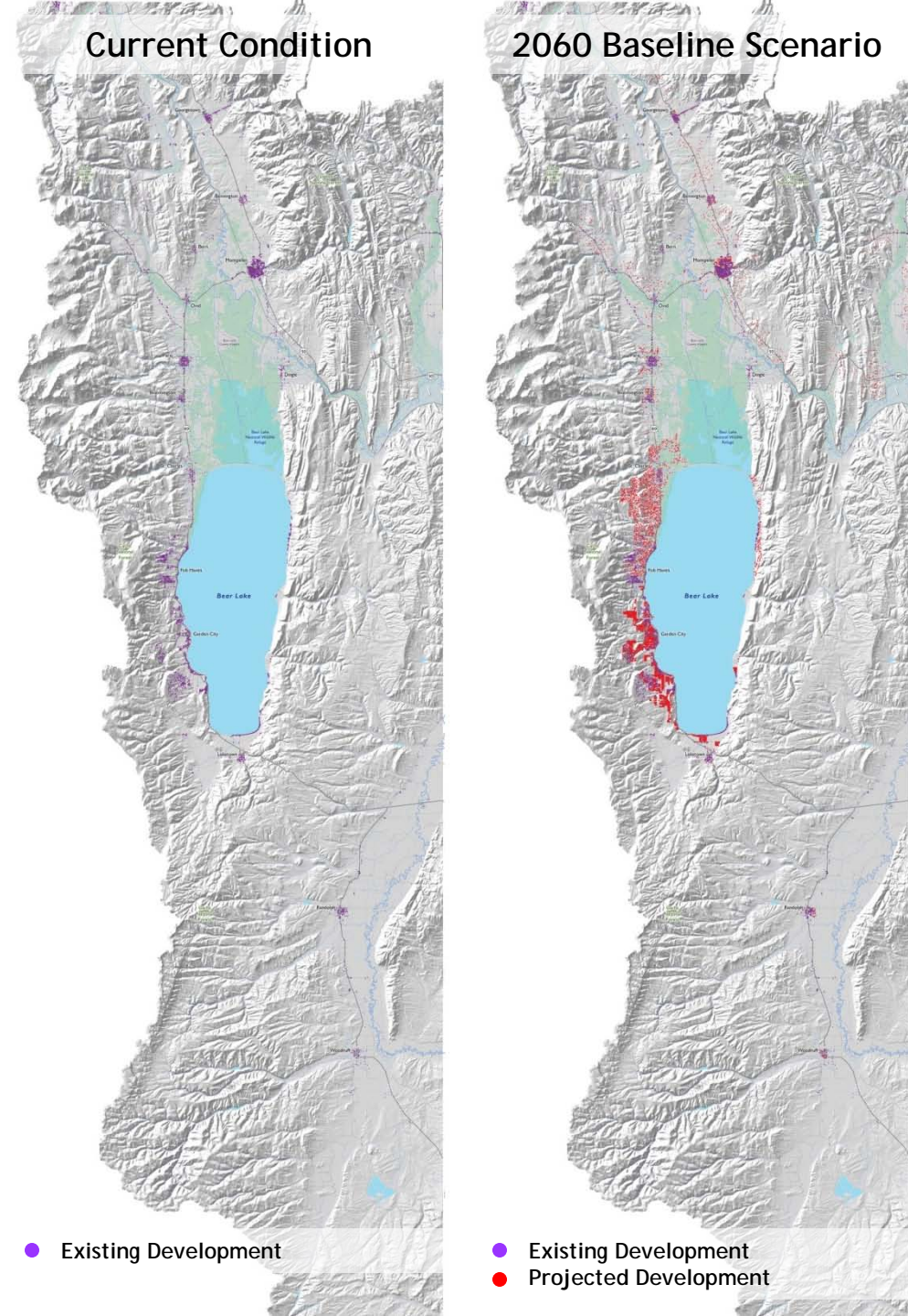
# Modest Population Growth

Population & Projections by County



# 2060 Baseline Scenario

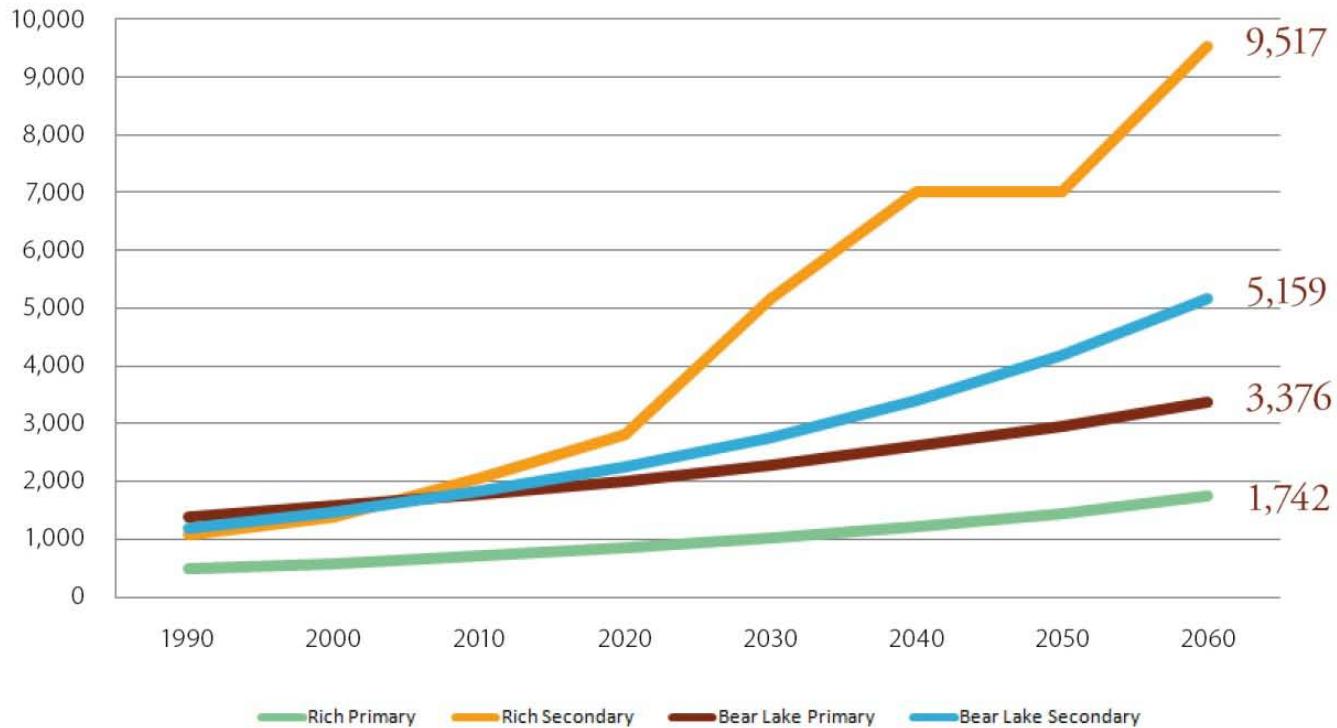
- A picture of what the future might be like, if trends (1990-2009) were to continue
  - Where?
  - How much?
  - What kind? (lot size, primary/secondary)
- Projects building trends out 50 years
  - 40,000 acres
  - 13,300 new housing units
- Doesn't speculate about demographic shifts, the economy, changes to land use plans, etc.
- Provides a point of reference for comparison



# Significant Growth in Housing

## Region-wide Share of Housing

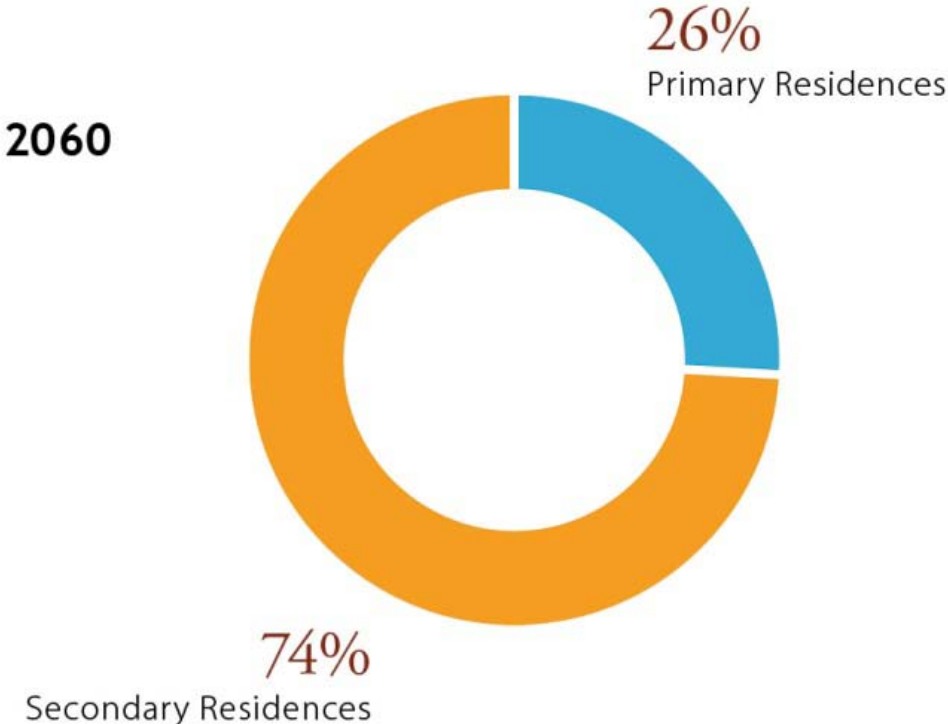
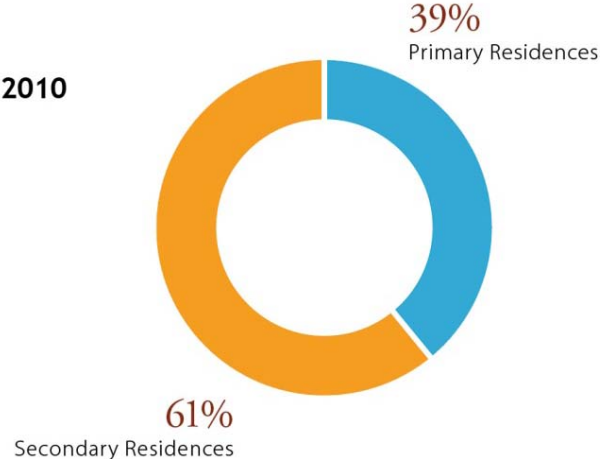
Housing Units Built and Projected: Primary and Secondary Residences by County

