

# LAKETOWN MASTER PLAN

Dec. 2007

Prepared by

The Laketown Planning and Zoning Commission  
The Laketown Council

Approved by:  
Laketown Planning and Zoning Commission

Adopted by:  
Laketown Council

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McKay Willis, Mayor

Attest:

Attest:

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Peggy Robinson, Clerk

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Peggy Robinson, Clerk

## **Disclaimer**

This document in its present form has received a first reading by the Laketown Planning and Zoning Commission but has not been reviewed by the Laketown Council.

Dec. 1, 2006

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## Acknowledgments

This 2006 plan is built on a foundation created by the Laketown Master Plan (Strategic Development Plan 1992 - 1995). Twenty-two residents are on record as having participated in preparation of that plan. The present plan represents the contributions of the following Laketown residents, as well as the general public:

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The contributions of Holly Weston and Dianne Spotten, long-time members of Planning and Zoning, are also acknowledged.

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## HISTORICAL BACKGROUND

Prior to the advent of the mountain man, Rich County and more specifically the south shore areas of Bear Lake were visited annually by nomadic tribes of Shoshonie, Bannock, Ute, Sioux, and Blackfoot Indians. Utilized primarily during spring and summer periods, the Bear Lake Valley was favored as prime hunting and fishing area. Furs would be traded and exchanged for necessary commodities with other tribes at summer rendezvous, held most often in Round Valley and along the southern shores of Bear Lake. Accounts of these intertribal rendezvous described the scene as a "Lighted city . . . tents set from the point of the hill on the west corner of the lake to the hills on the eastern end."

In 1811, the first party of fur trappers ascended the Bear River from the north into the Bear Lake Valley, but it was not until 1819 that Donald McKenzie's trapping party of the Northwest Fur Company discovered and named "Black Bear's Lake".

The south shore of Bear Lake, near Laketown, was chosen as the site for two important fur trapper rendezvous in the summers of 1827 and 1828. These colorful summer pageants attracted several hundred mountain men and thousands of Indians from throughout the west. Few events in the history of Bear Lake have created more intensive, short term land impact than did these earliest of mountain festivals.

Mormon pioneers had heard of the Bear Lake area as early as 1847, upon their arrival at Fort Bridger. They were discouraged from settling the area though because of the high altitude and the long cold winters. Eventually, in 1863, Mormon President Brigham Young asked Apostle Charles C. Rich to explore the region and the main body of the Rich Company arrived in Paris in September of 1863. An earlier vanguard of pioneers had already arrived in the area and began exploration to the south for suitable town sites. Among this vanguard was Luther Reed, who found what he thought to be an ideal setting at Big Spring in Round Valley and built a sawmill and later a home on the site. By 1865, several homes dotted the southern valley, but eventually the Indians became so menacing in the area that the settlers were forced to move to Laketown or "Last Chance" as it was then called. Laketown was principally settled by these former inhabitants of Round Valley and Meadowville in the spring of 1867.

In the year of 1870, nearly three thousand Indians entered Round Valley and camped, along the south shore of the lake to protest white encroachment and prevent further settlement. Eventually, a mutual agreement was reached between settlers and Indians a large block of land in the Wind Rivers country of Wyoming was given to the Indians.

The early settlement years were extremely difficult for the first Laketown residents. During the summer of 1870, grasshoppers devastated field crops and gardens. Mail was hand carried to the nearest Post Office in Franklin, Idaho, until 1871 when a post office was established. The nearest store was located in Ogden, Utah. In 1874, Joseph Thompson Cheney established a small store in his home and by the year 1880, Ira Nebeker had organized the Laketown Co-op store. In 1895, George Henry Robinson went into the mercantile business and in 1910 he moved his business into "a spacious rock building" now known as the Old Rock Store.

The Community of Laketown has always maintained a belief in the value of formal education. The first organized school was held in 1869, and conducted by Nancy Greer Johnson, three months out of the year. Later, around 1876, a bright, well educated young man, Robert Spence, came to Laketown and began teaching. He extended the school term to six months and expanded the subjects to include not only the basics but also History, Government, rhetoric, orthography and public speaking. His teaching became well known and public came from as far as Paris, Idaho, and other areas around the valley. North Rich School is now located in Laketown as a result of this early emphasis on education.

By the turn of the century, Laketown boasted many tall two story buildings around the eight block area of town. A blacksmith shop, a theatrical playhouse, the Kearn Hotel and the Co-op Store were all part of early Laketown. A red sandstone chapel was erected on "The Square" in 1908 and a school building was erected in 1914. Renovations were started on the school in 1945 and the new building was dedicated in May 1953, with "312 souls present".

July of 1945, Laketown was incorporated into a town and has remained an attractive stable community since. It is now faced with the possibilities of industrial, residential and recreational development in the near future. The community has retained its ties to a not so distant pioneer past and a healthy agricultural environment and they are important factors to consider when planning for the future.