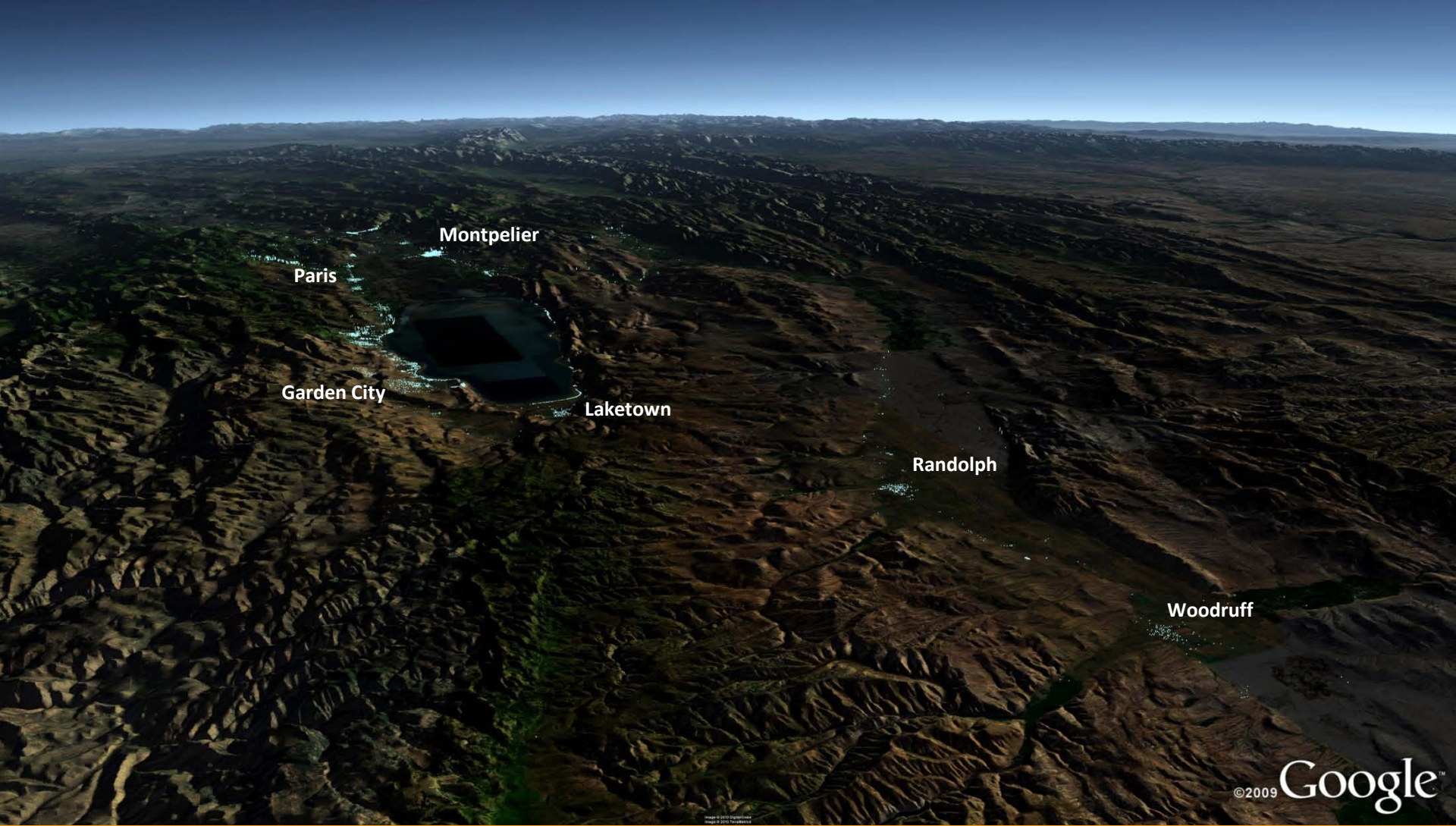




# Increasing Share in Second Homes

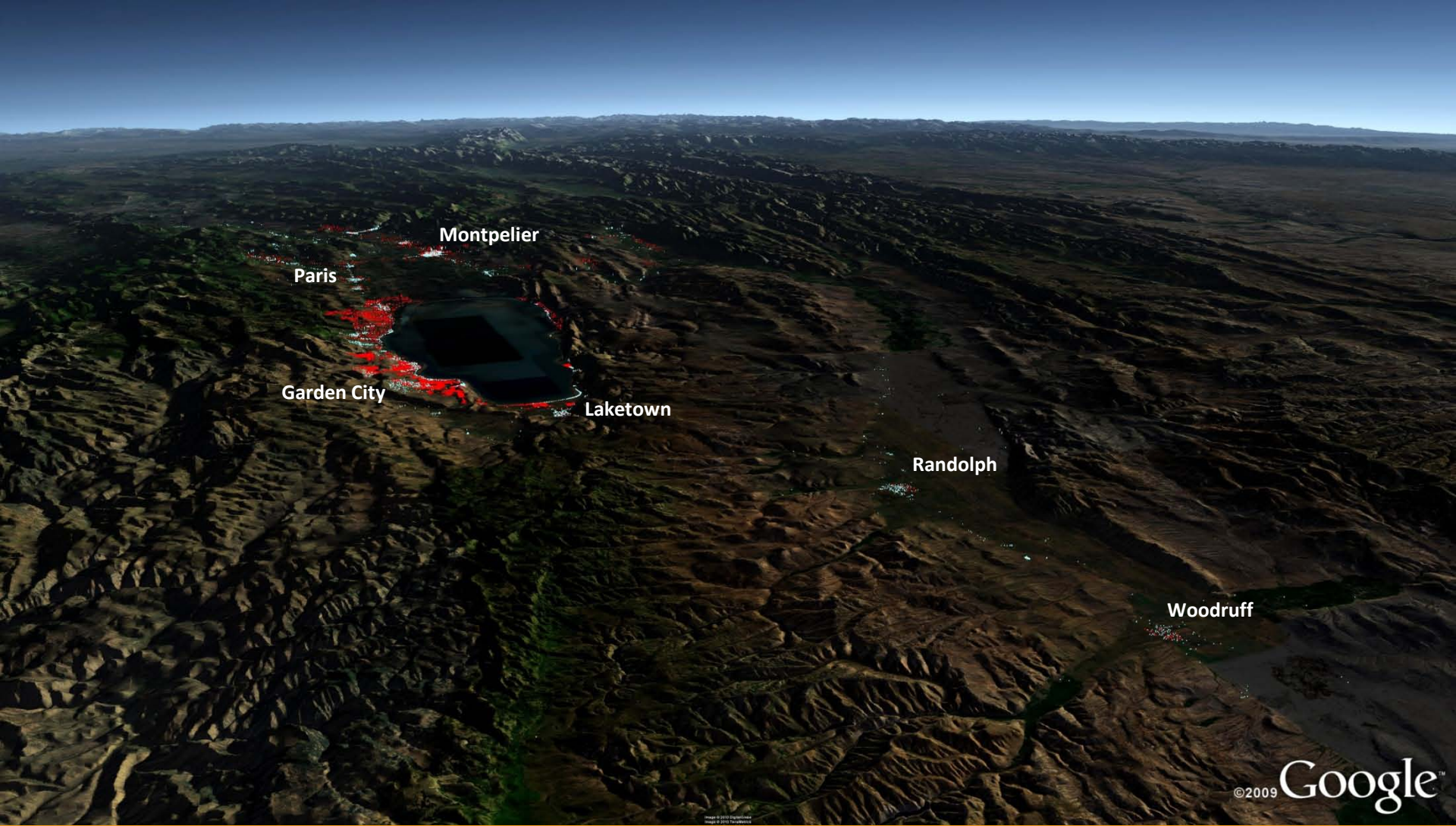
## Region-wide Share of Housing





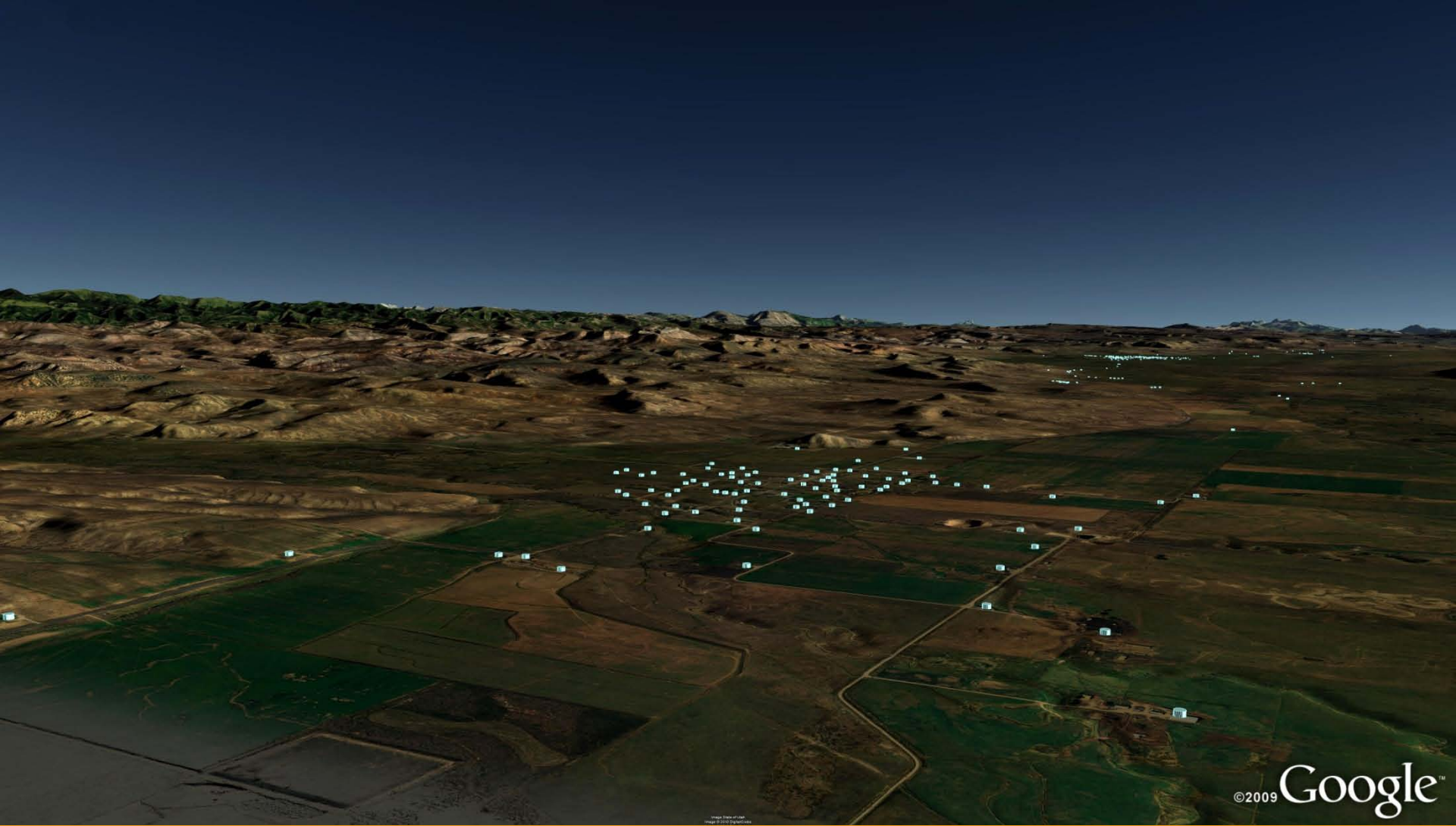
Looking NNE, Rich/Bear Lake Region

- Existing Structures
- Projected Structures



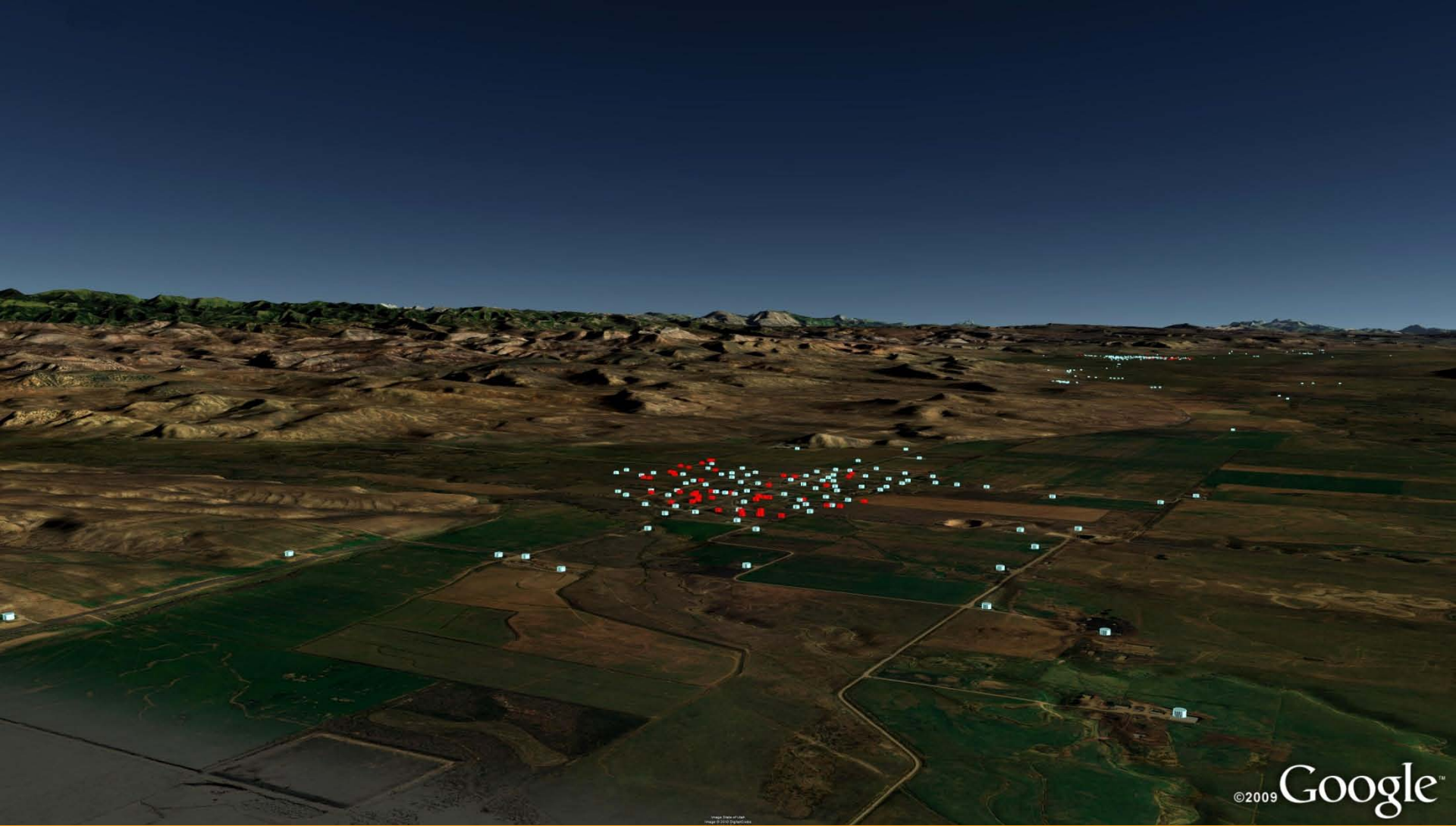
Looking NNE, Rich/Bear Lake Region

- Existing Structures
- Projected Structures



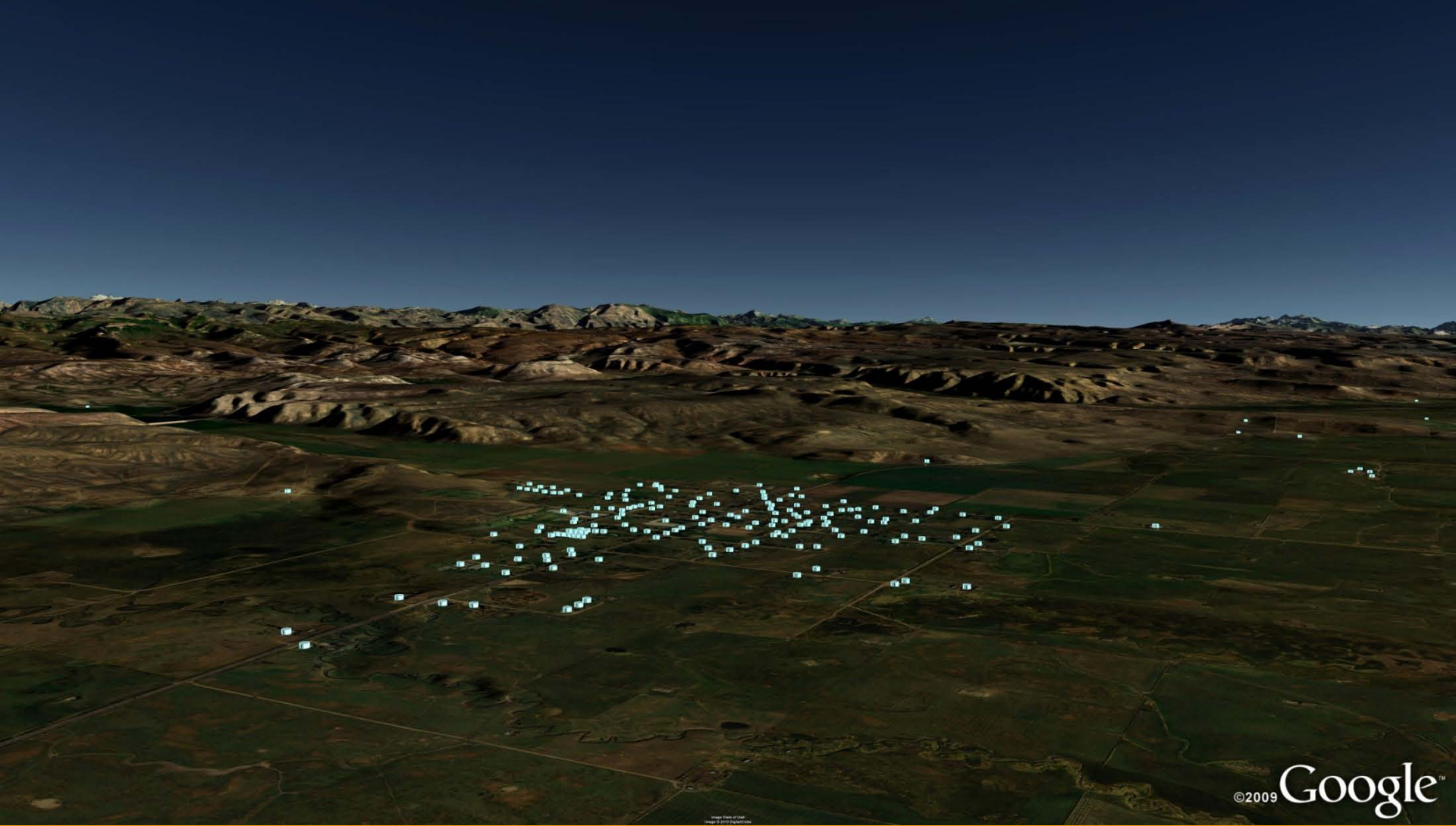
Looking NNW, Woodruff

- Existing Structures
- Projected Structures



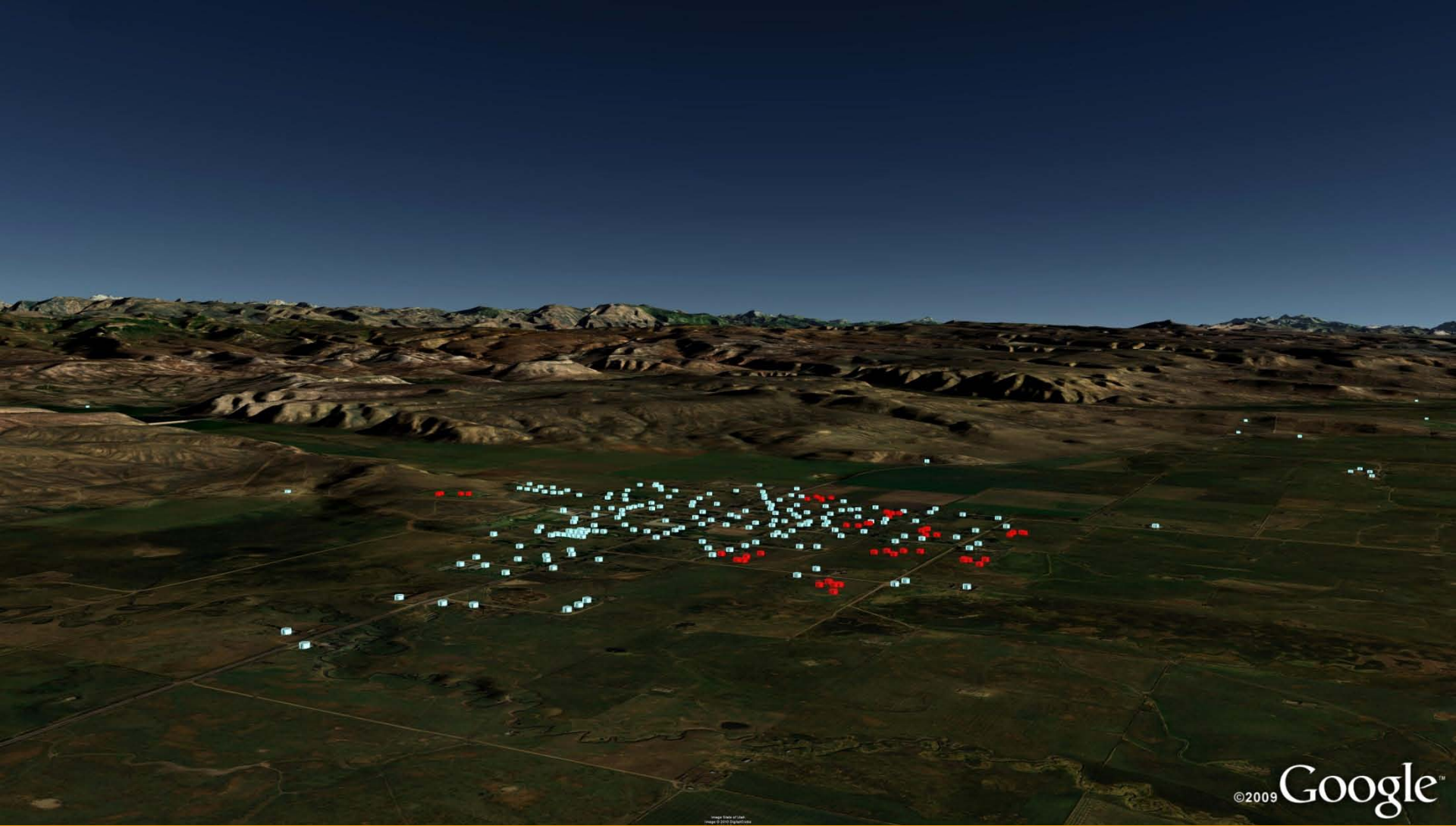
Looking NNW, Woodruff

- Existing Structures
- Projected Structures



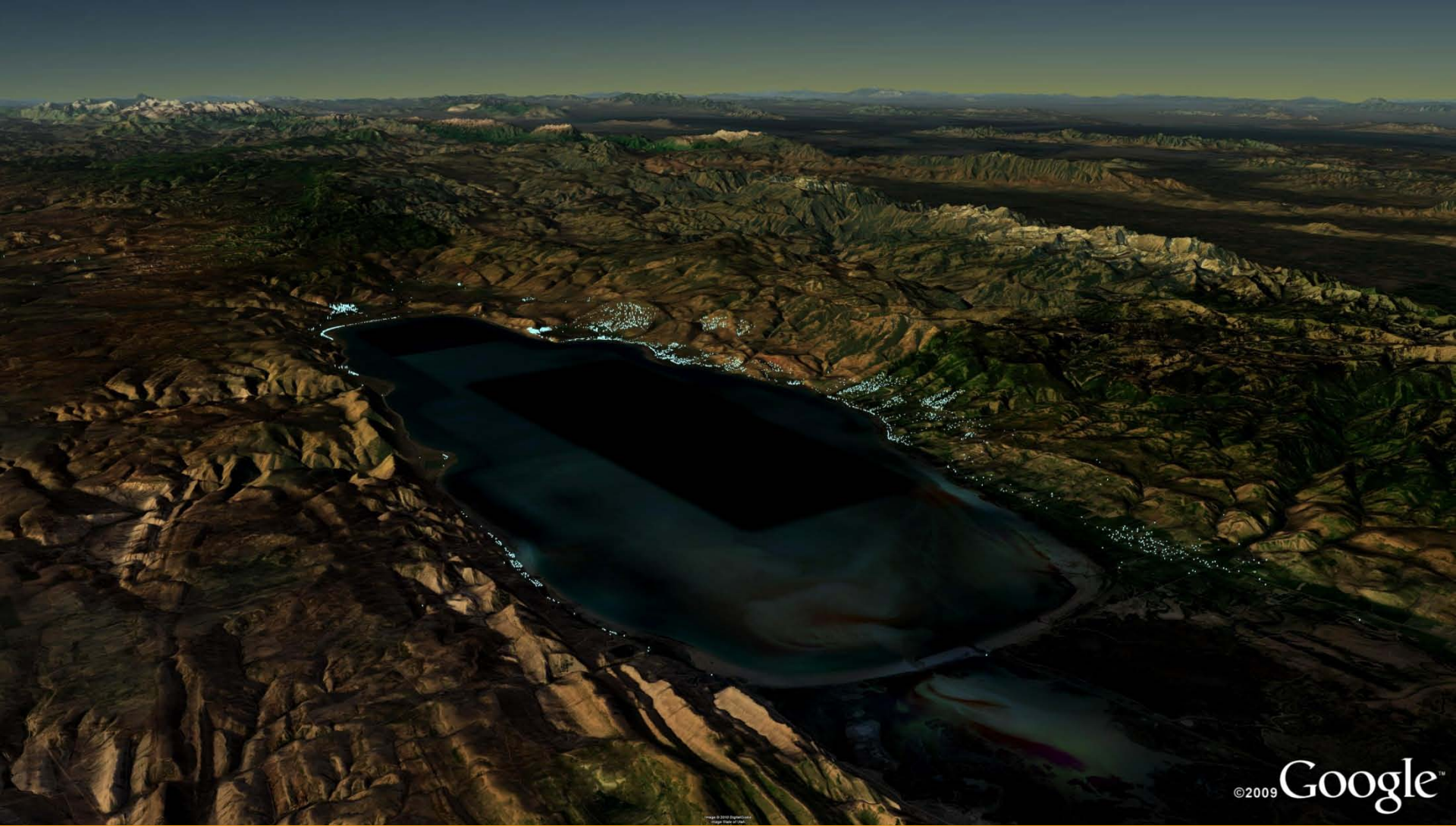
Looking NNW, Randolph

- Existing Structures
- Projected Structures



Looking NNW, Randolph

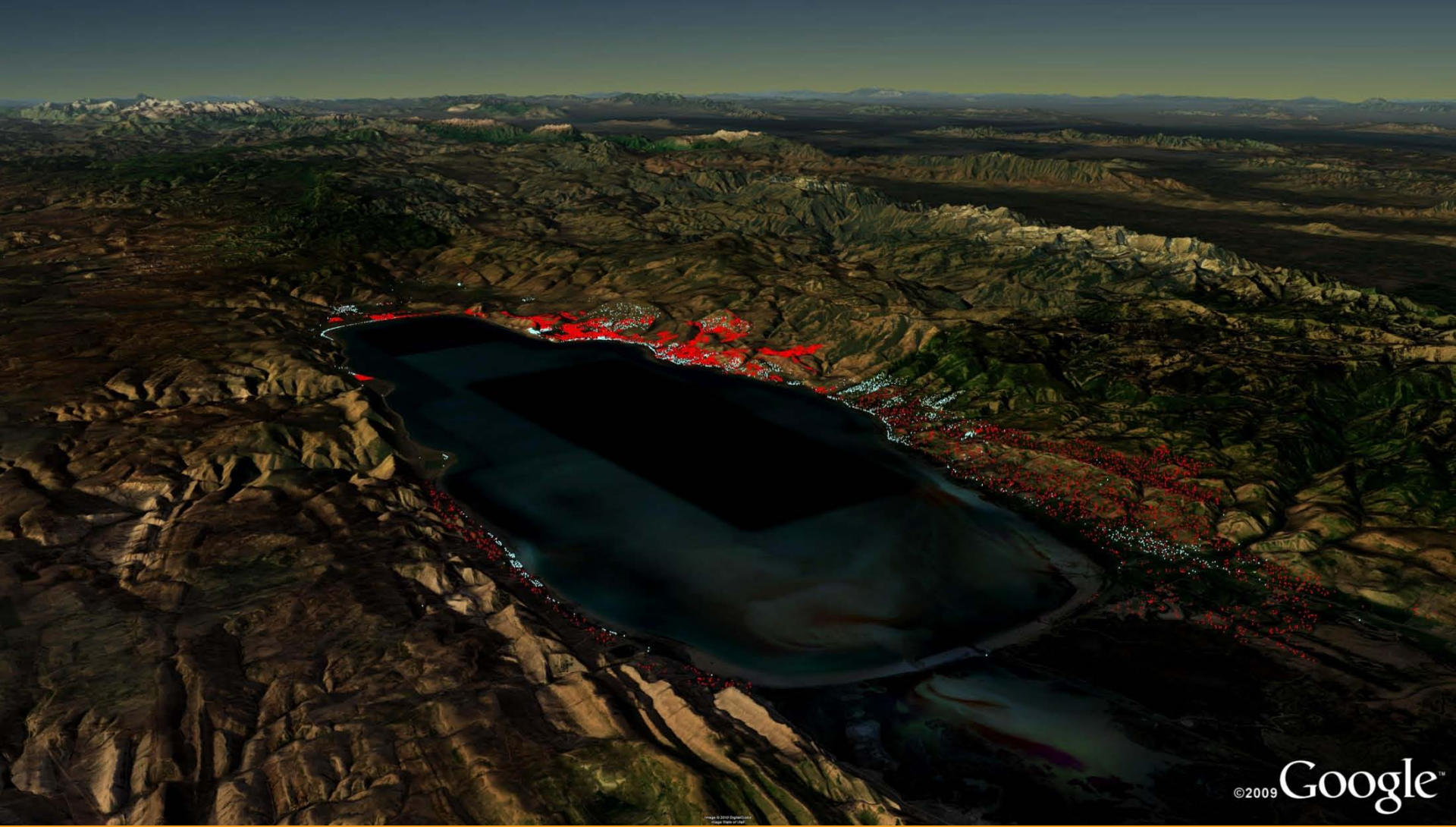
- Existing Structures
- Projected Structures



Looking SW, Bear Lake Area

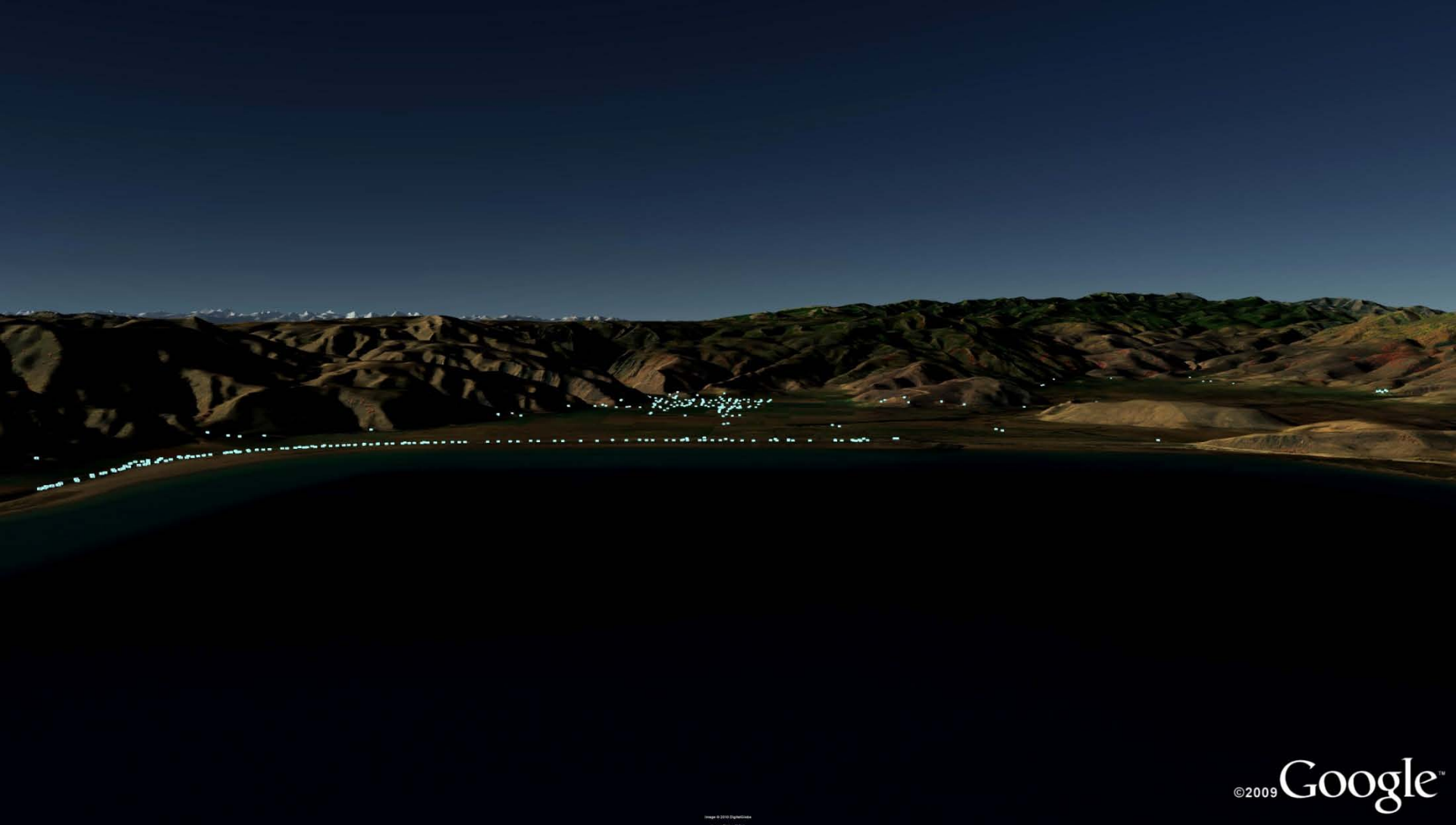
- Existing Structures
- Projected Structures