## Introduction

Each incorporated city and town in Utah is required by the State to draw up and maintain a master plan to chronicle the past, present status and future path of the community. The Laketown Master Plan, last published in 1992, has been updated to recognize the realities of the early twenty-first century. Although the plan is supposed to reflect anticipated changes for the next several years, it is very much a work in progress and must be reviewed annually in January and revised as necessary based on changing circumstances. This plan envisions a city which can continue to grow in population and area while maintaining a balance among residential, agricultural, recreational and commercial interests. The more appealing aspects of Laketown which make it unique are:

- Friendliness
- Lack of congestion
- Clean air
- Quietness
- Access to open space and agricultural lands
- Harmonious proximity to wild life

The mission statement presented in the 1992 master plan still applies:

“The mission of Laketown is to maintain and improve the quality of life for our families by increasing community involvement, creating opportunities for acceptable growth and improving the economic base.”

An effort has been made to incorporate the master plan recommendations in chapter 4 of “A Utah Citizen's Guide to Land Use Regulation,” a 2005 publication of the Utah Division of Natural Resources, which contains 11 references to the Utah Code Annotated (UCA). The burden of compliance with UCA rests heavily on small cities such as Laketown, which lacks a professional staff to track annual changes to the UCA by the state legislature.

## Geography

Laketown is located between the grasslands of Bear Lake Valley and mountains covered with sagebrush and juniper which rise to the east and south. As shown on the map (figure 1), Laketown is divided into nine central blocks and adjoining areas within township 13, section 31, based on the Salt Lake Base Meridian. Each of the nine blocks measures 660 by 660 feet and encloses 10 acres. Laketown is situated one and one-half miles from the southern end of Bear Lake at an elevation of 5,988 feet. Average annual precipitation in the immediate area has a water content of less than 14 inches and occurs mostly as snow during the winter months. The area is characterized by cultivated fields and flat and mountainous grazing land. Some cities close to Laketown are:

- Logan, Utah-50 miles west
- Montpelier, Idaho-40 miles north
- Kemmerer, Wyoming-45 miles east
- Evanston, Wyoming-50 miles southeast
- Garden City, Utah-10 miles north

## **Government Organization**

Laketown is subject to the laws of the United States, State of Utah, Rich County and the “Town Code of Laketown,” which was published in 2001 based on the UCA. The Laketown code defines the duties of the following official positions:

- Laketown Council
    - Mayor (elected position)
    - Four council members (elected positions)
  - Laketown Planning and Zoning Commission
    - Four - five-members appointed by mayor
- In addition, a Board of Adjustment is appointed by the Mayor.

The Laketown government is augmented by the Rich County Commission and by three major regional agencies: Bear River Association of Governments, with jurisdiction in Rich, Cache and Box Elder counties; Bear Lake Regional Commission, with jurisdiction in the Bear River drainage area of Utah, Idaho and Wyoming; and Bear River Health Department. Laketown is also subject to regulation by various state agencies, including the Division of Drinking Water, State Engineer and others. Laketown is a member of the Utah League of Cities and Towns.

In summary, the Laketown Council is responsible not only to the citizens of Laketown but to numerous other agencies of government.

### Policy

The policy of Laketown is to uphold the regulations in the Laketown Code and to periodically revise the code as required.

### Recommendations

Make copies of the Laketown Code available at the city office for those seeking information about the city, including prospective businesses and prospective homebuilders. Update the Code periodically to reflect changes in the law and local needs.





## **The 2007 Laketown General Plan**

### **1.0 INTRODUCTION & BACKGROUND**

The Laketown General Plan is designed to be a decision making tool as well as a general master plan for guiding growth and development in Laketown. It provides an officially adopted guide to future development for the Town Council, Planning Commission, Board of Adjustments and other concerned governmental entities, committees, residents, property owners, business people and others interested in the future of Laketown. This General Plan updates the Comprehensive Plan of Laketown of 1992 and in effect since that time. The General Plan updates, guides, builds on and ties together several other plans or projects that have been completed or are being completed, including:

- The Laketown Comprehensive Plan of 2007
- The Laketown Zoning Ordinance of 1979 as amended
- The Laketown Subdivision Ordinance of 1979 as amended
- The Laketown Official Annexation Declaration 2002
- The Laketown Water System Master Plan of 2007
- While some of these studies and documents have focused on specific problems and concerns, they all share a common thread or relationship to land use planning in Laketown and all play valuable roll.

Laketown General Plan uses not only the technical results of these studies, but also the ideas and criticisms that surfaced in the development of these plans and studies. A great deal of work has been performed by the Town Council and Planning Commission(s) over the last couple of years along with public input to shape this General Plan. These efforts and comments have been shaped into a series of goals, objectives and policies which reflect the direction of the Town officials, citizens and development interests. These goals are the ends the Town would like to attain, the objectives begin to detail the means to the goals, and the policies show how the objectives may be achieved or implemented and/or when they should be implemented. The goals and objectives are intentionally general in nature in order to allow flexibility in achieving them.