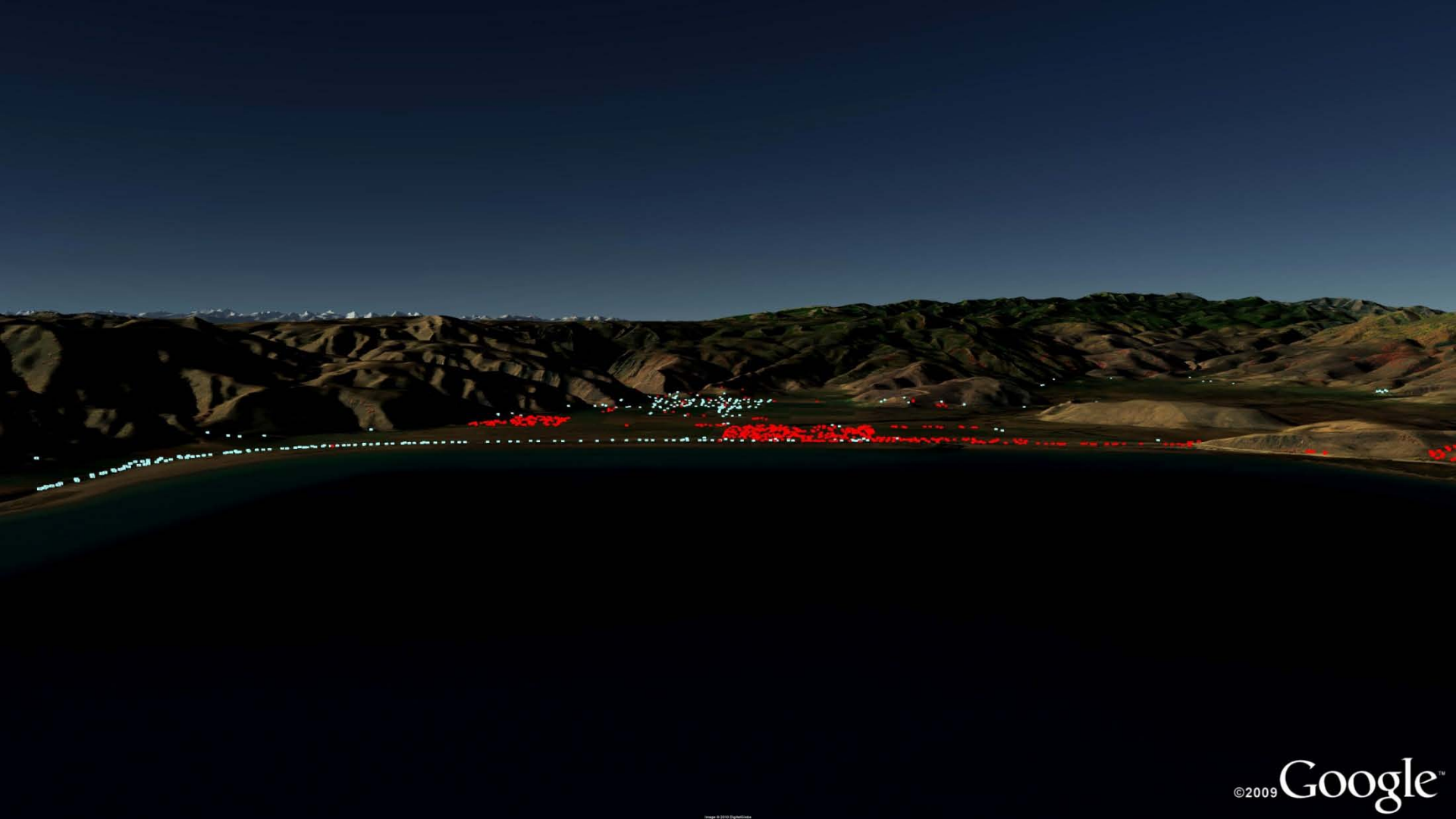
Looking SW, Bear Lake Area

- Existing Structures
- Projected Structures



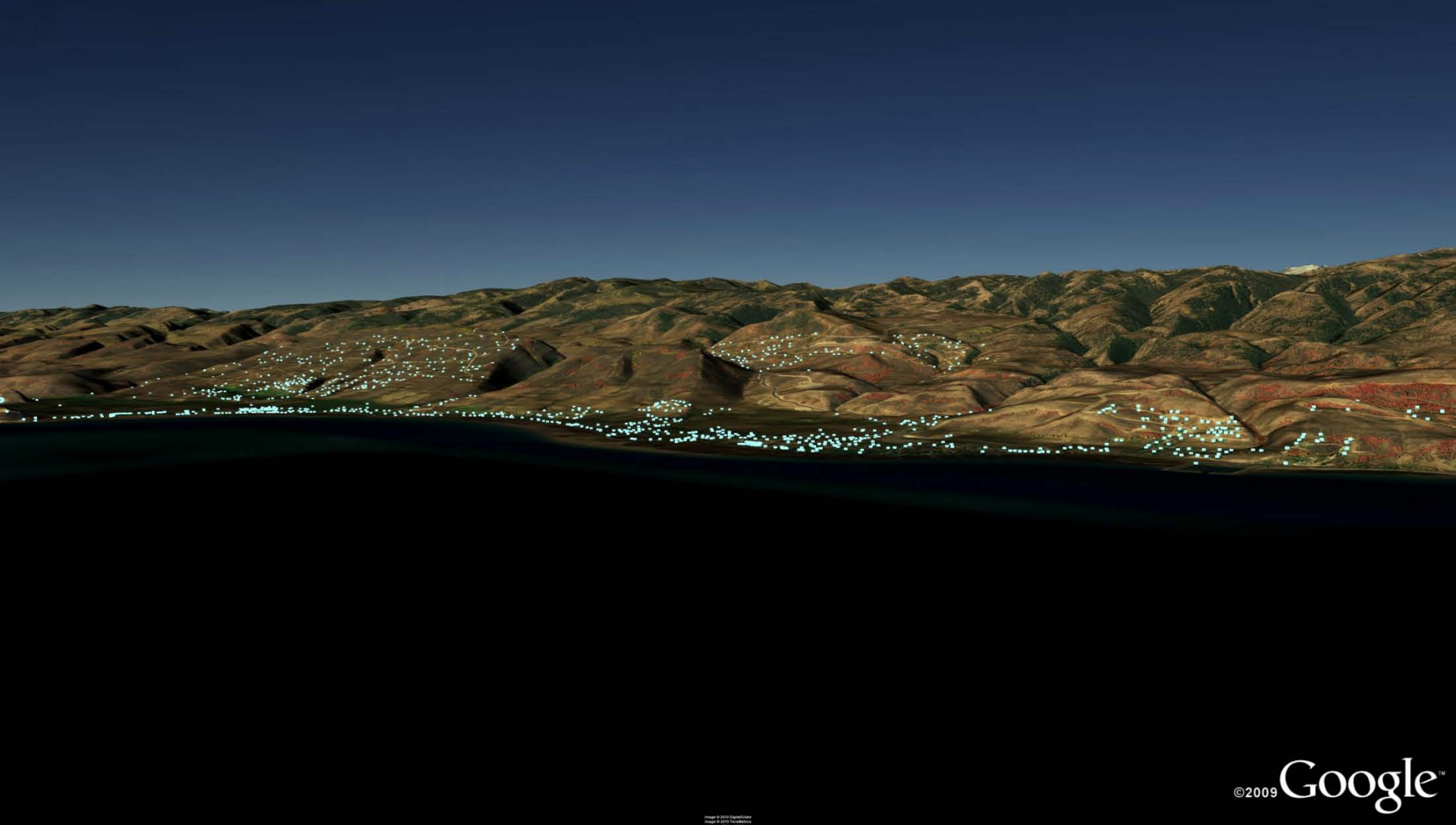
## Looking S, Laketown

- Existing Structures
- Projected Structures



## Looking S, Laketown

- Existing Structures
- Projected Structures



©2009 Google™

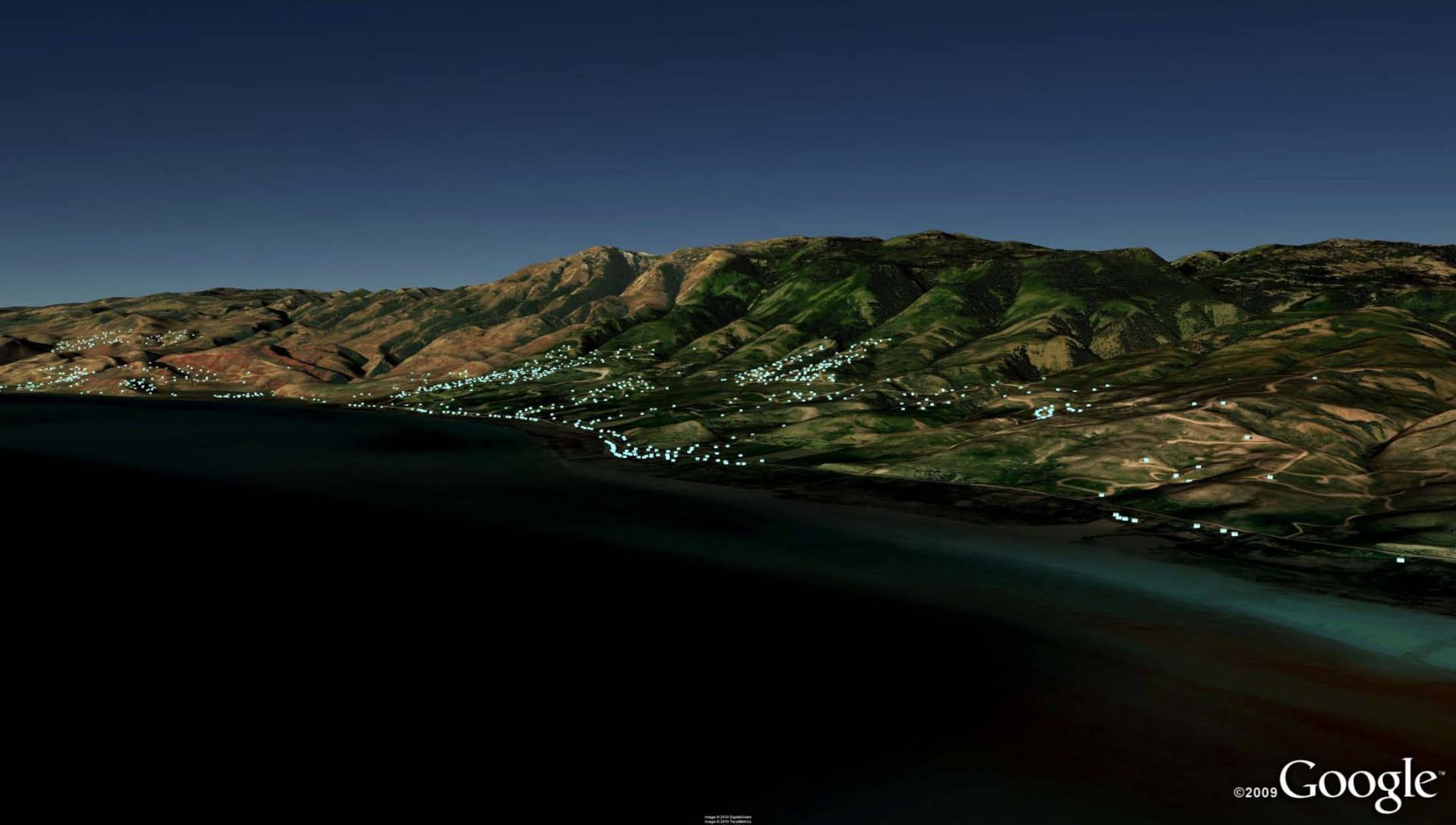
Looking SW, Garden City

- Existing Structures
- Projected Structures



Looking SW, Garden City

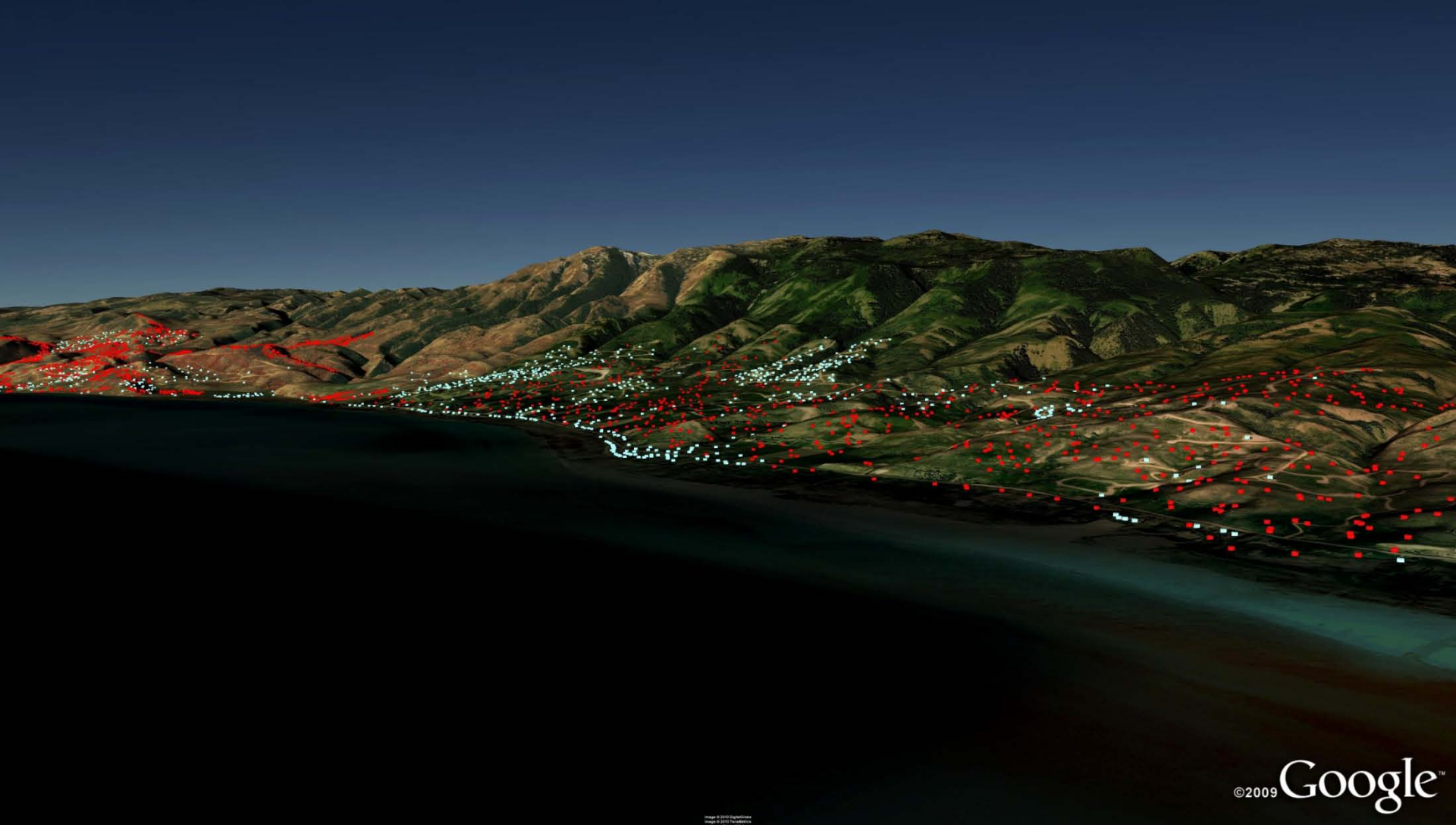
- Existing Structures
- Projected Structures



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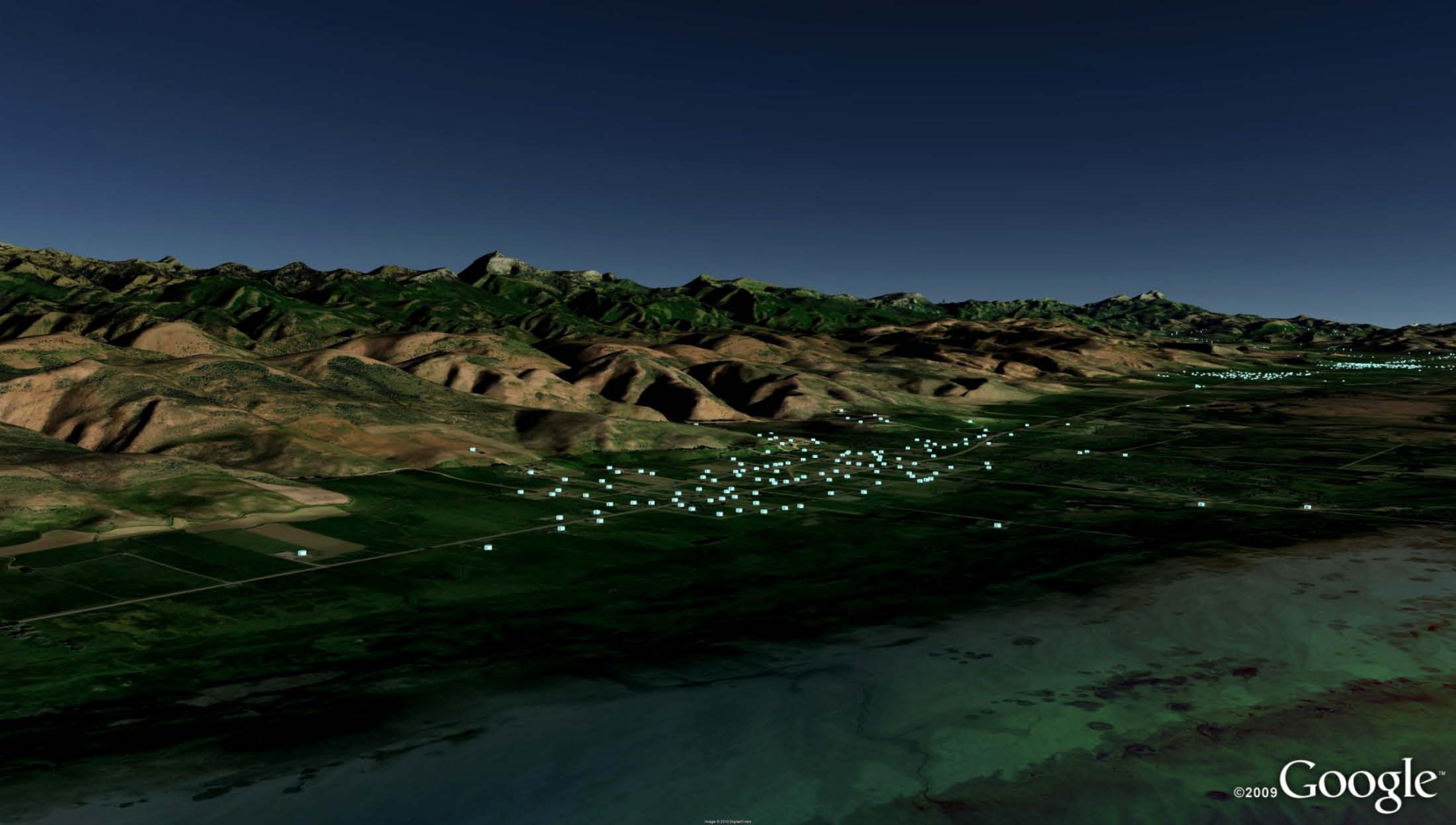
Looking SW, Fish Haven

- Existing Structures
- Projected Structures



Looking SW, Fish Haven

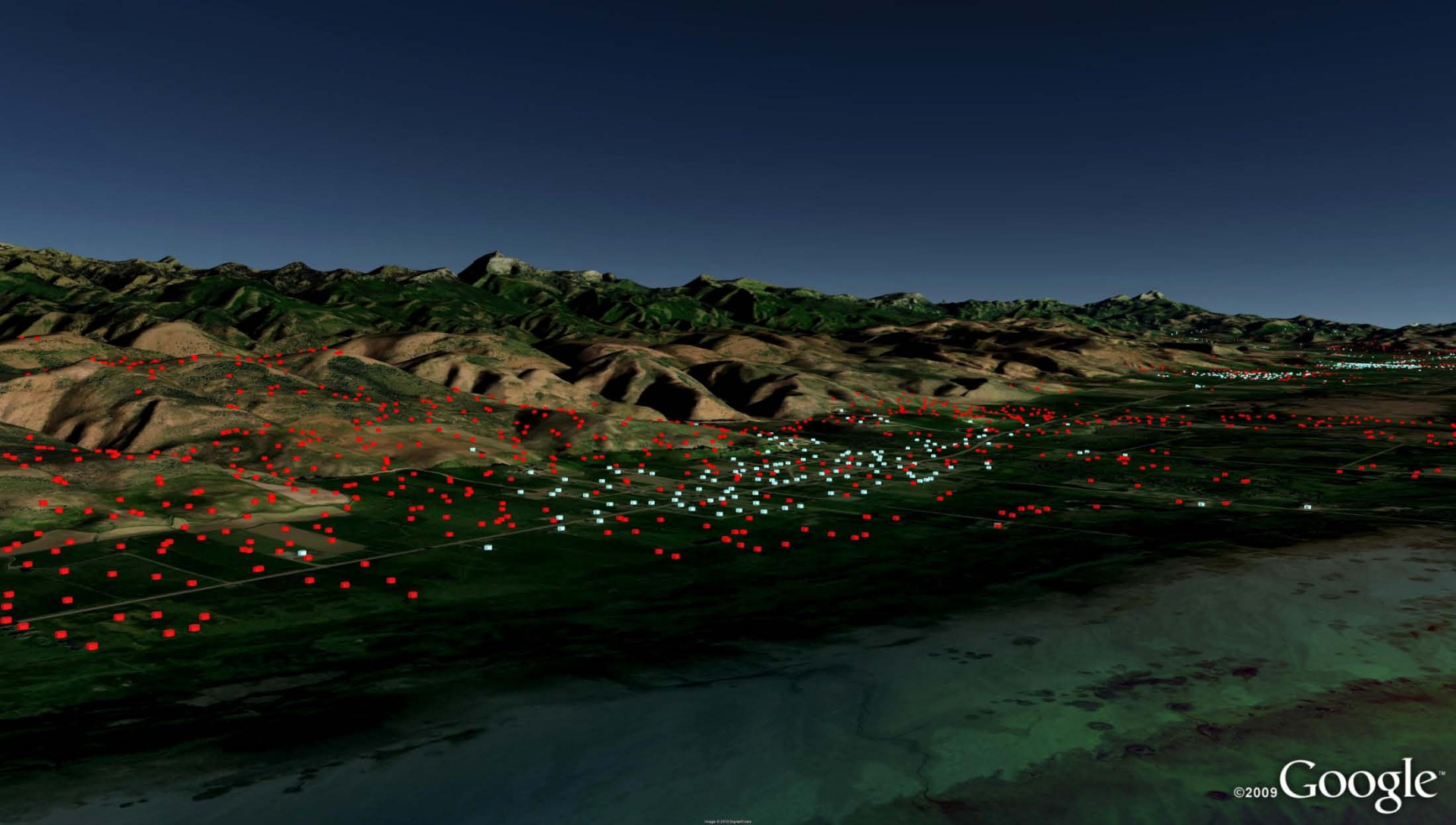
- Existing Structures
- Projected Structures



Looking NNW, St. Charles

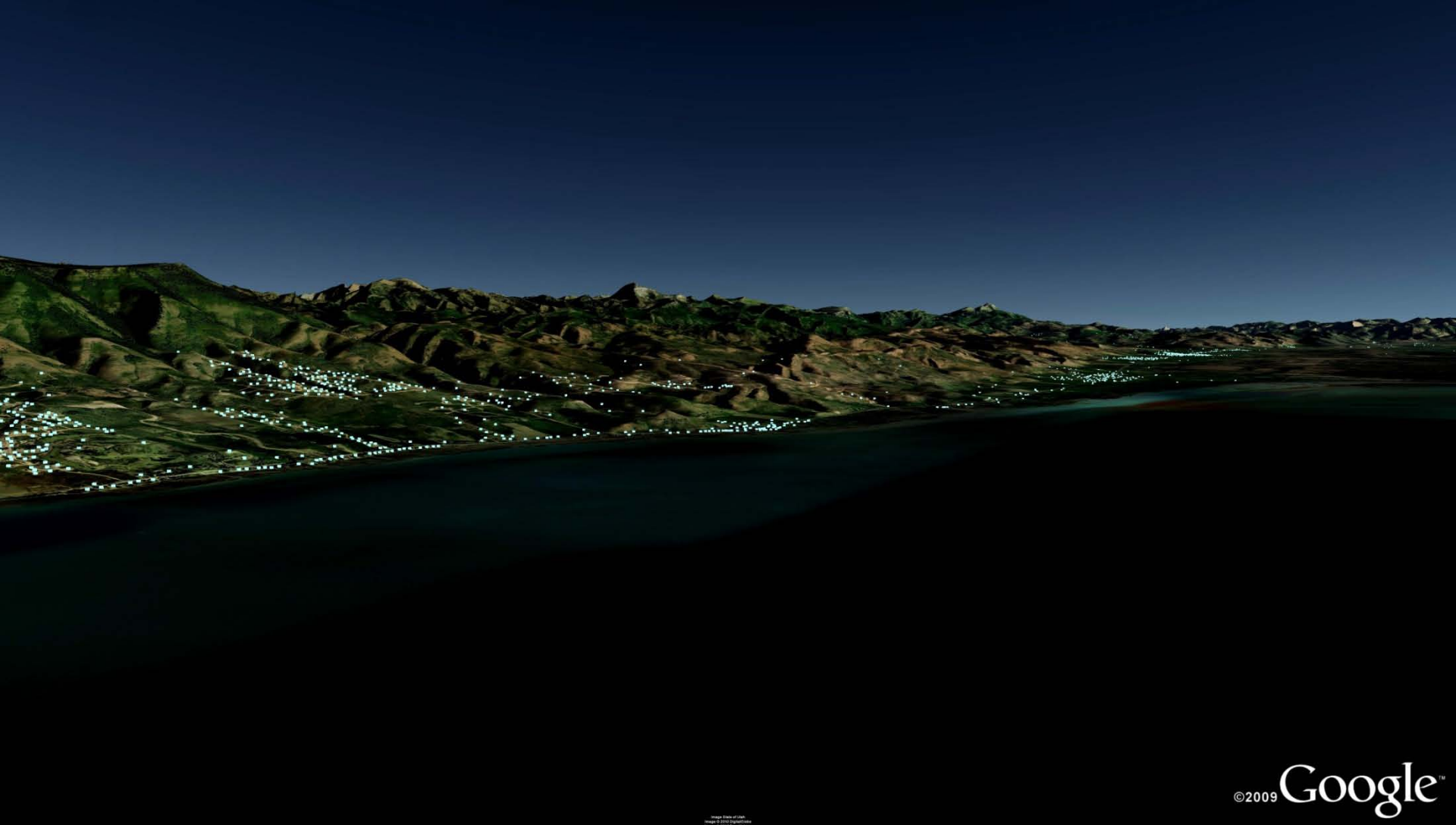
- Existing Structures
- Projected Structures





Looking NNW, St. Charles

- Existing Structures
- Projected Structures



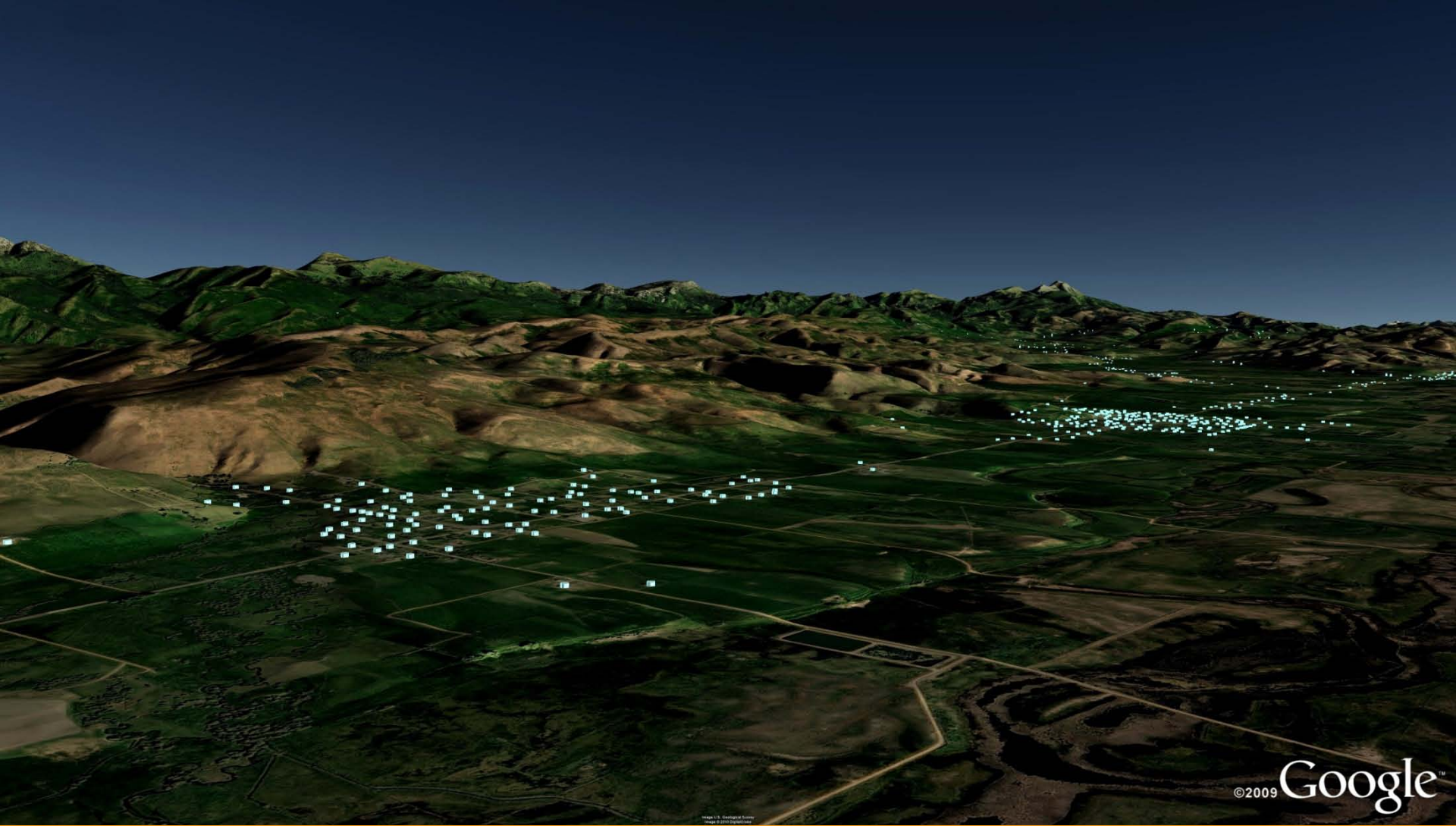
Looking NW, Western Shore (Idaho)

- Existing Structures
- Projected Structures



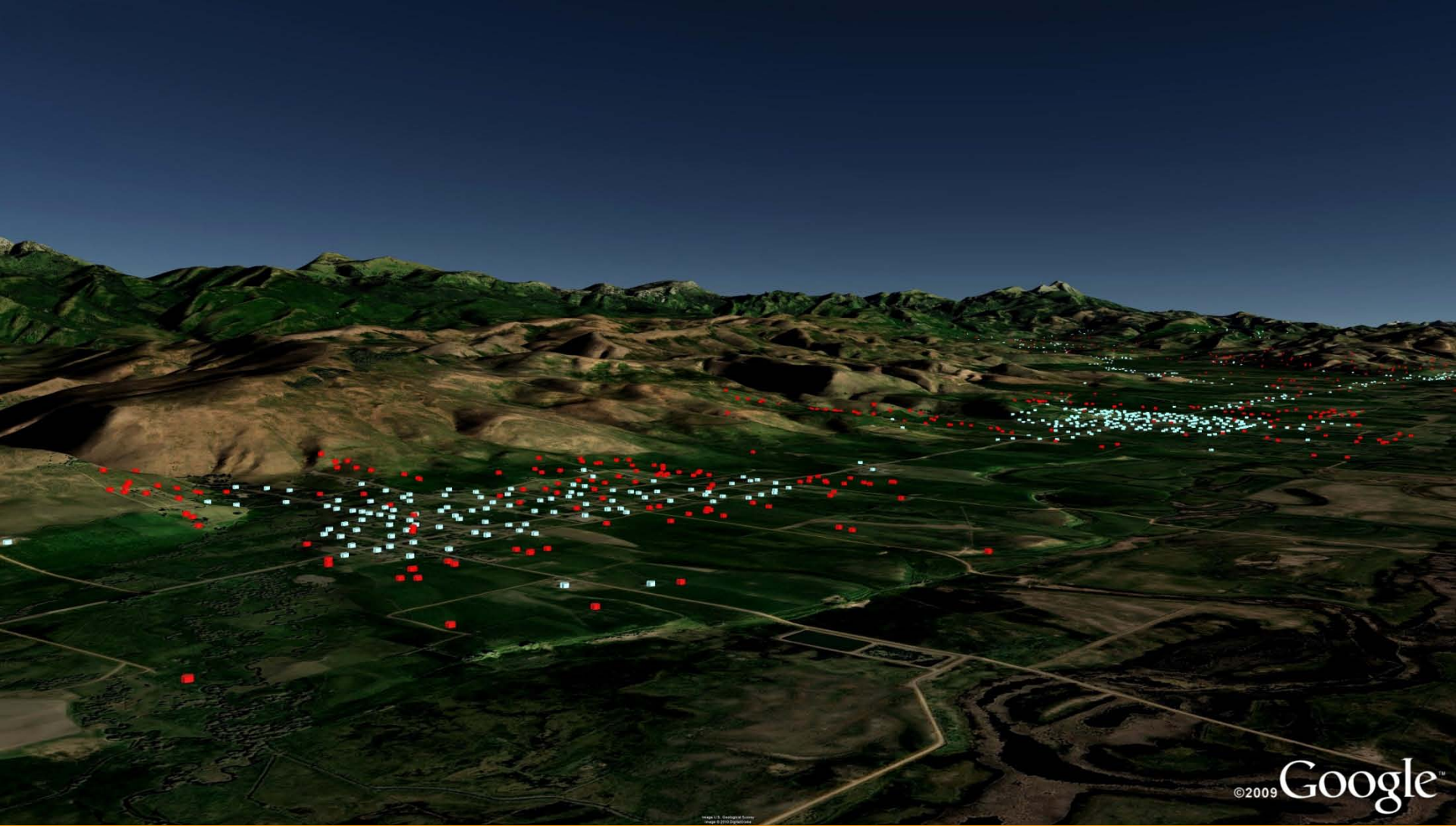
Looking NW, Western Shore (Idaho)

- Existing Structures
- Projected Structures



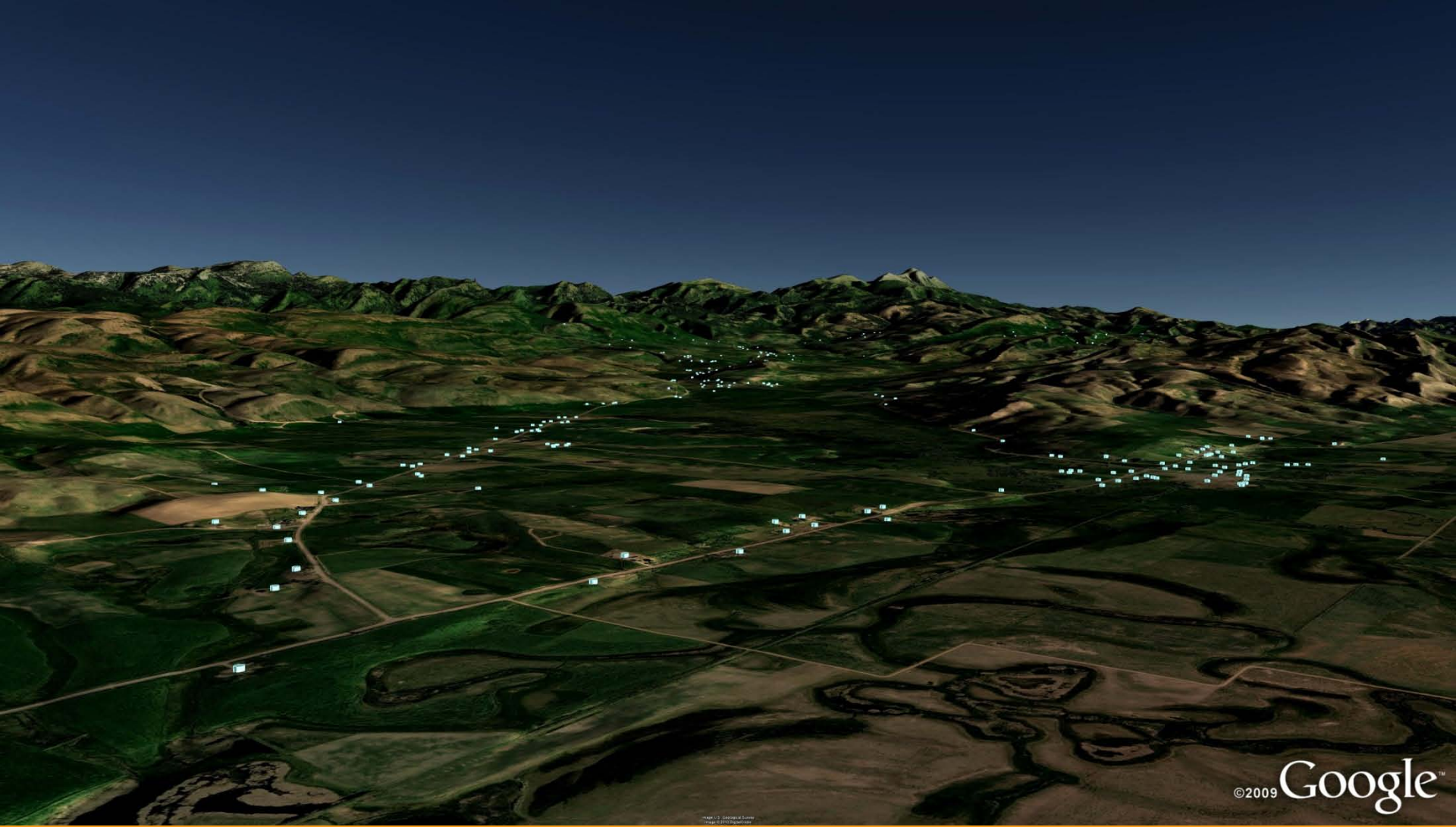
Looking NW, Bloomington/Paris

- Existing Structures
- Projected Structures



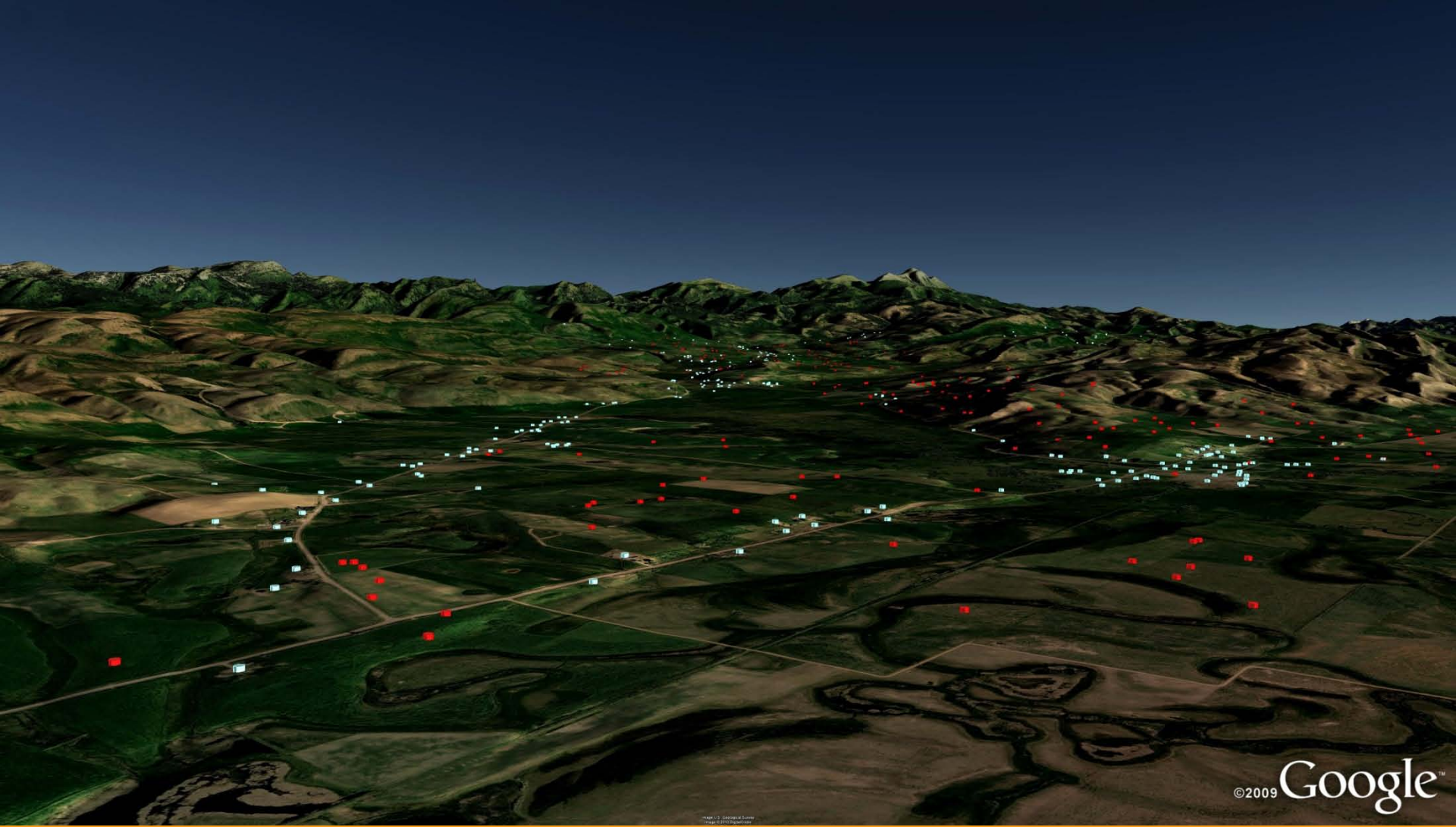
Looking NW, Bloomington/Paris

- Existing Structures
- Projected Structures



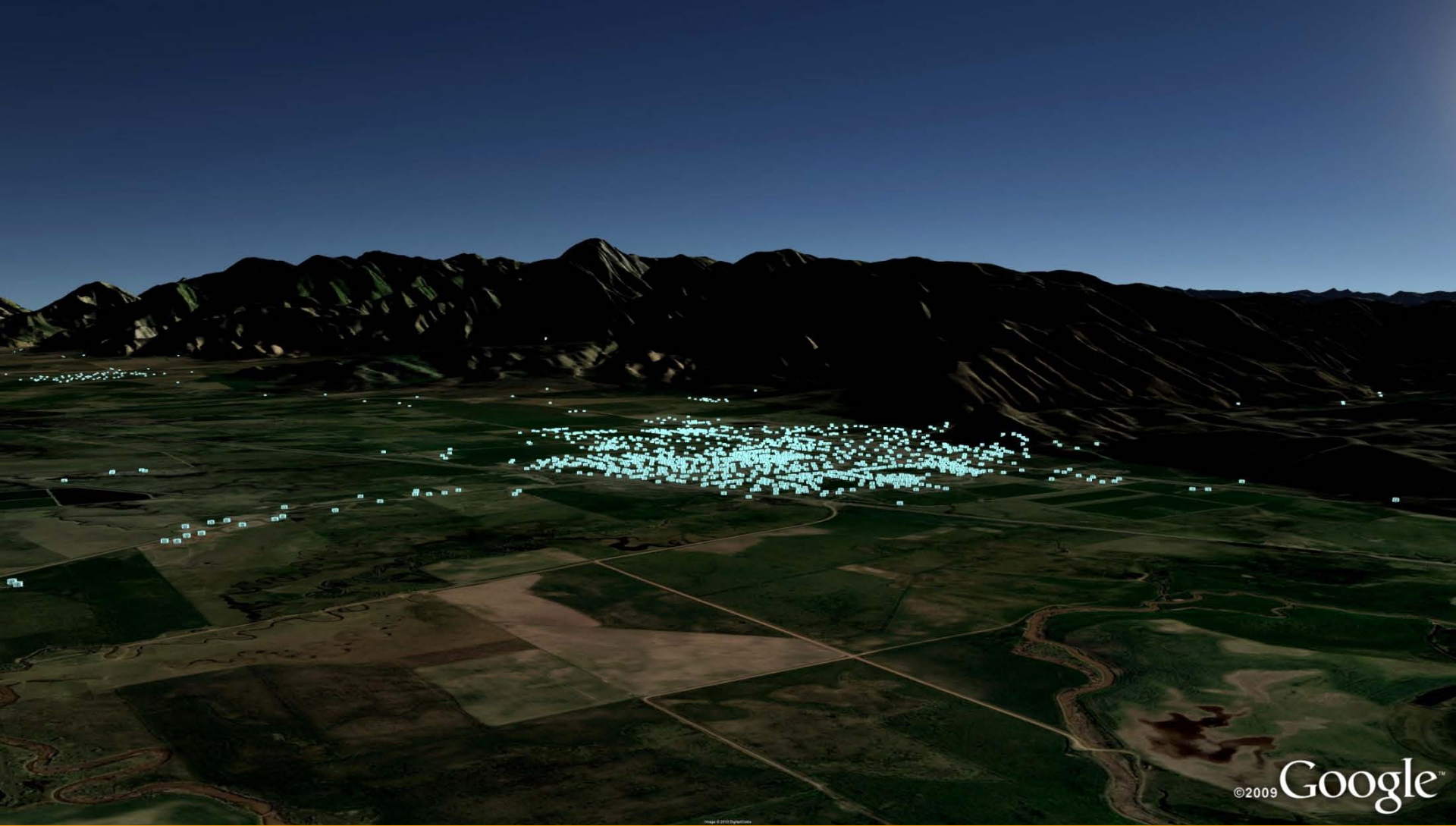
Looking NNW, Ovid/Hwy 36 Corridor

- Existing Structures
- Projected Structures



Looking NNW, Ovid/Hwy 36 Corridor

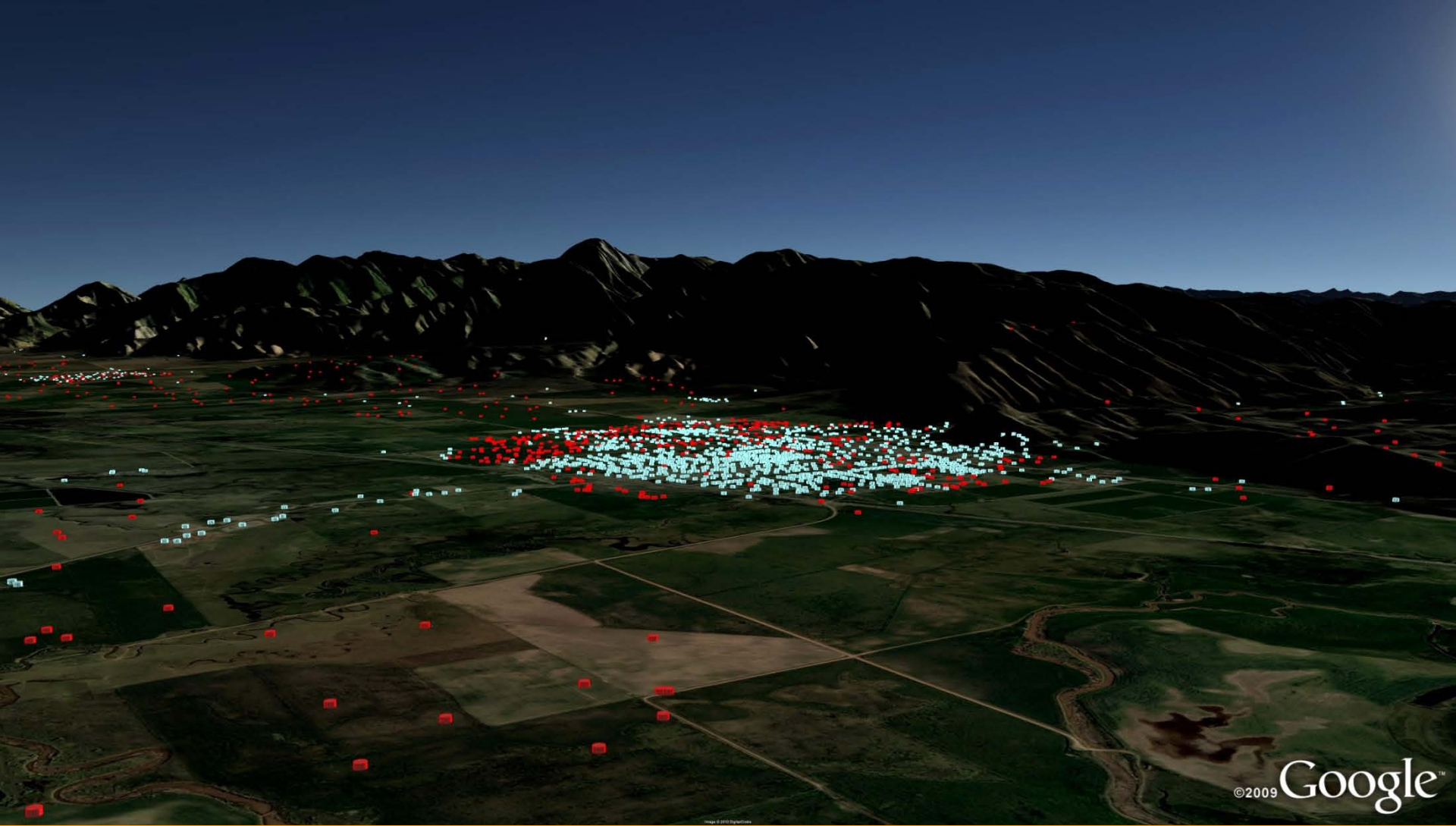
- Existing Structures
- Projected Structures



Looking NNE, Montpelier

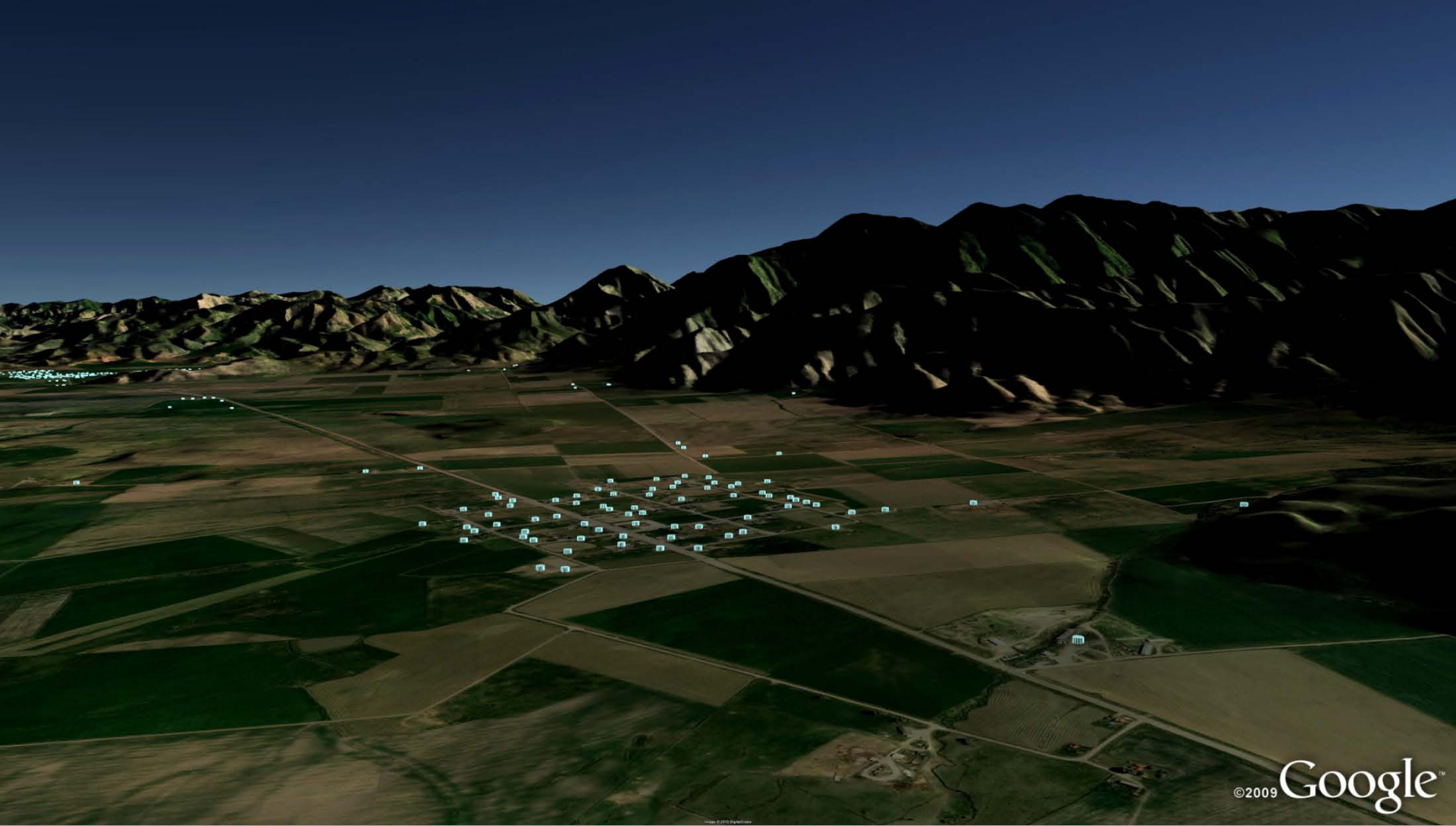
- Existing Structures
- Projected Structures





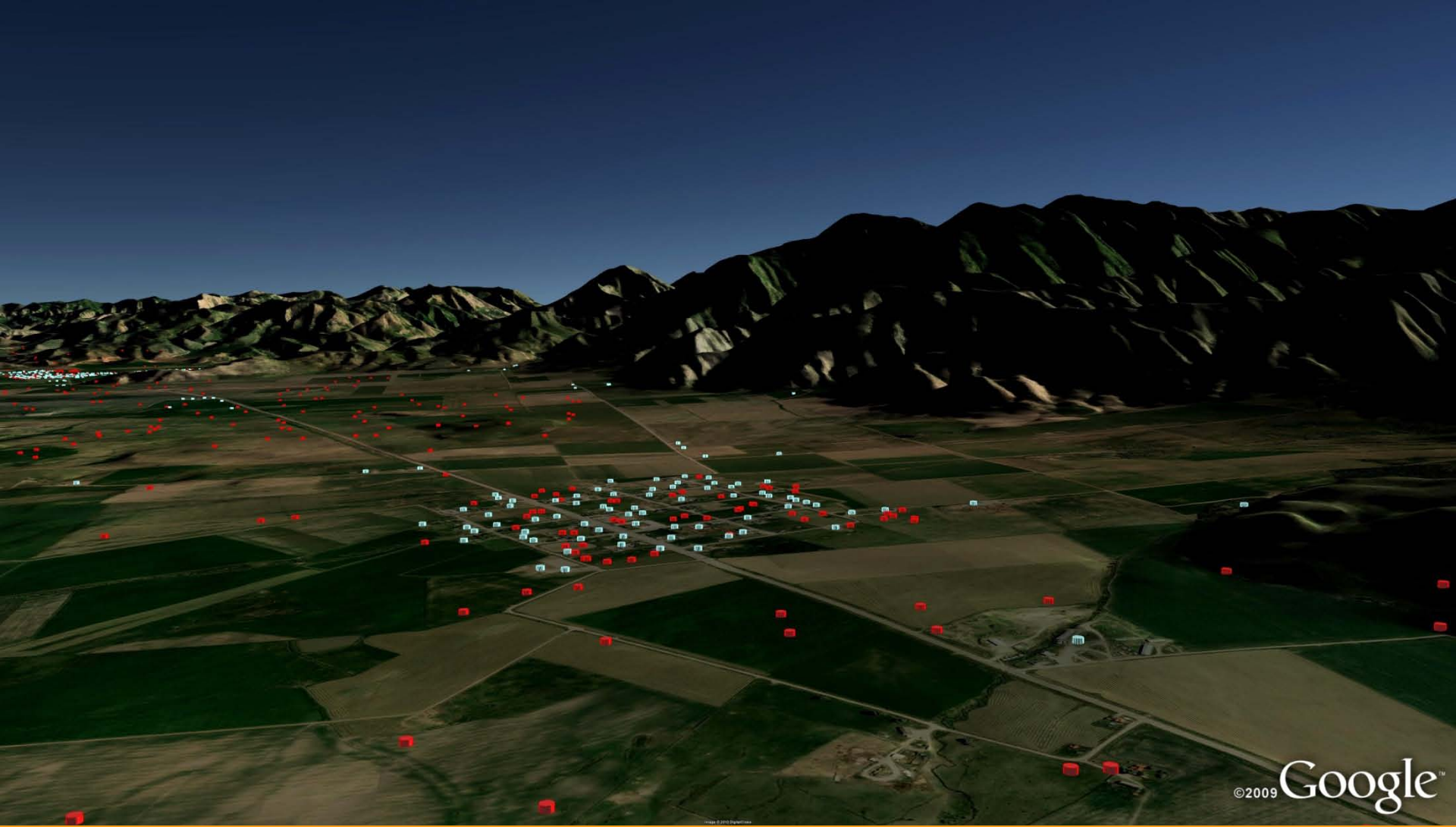
Looking NNE, Montpelier

- Existing Structures
- Projected Structures



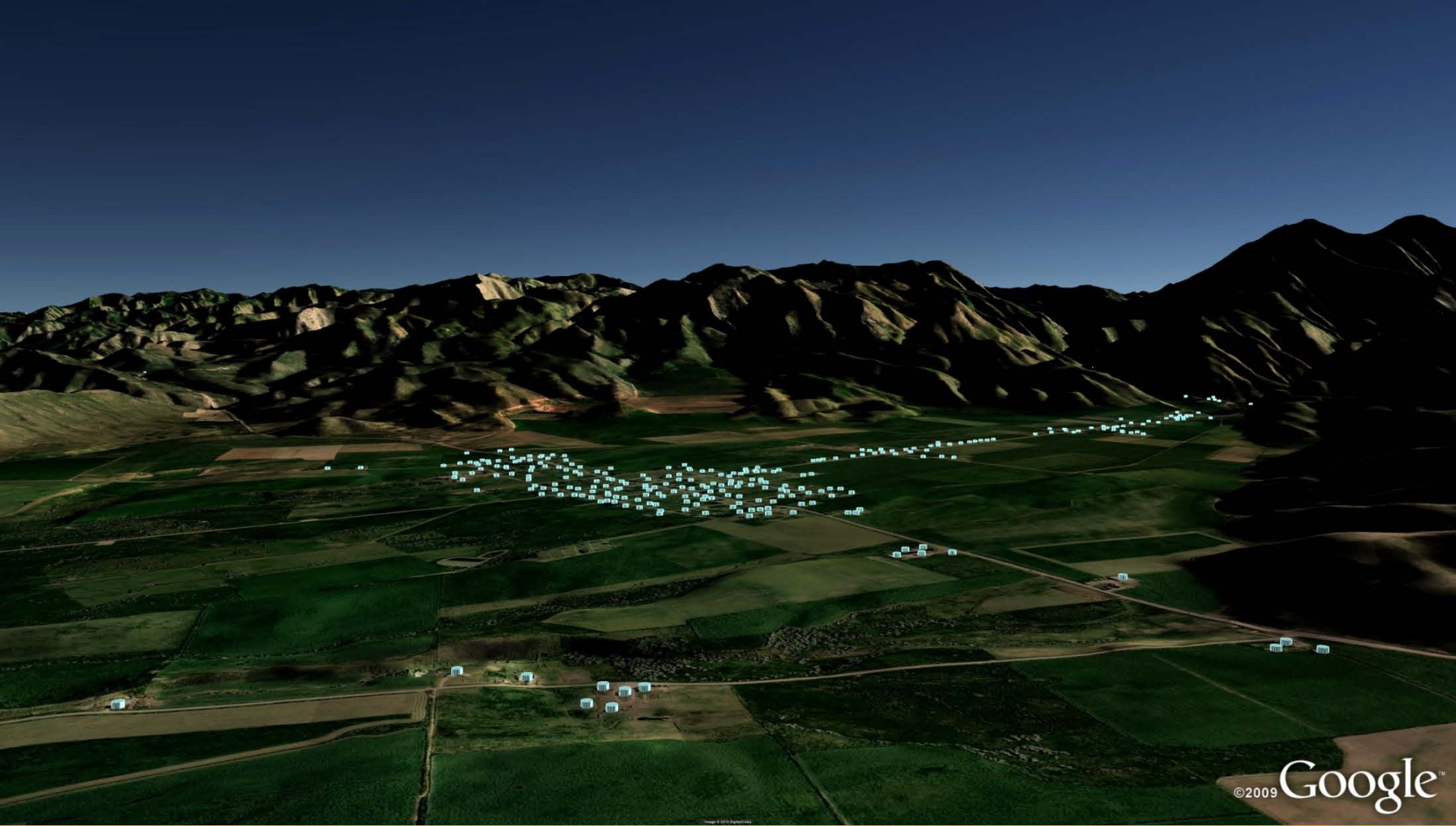
Looking N, Bennington

- Existing Structures
- Projected Structures



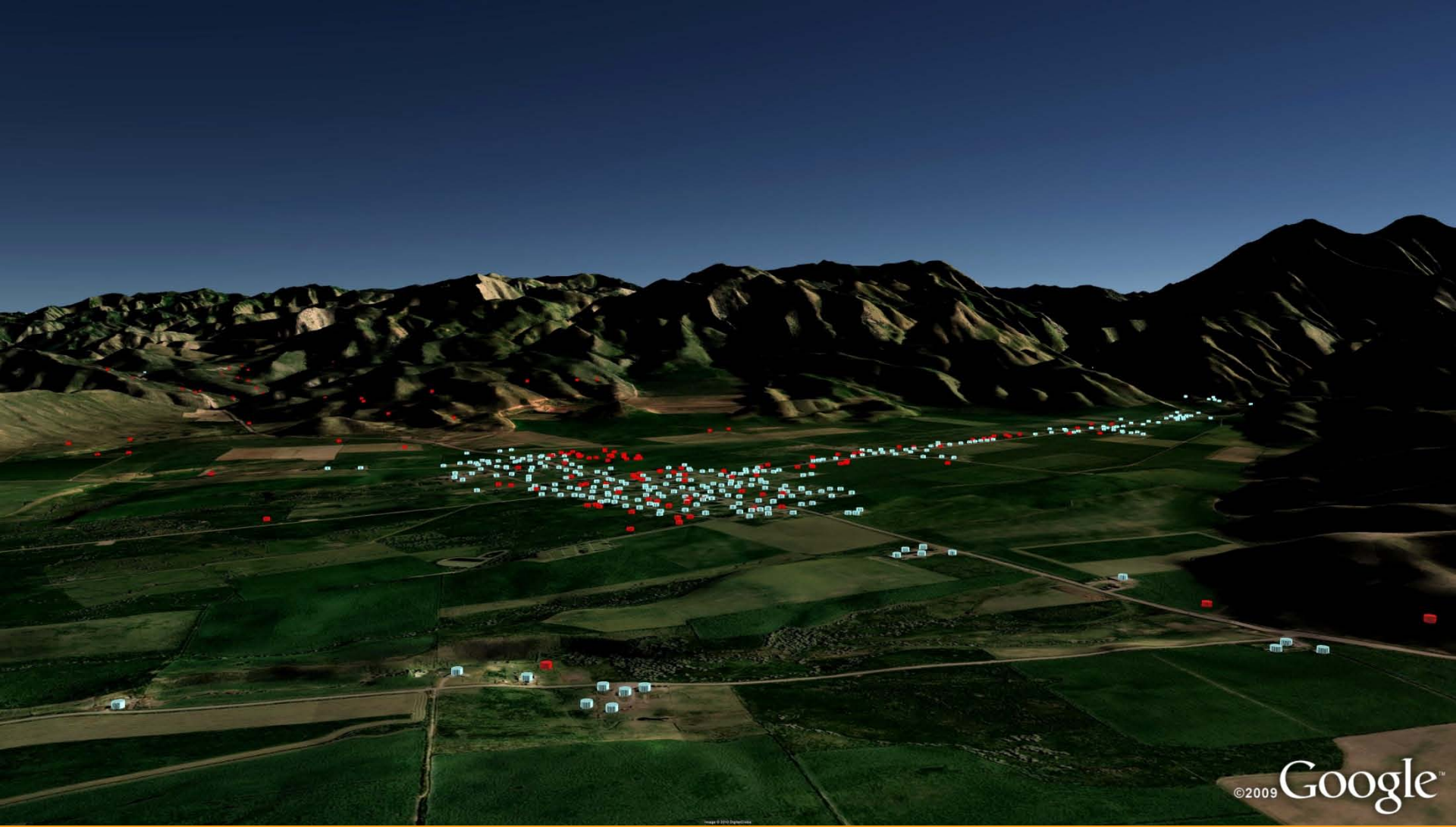
Looking N, Bennington

- Existing Structures
- Projected Structures



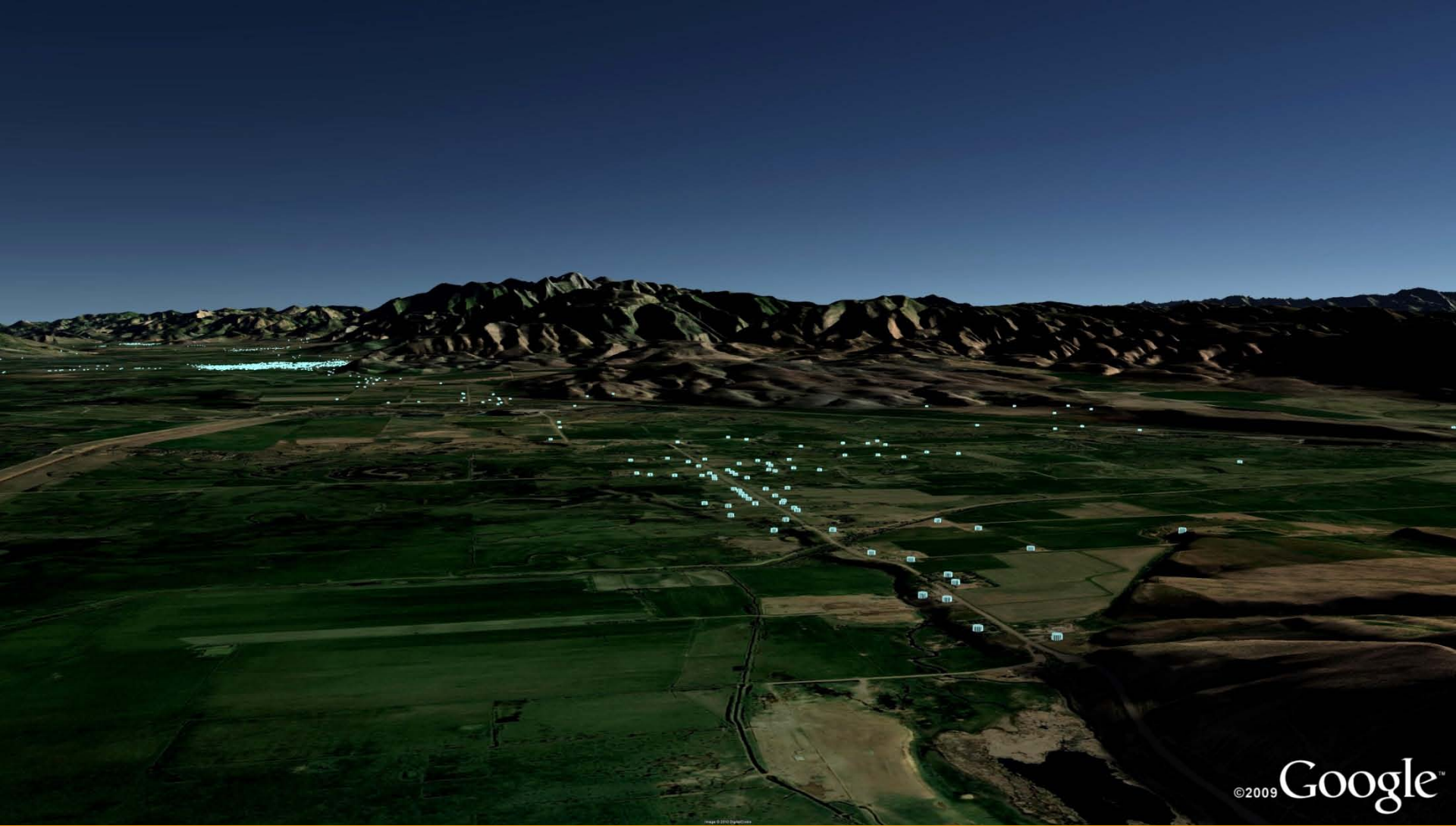
Looking N, Georgetown

- Existing Structures
- Projected Structures



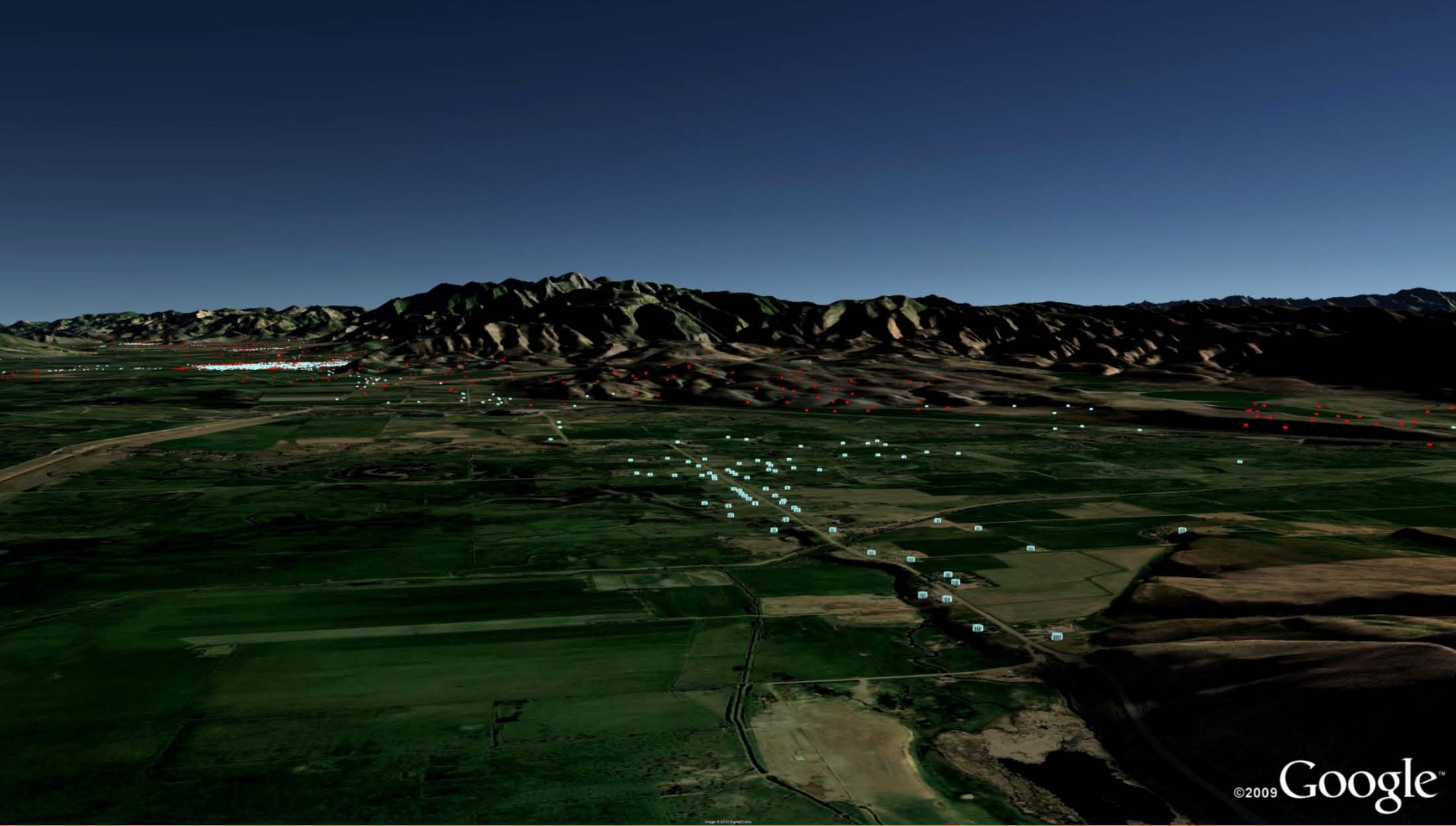
Looking N, Georgetown

- Existing Structures
- Projected Structures



Looking N, Dingle

- Existing Structures
- Projected Structures



Looking N, Dingle

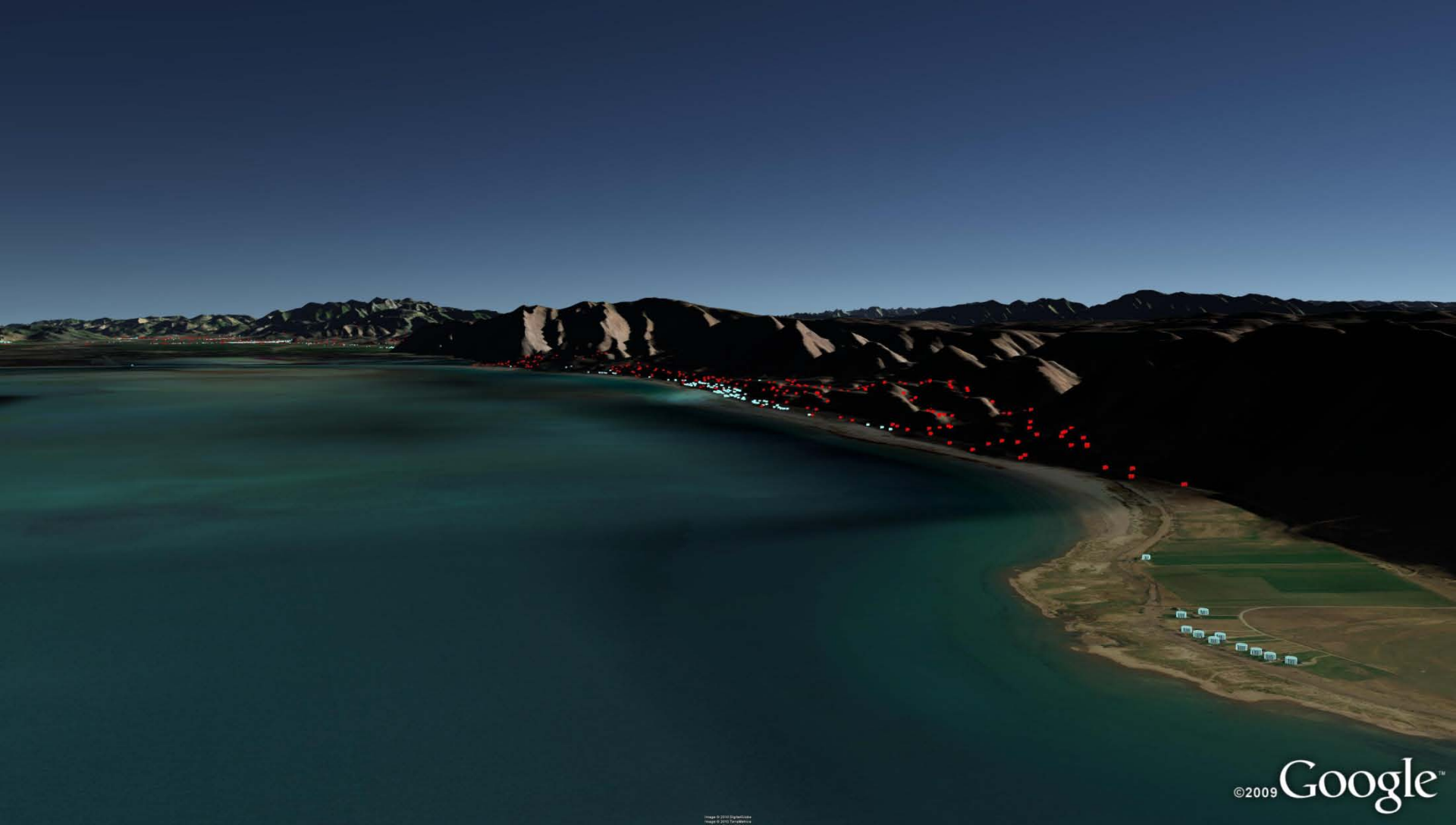
- Existing Structures
- Projected Structures



Looking NNE, Eastern Shore

- Existing Structures
- Projected Structures





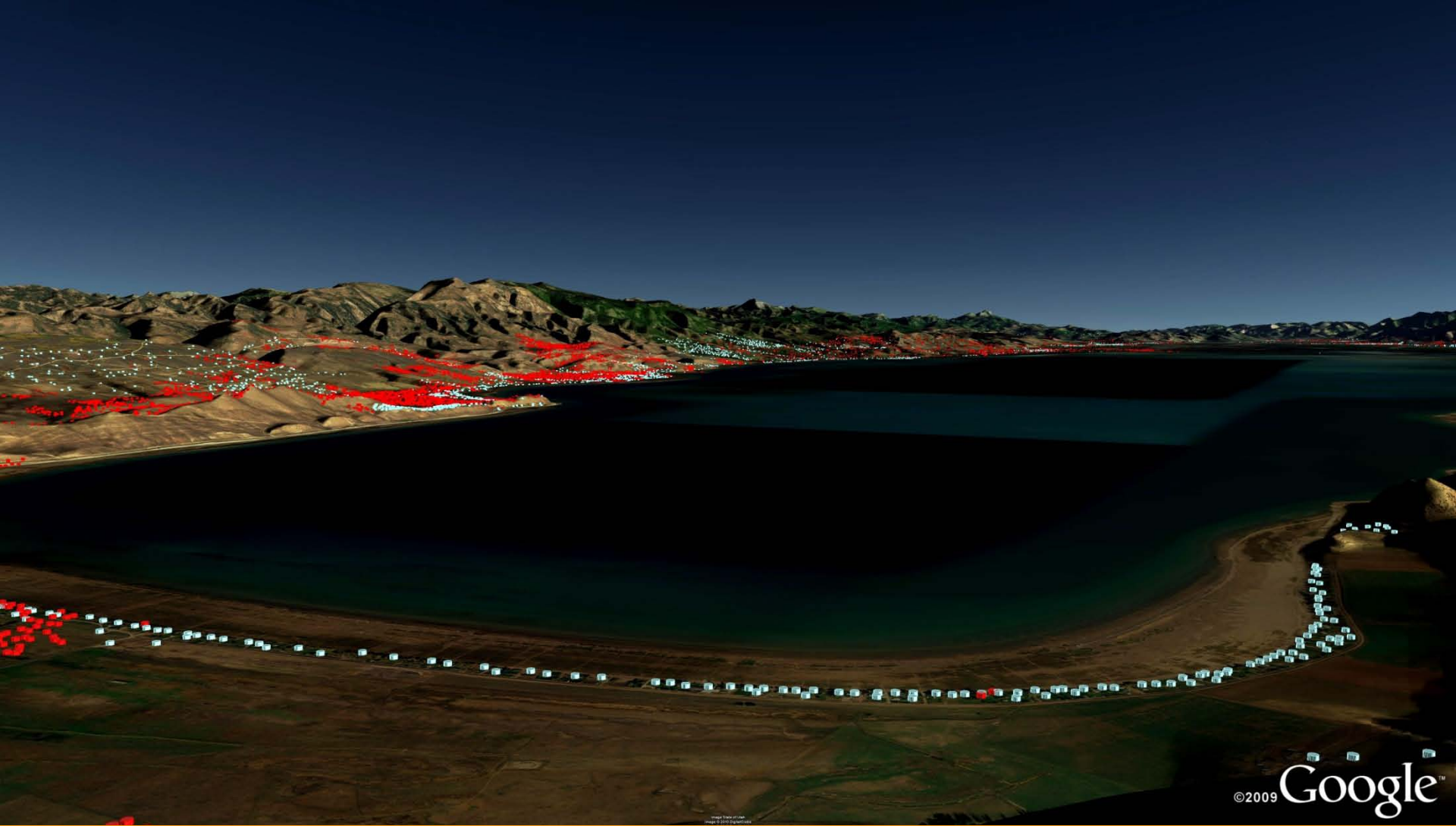
Looking NNE, Eastern Shore

- Existing Structures
- Projected Structures



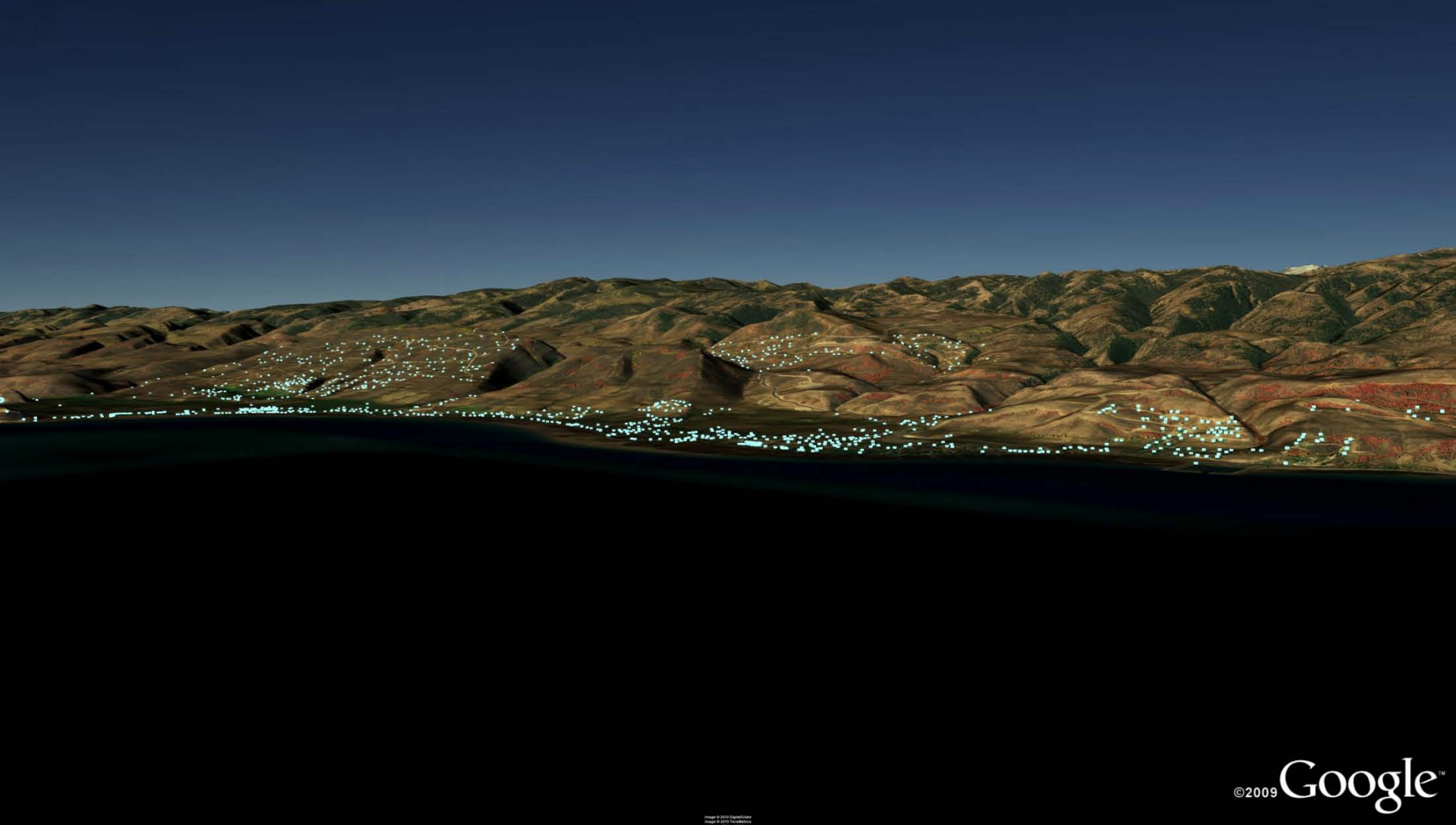
Looking NW, Western Shore (Utah)

- Existing Structures
- Projected Structures



Looking NW, Western Shore (Utah)

- Existing Structures
- Projected Structures



©2009 Google™

Looking SW, Garden City

- Existing Structures
- Projected Structures



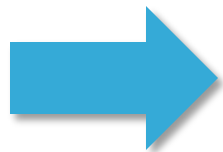
Looking SW, Garden City

- Existing Structures
- Projected Structures

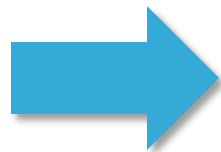
# The Roadmap: A Public Process



1. Public Workshops  
(Brainstorm)  
Analysis/Scenario  
Development



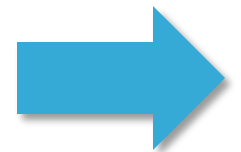
2. Town Hall Meetings  
(Test: This, Not This)  
Draft Vision Development



3. Vision Summit  
(Consensus)  
Vision Document



4. Implementation  
(Ready, Set, Action!)  
General Plans,  
Ordinances, Etc.



# Workshops: Brainstorm the Ideal Future

(a game of markers, colored tape, and a chips)

Imagine the future for your children and grandchildren...

- Focused problem solving, not philosophizing
- Recognition of competing goals
- Mixed groups must reconcile differences
- Long time horizon helps find common ground



How shall we accommodate anticipated growth?

# Workshop Brainstorm

## 1. Land Conservation

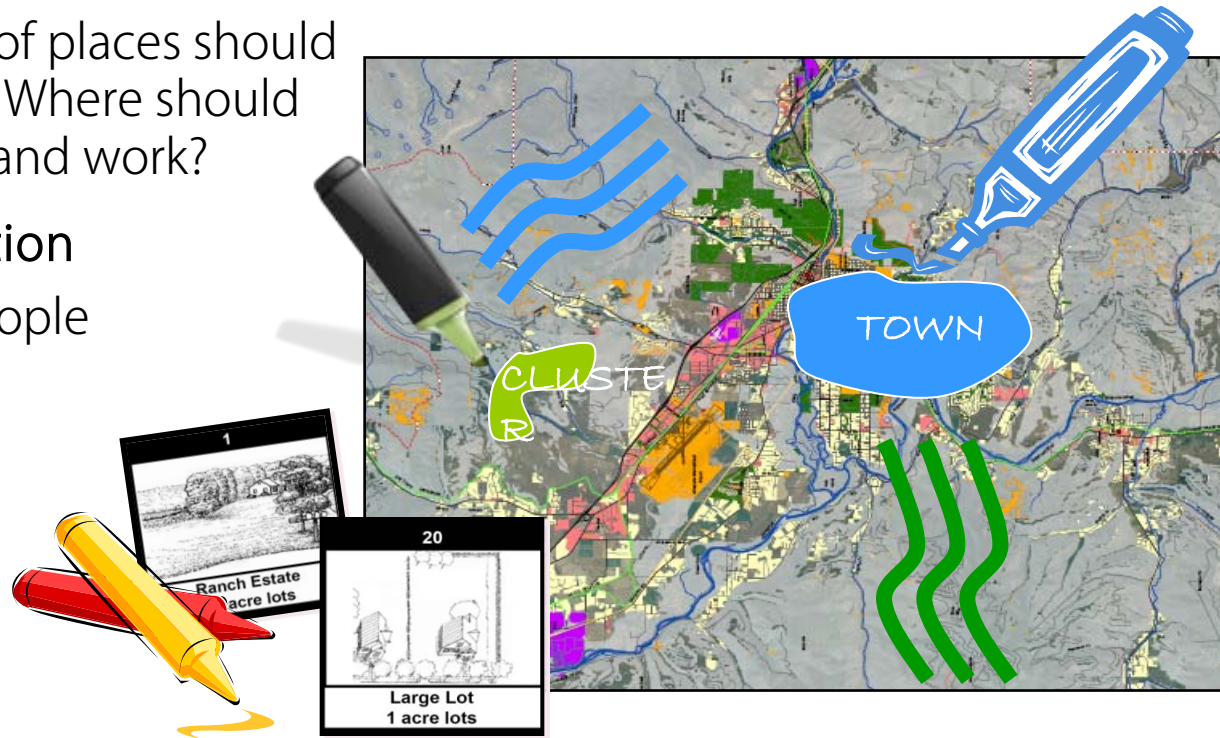
Which lands should be conserved for future generations?

## 2. Growth and Place Making

What kinds of places should be created? Where should people live and work?

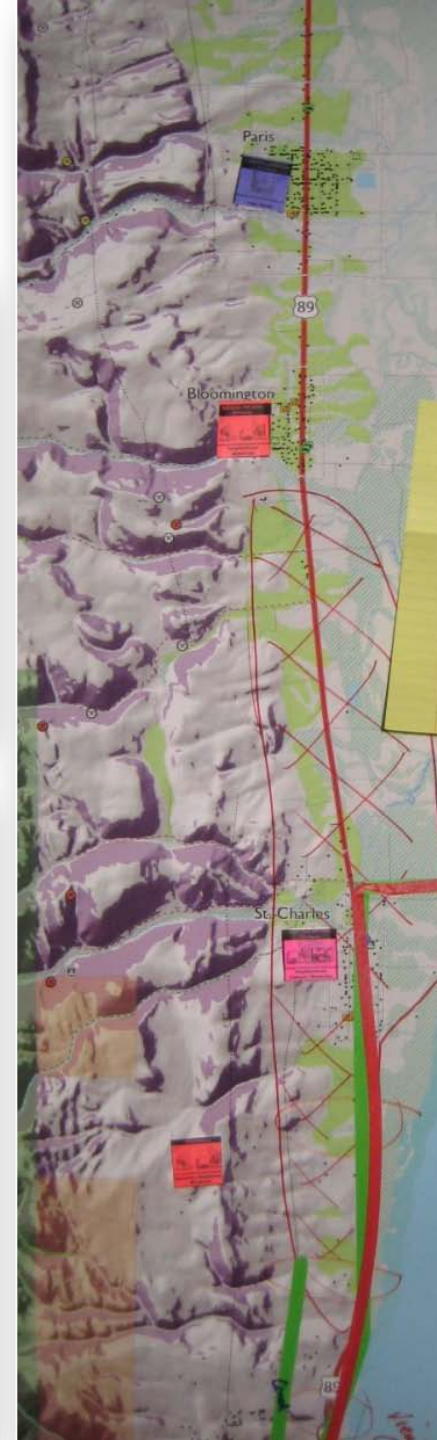
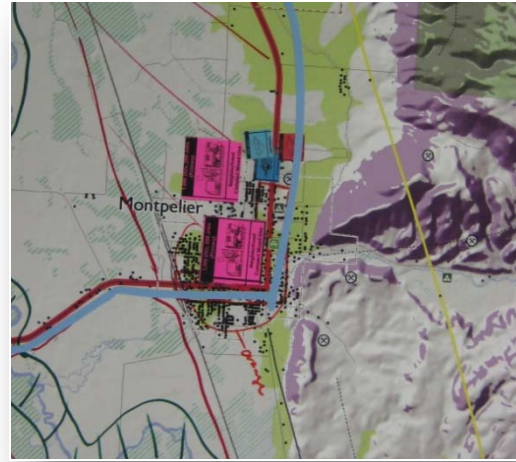
## 2. Transportation

How will people get around?





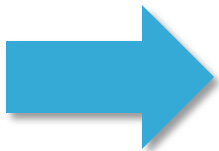
# 32 Maps Created by Bear Lake Valley Citizens



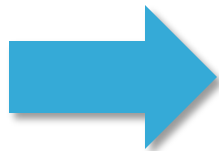
# The Roadmap: A Public Process



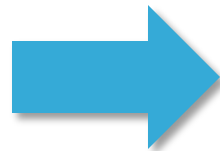
1. Public Workshops  
(Brainstorm)  
Analysis/Scenario  
Development



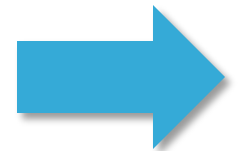
2. Town Hall Meetings  
(Test: This, Not This)  
Draft Vision Development



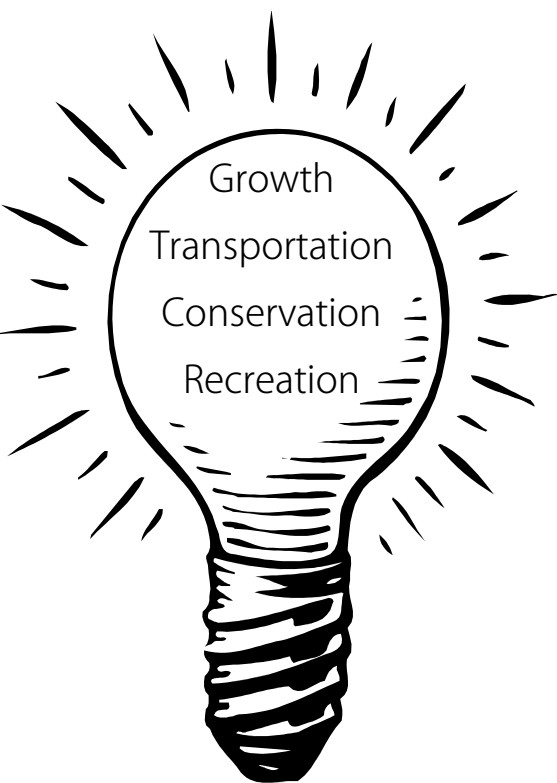
3. Vision Summit  
(Consensus)  
Vision Document



4. Implementation  
(Ready, Set, Action!)  
General Plans,  
Ordinances, Etc.



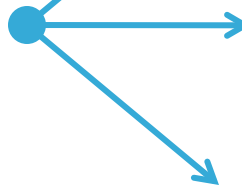
# Scenarios Contrast Choices and Consequences



Your Ideas



2060 Scenario  
What If?...



- Land Area Developed
- Conservation
- Public Transportation
- Housing Choices
- Water Use
- Miles of Driving
- Services Proximity
- Housing Proximity
- Policy

# Scenario A: Baseline

## Land Use

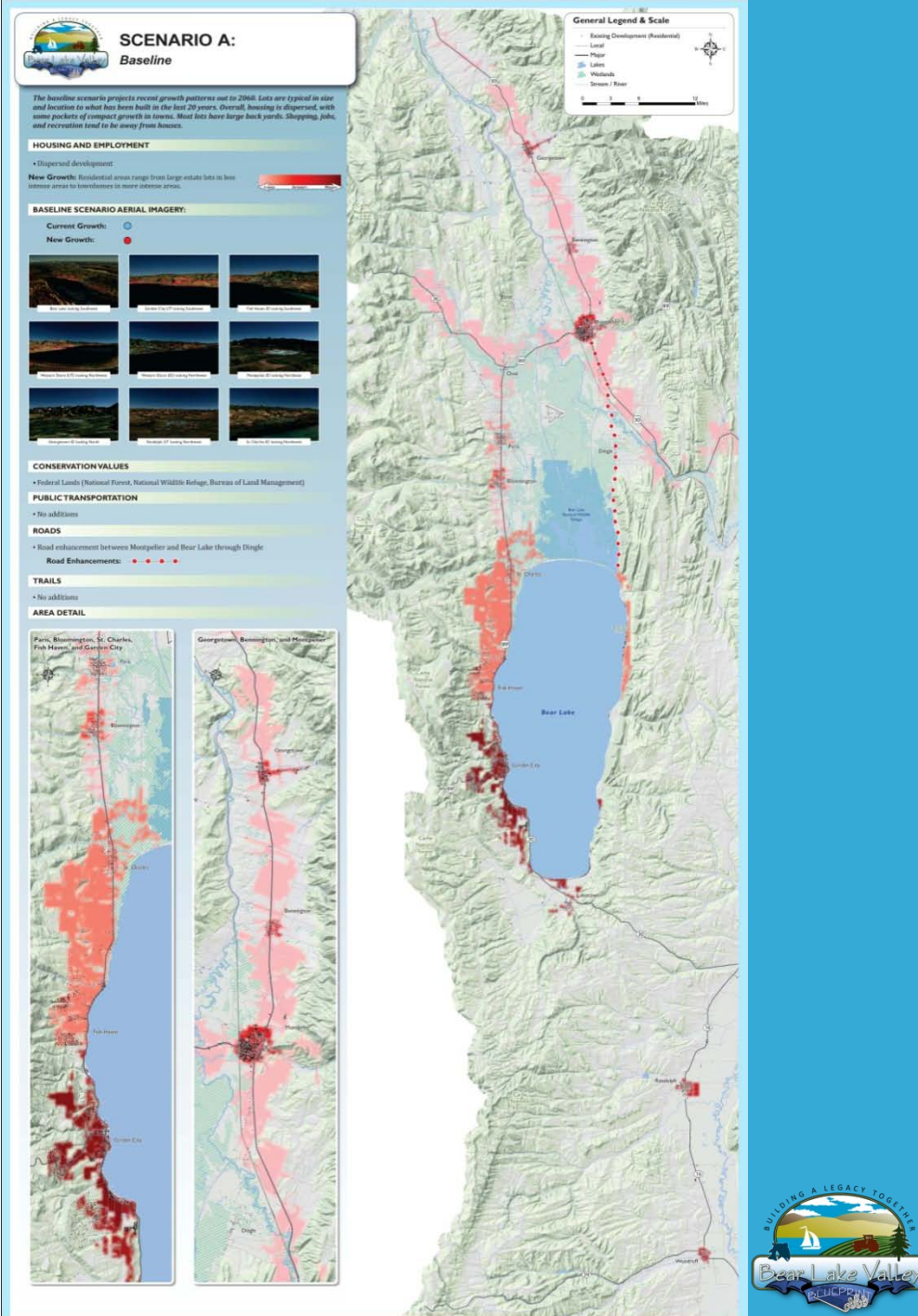
- Dispersed development

## Conservation Values

- Federal lands

## Transportation

- Public Transportation:
  - No additions
- Roads:
  - Dingle Road
- Trails:
  - No additions



## Scenario B:

# Estate Lots

## Land Use

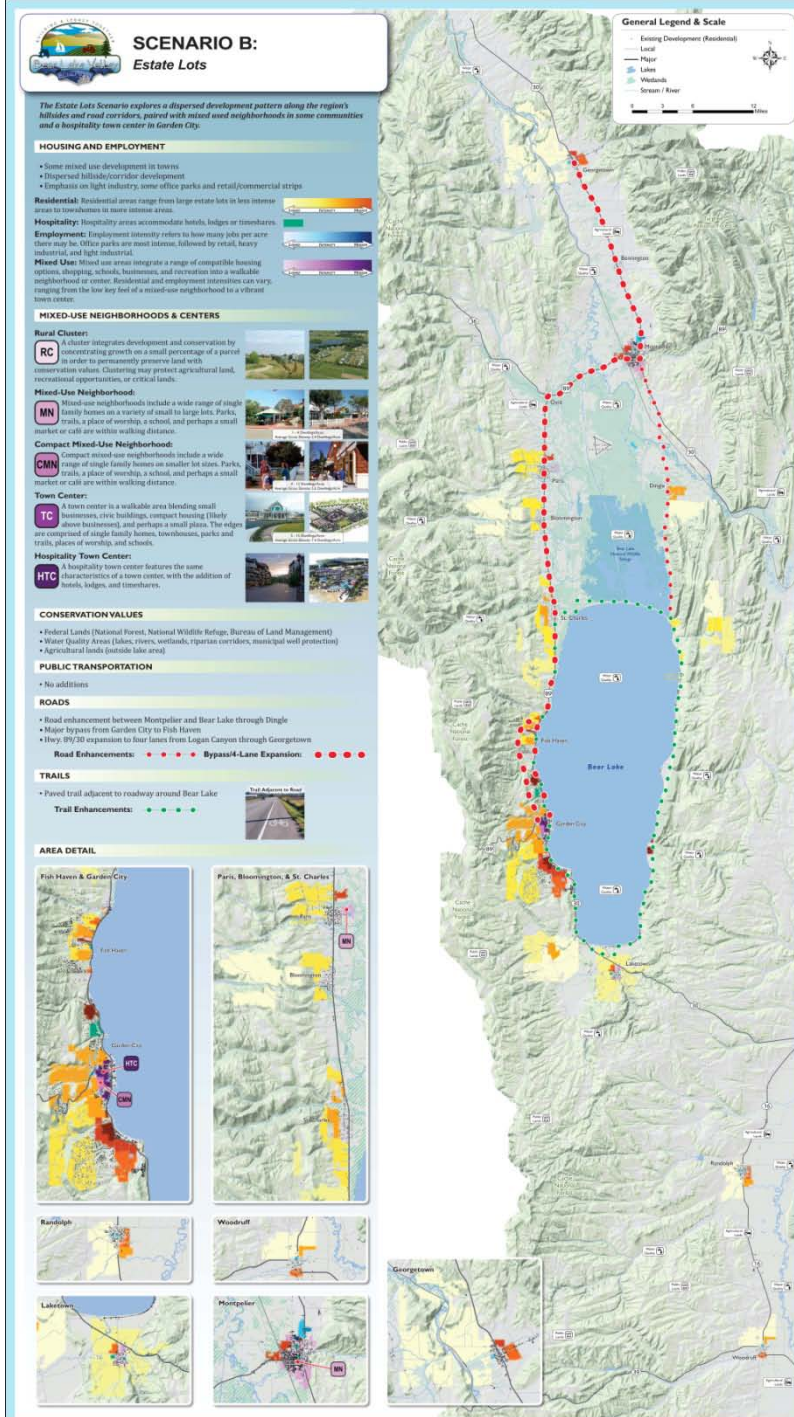
- Some mixed use development in towns
- Dispersed hillside/corridor development
- Emphasis on light industry, some office parks and retail/commercial strips

## Conservation Values

- Federal lands
- Water quality areas
- Agricultural land outside lake area

## Transportation

- Public Transportation: No additions
- Roads: Dingle Road, major bypass, Hwy 89/30 expand to 4 lanes, Logan Canyon to Georgetown
- Trails: Paved trail adjacent to road around Bear Lake



## Scenario C:

# Farm Towns/ Recreation Villages

## Land Use

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

## Conservation Values

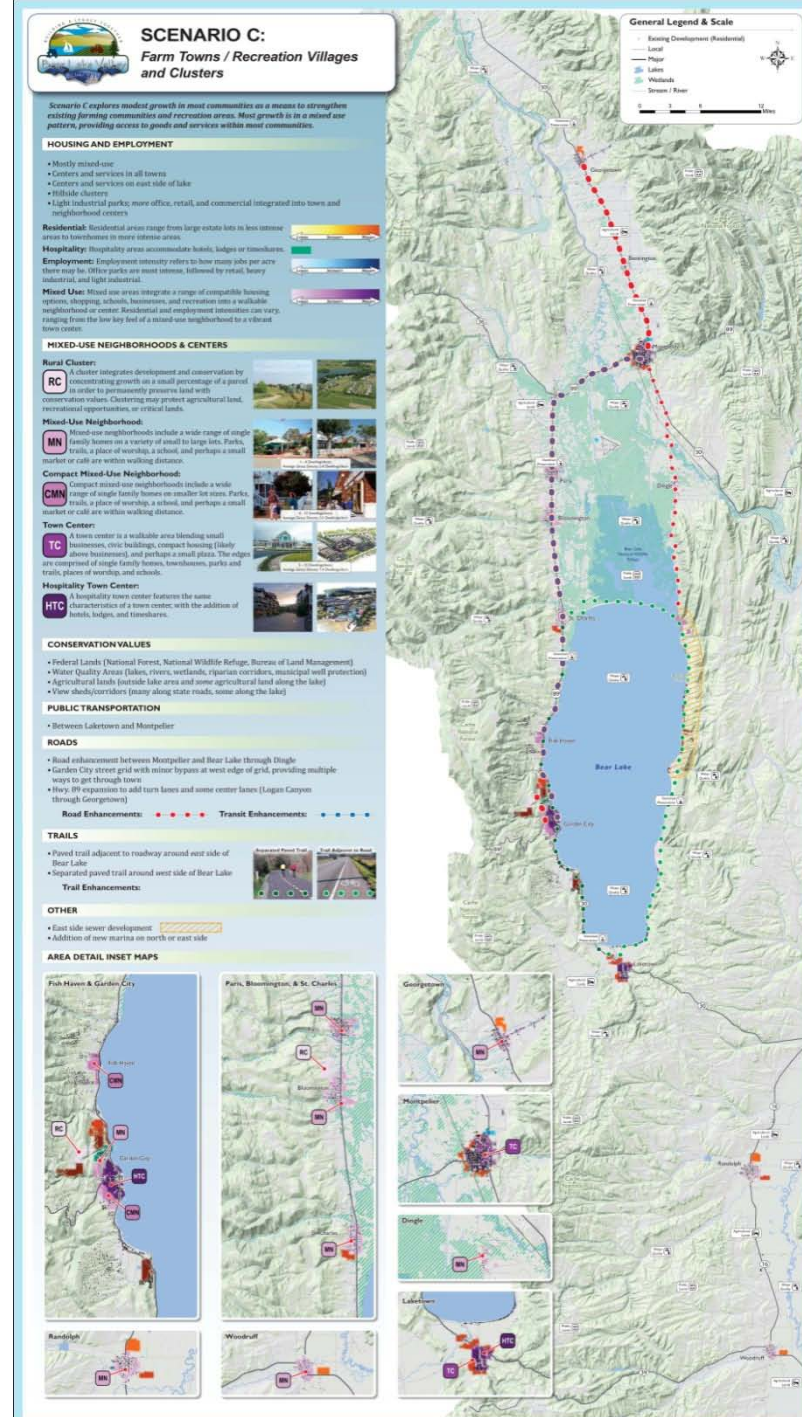
- Federal lands
- Water quality areas
- Agricultural land outside lake area and *some* along the lake
- Views (*many* along state roads, *some* along the lake)

## Transportation

- Public Transportation: Laketown/Montpelier
- Roads: Dingle Road, Garden City street grid with minor bypass, Hwy 89/30 to add turn lanes and some center lanes
- Trails: Paved trail adjacent to road around *east* side of Bear Lake, separated paved trail around *west* side of Bear Lake

## Other

- Sewer system on east side of Bear Lake
- New marina on north or east side of Bear Lake



## Scenario D:

# Resort Town/Main Street, USA

## Land Use

- Mostly mixed use
- Mostly in Garden City and Montpelier
- Montpelier: recreation center., senior housing, community college extension
- Light industrial parks; *most* office, retail, and commercial integrated into town and neighborhood centers

## Conservation Values

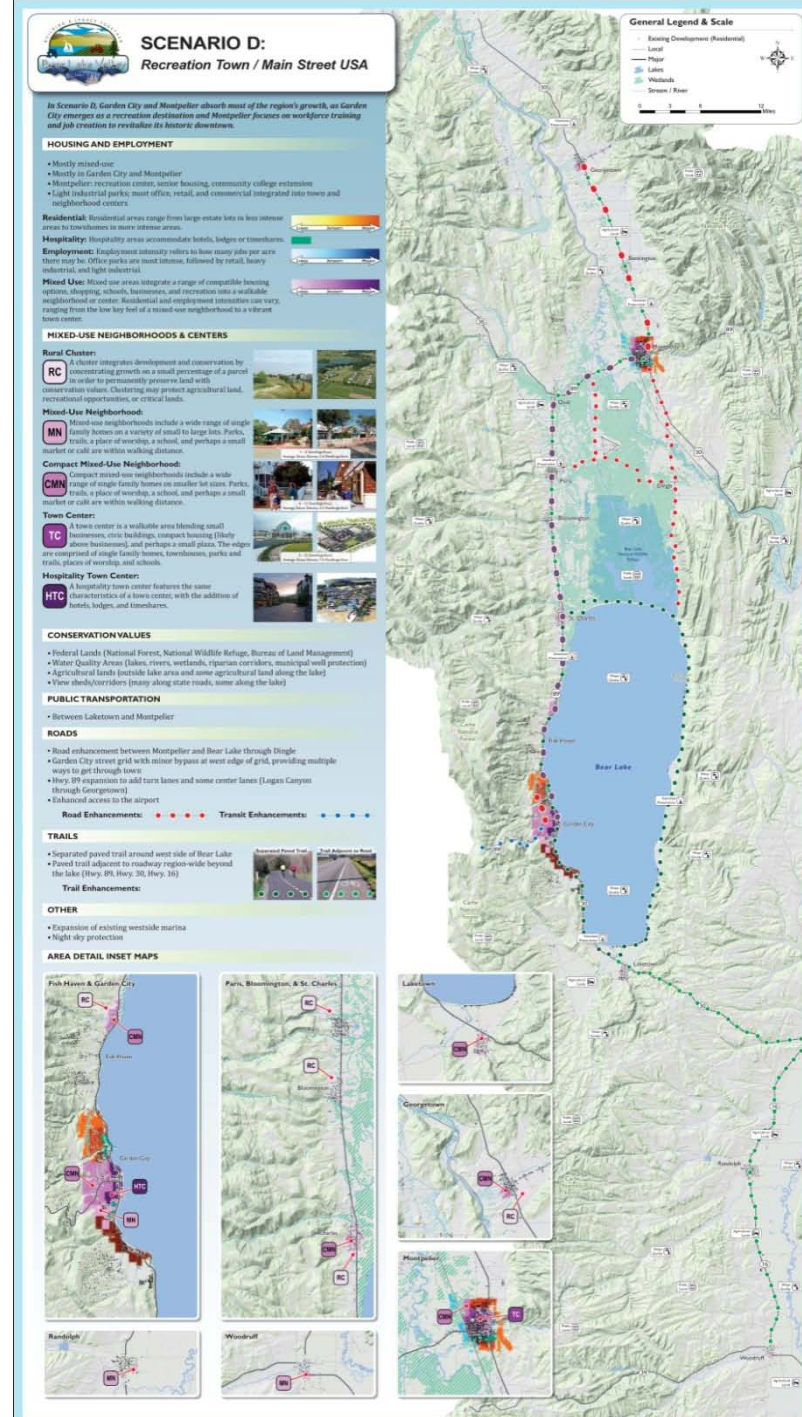
- Federal lands
- Water quality areas
- Agricultural land outside lake area and *more* along the lake
- Views (*many* along state roads, *many* along the lake)

## Transportation

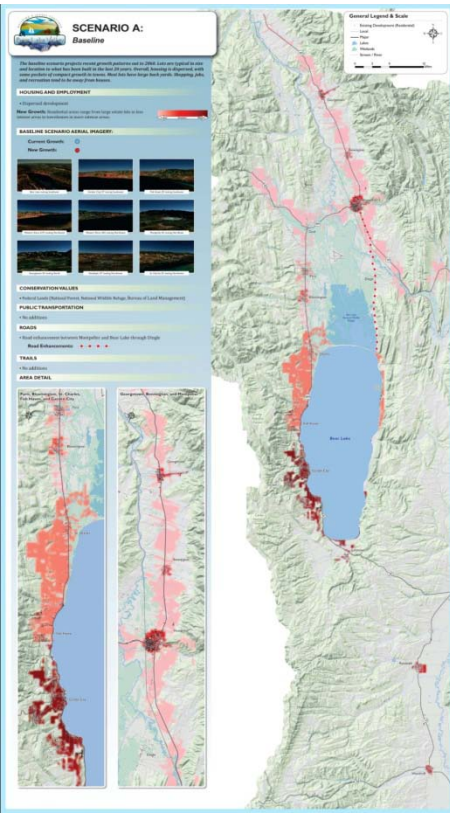
- Public Transportation: Laketown/Montpelier, Montpelier/Soda Springs, Garden City/Beaver Mountain/Logan
- Roads: Dingle Road, Garden City street grid with minor bypass, Hwy 89/30 to add turn lanes and some center lanes, enhanced access to airport
- Trails: Separated paved trail around Bear Lake, paved trail adjacent to road region-wide beyond the lake (Hwy 89, Hwy 30, Hwy 16)

## Other

- Existing marina improved/expanded
- Night sky protection



# Bear Lake Valley Scenarios



Scenario A: Baseline

Scenario B: Estate Lots

Scenario C: Farm Towns & Recreation Villages

Scenario D: Resort Town & Main Street, USA



# Scenarios Compare Outcomes of Various Choices



Our Future



Land Area Developed

Conservation

Public Transportation

Housing Choices

Water Use

Miles of Driving

Services Proximity

Housing Proximity

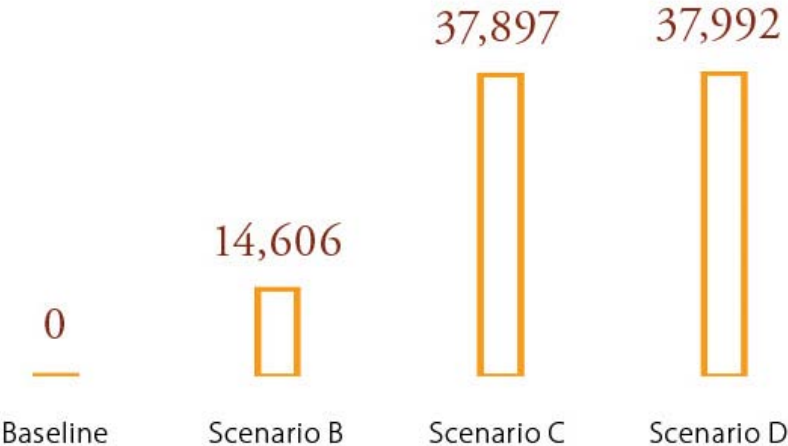
Policy

# Land Conservation

### Total Developed Acres

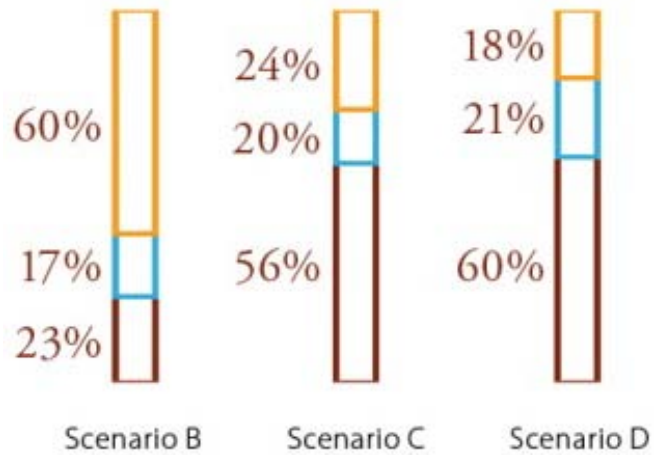


### Total Conserved Acres *(Relative to Baseline)*



# New Housing

## Housing Mix



- Single Use Detached
- Single Use Attached
- Mixed Use

## Average Housing Density (Developed Acres)

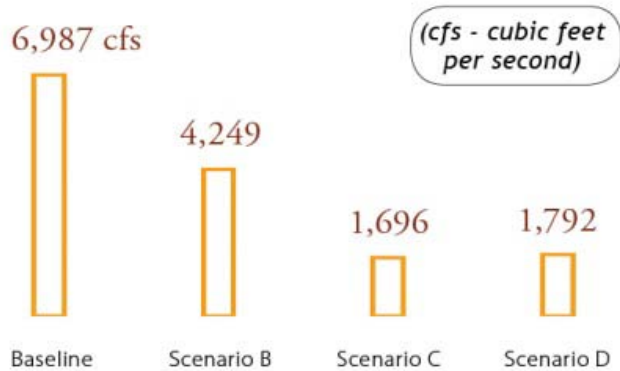


## Acres Redeveloped (Percent of Total New Housing Development)



# Water Quality and New Water Consumption

## Average Annual New Storm Water Flow



## Water Demand (Acre Feet)

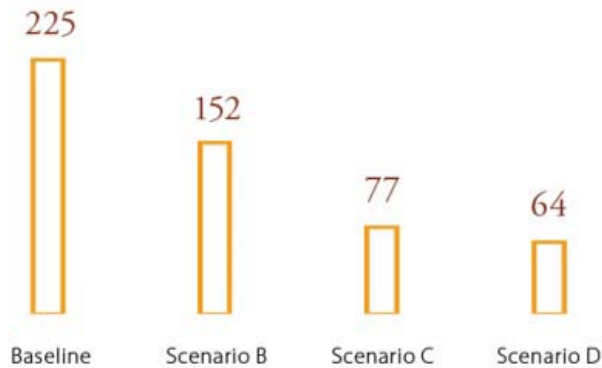


## New Impervious Acres

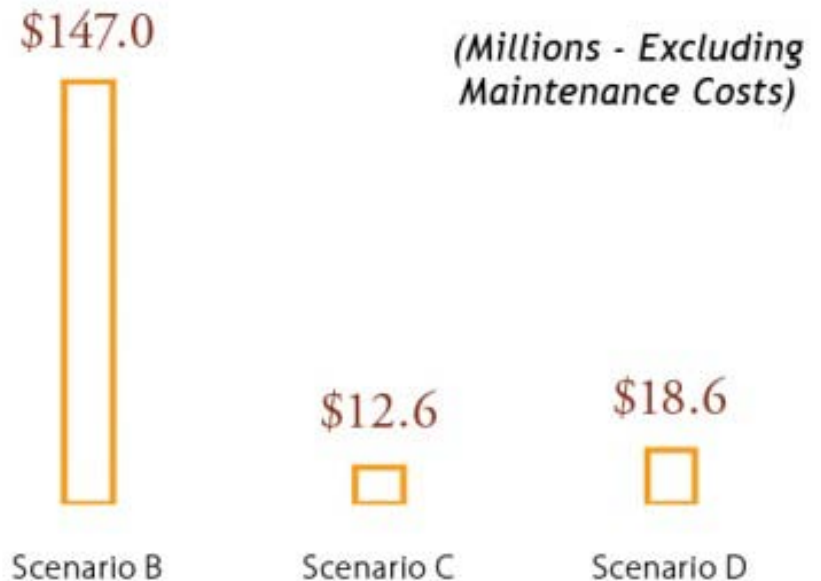


# Local and Regional Transportation

## Local Roads: New Miles



## Regional Roads: Construction/Improvement Costs



## Local Roads: Construction Costs



# New Local Infrastructure Costs

## Annual Cost (Millions)



## Total Cost (Millions)



## Cost Per New Dwelling



# Scenario Shopping

Like Selecting Ingredients to Make a Meal

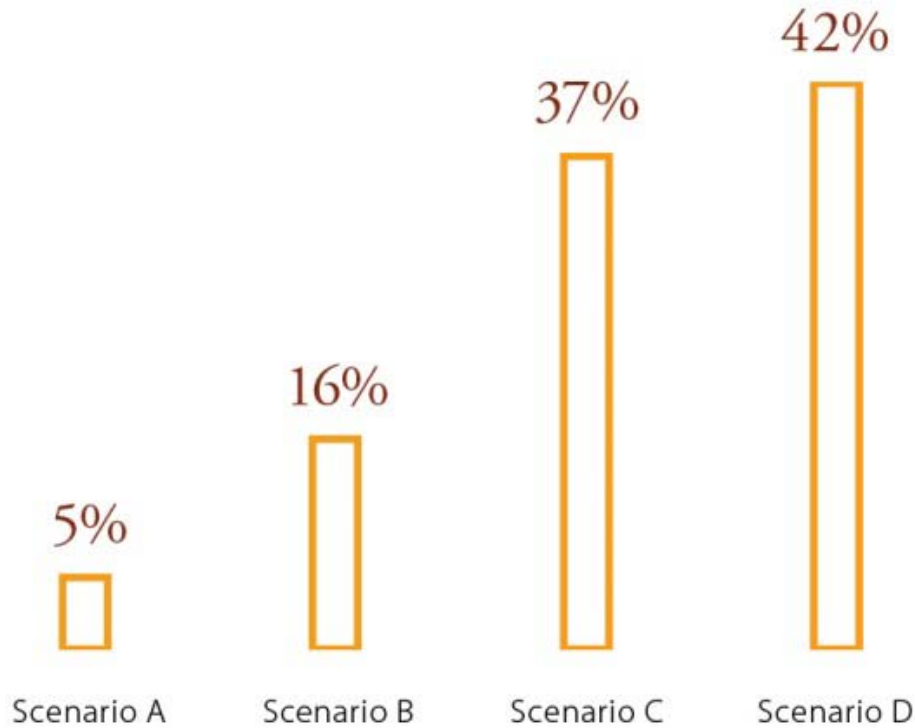


(Not a Prepackaged Dinner)

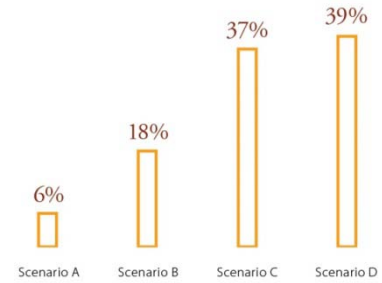
# What Did People Say?

(a sampling of responses to 40 questions)

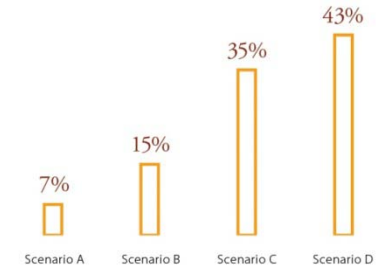
## Quality of Life/Most Appropriate Pattern for Future Growth



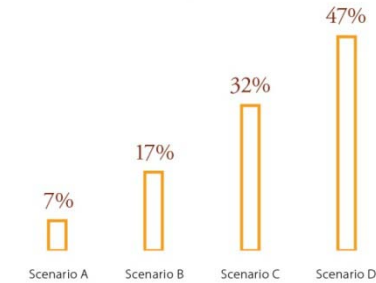
### Preferred Scenario: Housing



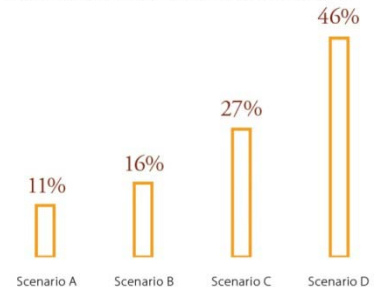
### Preferred Scenario: Employment



### Preferred Scenario: Trails



### Preferred Scenario: Conservation Priorities



5% Citizens preferring baseline

95% Citizens preferring alternatives created from public input





# What Did People Say?

*(a sampling of responses to 40 questions)*

## General Growth Pattern

The communities and the county should strongly encourage growth to happen inward; communities should not grow into one another over time.

40%



33%  
It's okay for growth to happen in areas adjacent to existing development, but communities should encourage inward growth.

Communities and the counties should allow dispersed development; it's okay for some communities to grow into one another over time.

19%

8%  
Communities should be allowed to grow outward, but only in areas adjacent to existing development.

## Preferred Strategy to Encourage Desired Growth Pattern

No strategies should be used.

6%



12%  
Purchase development rights from outlying land owners and build them in centers.

Allow/encourage through codes and ordinances.

34%

48%  
Provide incentives to encourage infill and redevelopment.

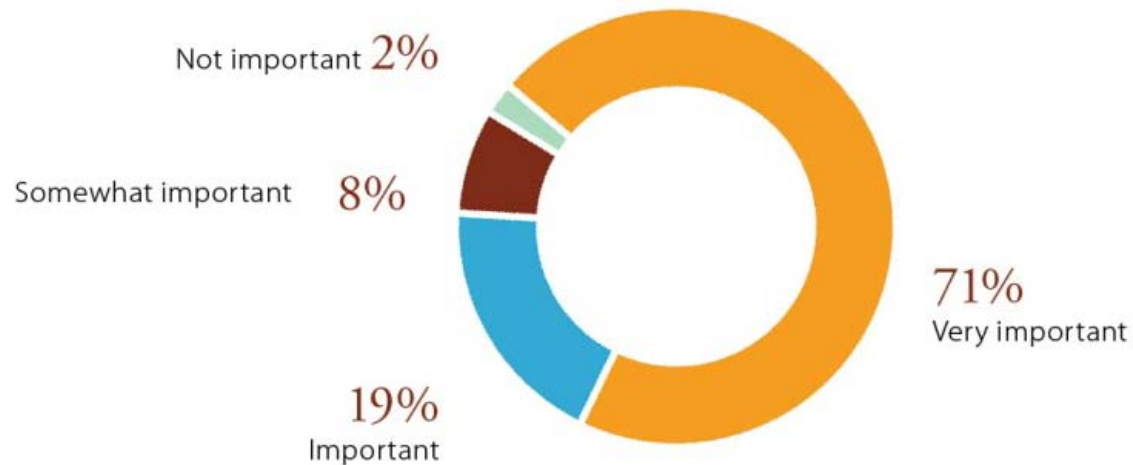
Strong preference for **focused growth** in/near existing communities

Strong support for **policy change** (incentives, codes, etc.)

# What Did People Say?

*(a sampling of responses to 40 questions)*

## Importance of local government coordination to address growth issues



90% Think cooperation is very important/important

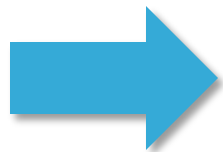
Keeping both local and regional goals in mind, let's **work together!**



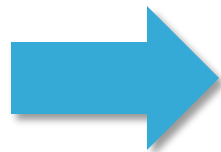
# The Roadmap: A Public Process



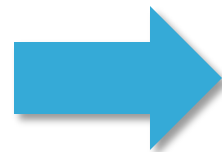
1. Public Workshops  
(Brainstorm)  
Analysis/Scenario  
Development



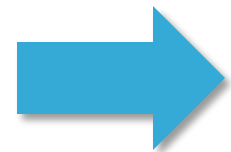
2. Town Hall Meetings  
(Test: This, Not This)  
Draft Vision Development



3. Vision Summit  
(Consensus)  
Vision Document



4. Implementation  
(Ready, Set, Action!)  
General Plans,  
Ordinances, Etc.





# The Vision



Neighborly communities.

Matchless recreation.



Agricultural heritage.

Unparalleled natural resources.



Together, we grow our legacy.

# General Growth

- 1. Focus growth.  
Encourage focused growth within existing communities.
- 2. Be proactive.  
Implement tools to foster quality growth within our existing communities while safeguarding our natural resources and working lands.



cluster development

job creation



Historic Downtown

reimagining underused space

safeguard natural resources

FOCUS GROWTH recreation destination



BE PROACTIVE

quality growth

support existing communities

take action



take ACTION

heart of our community

walkable

# Housing & Economy

## 3. Cultivate variety.

Encourage mixed-use neighborhoods and town centers that provide housing and convenient access to shopping, recreation, services, schools, and jobs.

## 4. Provide housing choices.

Support a range of housing options to accommodate people of all ages and stages of life.

## 5. Develop our strengths.

Cultivate innovation that makes the most of our unique regional assets.

## 6. Develop job centers.

Focus compatible employment in existing town centers and new mixed-use neighborhoods while encouraging nearby industry.

entrepreneurship



**GROW  
ECONOMIC  
REACH**

town  
centers

recreation  
friendly

unique

**VIBRANT**

DEVELOP OUR  
STRENGTHS

agriculture

cultivate  
community  
character



town centers

**PROVIDE  
HOUSING  
CHOICES**

of life  
and stages  
Creativity

innovation



# Transportation & Infrastructure

## 7. Be efficient.

Invest in efficient infrastructure systems to serve existing communities and future growth. These systems manage such services as transportation, water, wastewater, energy, and communications.

## 8. Encourage transportation choices.

Support limited regional road network expansion, enhanced local road networks, public transportation, bicycle routes, and pedestrian pathways.

public transportation

water



ENCOURAGE

TRANSPORTATION

bicycle routes

CHOICES

local street grids

safety

wastewater

mobility

TRANSPORTATION

PEDESTRIAN PATHWAYS



NETWORKS

COMMUNICATIONS

ENERGY

limited expansion

maximize infrastructure

connect

strategic investments



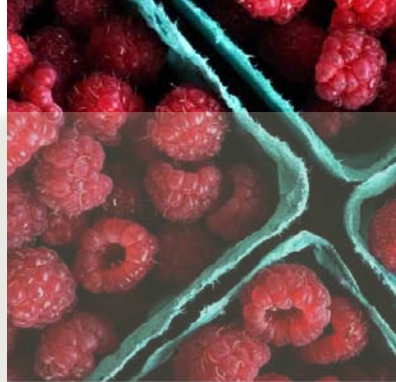
# Natural Resources & Agriculture

## 9. Safeguard natural resources.

Preserve and protect water quality, wildlife habitat, and the scenic beauty of Bear Lake and the Bear Lake Valley.

## 10. Sustain agriculture.

Support innovative practices and policies that keep agriculture viable.



working farms and ranches

SCENIC BEAUTY

take action viable agriculture

innovative practices and policy



WILDLIFE HABITAT

agricultural lands

BEAR LAKE VALLEY

lifestyle

SUSTAIN AGRICULTURE

recreation destination

FARMLAND



preserve and protect

BEAR LAKE

water quality

job creation

NATURAL RESOURCES


connect

# Recreation & Trails

## 11. Play more.

Expand access to and opportunities for recreation for local residents, second home owners, and to support our growing tourism industry.

ACCESS TO RECREATION  
GROWING TOURISM INDUSTRY  
unique  
recreational facilities  
trailhead  
quality of life



regional trail system

BEAR LAKE

embrace  
protect  
critical natural resources  
enhance

play more

marina

cultivate community character  
four-season



# Coordination

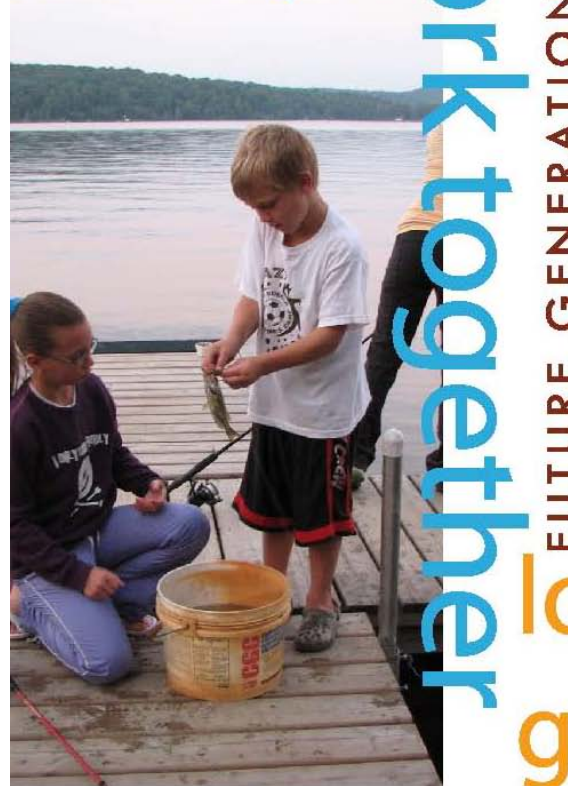
## 12. Work Together.

Empower local governments, agencies and citizens to support the Bear Lake Valley Blueprint and to meet regional and local goals.



equip agencies MEET REGIONAL AND LOCAL GOALS  
QUALITY OF LIFE

CITIZENS  
efficient and attractive growth



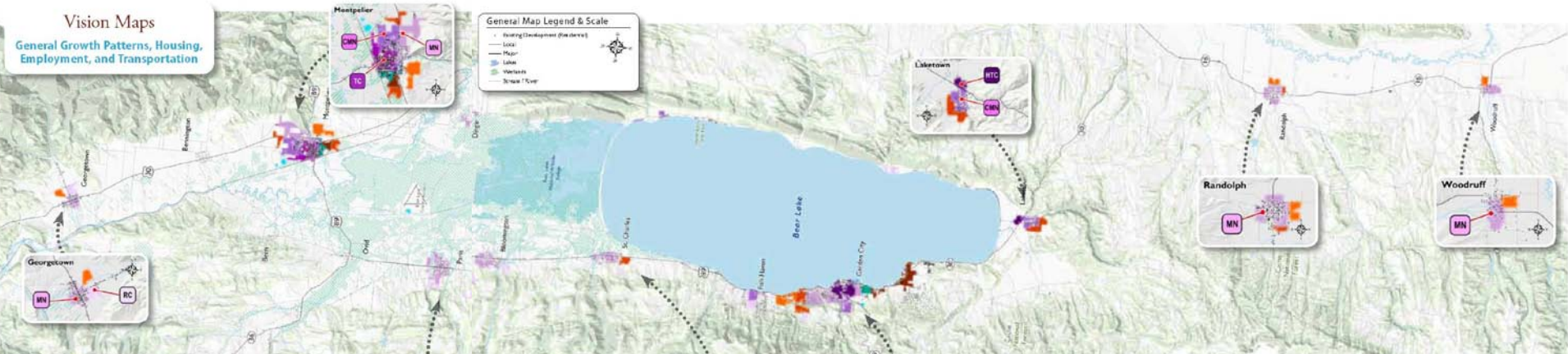
save taxpayer dollars implement

local take action LEGACY  
governments

# A Potential Picture...

## Housing, Employment and Transportation

Vision Maps  
General Growth Patterns, Housing, Employment, and Transportation



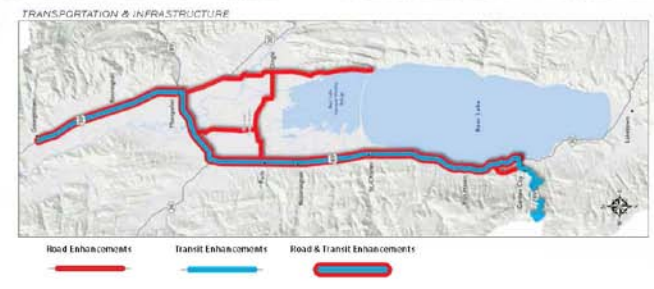
MIXED-USE DESCRIPTIONS

- Rural Cluster:** Concentrates growth on a small percentage of a parcel in order to permanently preserve land with conservation values (agricultural land, recreational opportunities, or critical lands).
  - 
  -
- Mixed-Use Neighborhood:** Includes 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 cafe are within walking distance.
  - 
  -
- Compact Mixed Use Neighborhood:** Includes a wider range of single family homes on smaller lot sizes. Parks, trails, a place of worship, a school, and perhaps a small market or cafe are within walking distance.
  - 
  -
- Town Center:** A walkable area blending small businesses, civic buildings, compact housing (some 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:** Features the same characteristics of a town center, with the addition of hotels, lodges, and timeshares.
  - 
  -

**LAND USE KEY**

**Intensity Scale:** Low (light) to High (dark)

- Residential:** A range from large estate lots to townhomes
- Employment:** Jobs per acre (Office parks are most intensive, followed by retail, heavy industrial, and light industrial)
- Mixed Use:** Blends varied housing types with compatible shopping, employment, and other compatible uses.
- Hospitality:** Hotels, lodges, or timeshares



# A Potential Picture...

## Natural Resources, Agriculture and Recreation



REGIONAL TRAIL NETWORK (Continued)



WETLANDS, RIPARIAN AREAS, AND WILDLIFE HABITAT



PRIME FARM LAND (F or G2/F2)





Neighborly communities.

Matchless recreation.



Agricultural heritage.

Unparalleled natural resources.



How does the vision measure up?

# Land Conservation

## Total Developed Acres

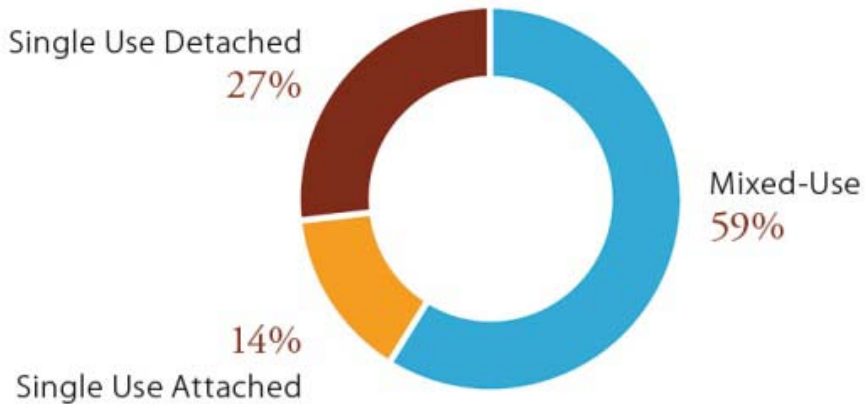


## Total Conserved Acres *(Relative to Baseline)*

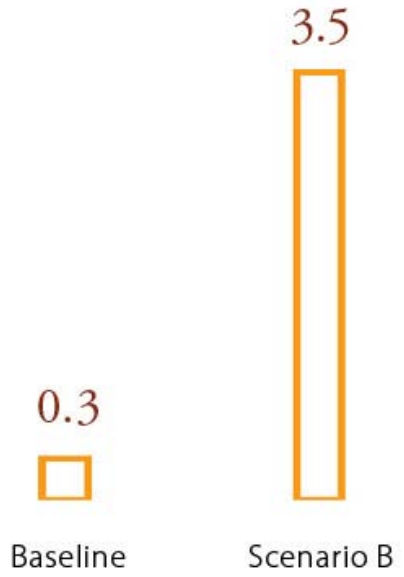


# New Housing

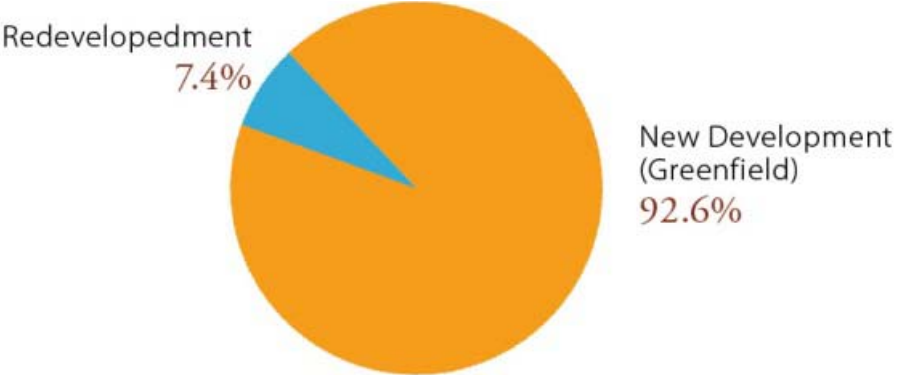
## Housing Mix



## Average Housing Density (Developed Acres - Units per Acre)



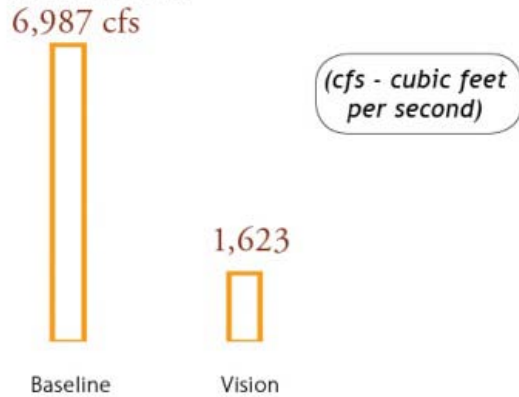
## Greenfield Development/Redevelopment: Percent of Total Acres Built





# Water Quality and New Water Consumption

## Average Annual New Storm Water Flow



## Water Demand (Acre Feet)



## New Impervious Acres



# Local and Regional Transportation

## Local Roads: New Miles



## Regional Roads: Construction/Improvement Costs

**\$18.6 Million**

*Grid-based minor bypass included in local roads cost*

## Local Roads: Construction Costs

*(Millions - Excluding Maintenance Costs)*



# New Local Infrastructure Costs

**Annual Cost (Millions)**



**Total Cost (Millions)**



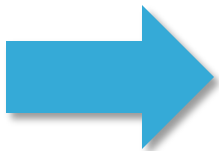
**Cost Per New Dwelling**



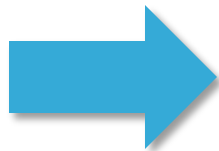
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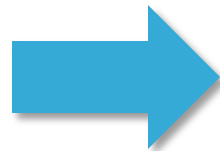
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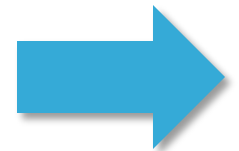
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What's next?



# Implementation

Local mayors meetings

Completion of bike/pedestrian pathway masterplan

Revisions to local plans and ordinances

Planning charettes