Implementation strategies will be developed, as appropriate, to outline specific steps that n to achieve the objectives of the General Plan. In some cases, the implementation strategies additional steps that need to be taken to more clearly define objectives and/or the h the objectives. This document is not intended to commit the Town Council or Planning Commission to specific courses of action, but to rather clearly define the end products which the Town desires to attain.

The means by which the land use patterns described in this General Plan will be achieved are not entirely certain. There are a variety of different legal and policy approaches to shaping land development, ranging from the zoning of property, to incentive programs to encourage certain uses, to public involvement and acquisition or preservation of land to ensure that it is maintained in a certain use in perpetuity. Certain ordinances, including mainly, the Laketown Land Management and Development Code will put many of the objectives outlined in this General

Plan in a Code form that may be interpreted and implemented or applied by the Planning Commission and uniformly enforced by the Town Council.

This plan is organized into 10 elements or subject areas, as well as a general section addressing items of overall community importance, this introduction and the Land Use Map(s). The Land Use Map Element(s) of the General Plan are the focus of this planning effort. It shows the development character that the Town has currently achieved. The General Plan defines the character that Town should achieve, as well as how to achieve it and the course of public policy and regulation. The sequencing of any development must occur logically to eliminate the additional costs of public facilities to the community which accompany leap-frog or disorderly and aggressive development. Close coordination and the implementation of inter local agreements with Rich County must occur if the Town is to expand in an orderly and controlled fashion. Controls must be instituted to ensure that new development projects adhere to accepted standards and pay their share of the costs or burdens on public facilities, so existing residents do not pay for improvements strictly required for the new growth.

It is important to understand the relationship of the General Plan to the Zone District Map and the Land Management and Development Code. While similar, they are not the same. The General Plan provides a general direction in terms of land use the Town hopes to achieve over time. It has been developed with an eye toward the future rather than for the purpose of current regulation. On the other hand, the zoning map and the Management and Development Code represent local regulations as they exist at the moment. It is anticipated however that the zoning map and development code will be adopted or revised in conjunction with the implementation of this General Plan to help codify the objectives and policies of this plan. The development code and zoning map need further revisions and/or additional ordinances to achieve the full intent of this General Plan over time, but this continuing process of refinement and improvement to Town Codes is proper and desirable to ultimately achieve the goals of this General Plan. The General Plan needs to be a visionary document which provides guidance for decision making. It should not only anticipate the future direction of development, but also provide a framework which can be used to evaluate options and make consistent decisions on situations which are not anticipated. This framework should also be improved upon in the future as conditions change and the Towns goals may be modified. A dynamic General Plan that can be modified or added to on at least a five year schedule is desirable.

This plan was started on January 1<sup>st</sup>, 2003. Over the period of three years, numerous Town Council Planning Commission meetings as well as “brain storming” sessions were held. With public involvement, this document as well as a new Land Management and Development Code and Zoning Map were prepared and adopted. The citizen comments received during this process, as well as relevant comments from meetings on other planning related subjects form an integral part of this plan. As small as Laketown is, it is a Town of community and spirit.

**GOAL:**

Laketown General Plan goal or vision could be summarized as follows:

THE LAKETOWN TOWN GENERAL PLAN WILL GUIDE FUTURE DEVELOPMENT FOR ORGANIZED GROWTH, INDUSTRY, BUSINESS AND EMPLOYMENT OPPORTUNITIES AND WILL ENSURE THAT THERE WILL BE ADEQUATE PUBLIC FACILITIES AND SERVICES. MOST IMPORTANTLY, THE IMPACTS OF GROWTH WILL BE HANDLED IN A WAY THAT SEEKS AS ITS PRIME GOAL, TO PRESERVE THE LAKETOWN RURAL AGRICULTURAL QUALITY OF LIFE, PRESERVATION OF ITS NATURAL RESOURCES AND ENHANCEMENT OF ITS COMMUNITY PRIDE AND VALUES. THE PLAN WILL ALSO PROVIDE TO THE BEST OF ITS ABILITY THAT THE PEOPLE WHO HAVE INVESTED THEIR TIME, SWEAT AND MONEY TO MAKE LAKETOWN A CHOICE PLACE TO LIVE, AND WILL NOT HAVE TO CARRY THE GROWTH BURDENS OR PAY FOR THE IMPACTS OF NEW GROWTH.

## 2.1 IMPLEMENTATION OBJECTIVES

### 2.1.1 Revision and Amendment of Town Ordinances

Laketown zoning and development ordinances and maps should be revised, updated and/or amended to reflect the General Plan's goals and intentions. Rural and some urban design issues should be addressed in and enforced through these ordinances. Other Town ordinances and policies should be revised, adopted, or amended based on the General Plan goals and policies. This General Plan should specify policies to fulfill the spirit of the goals and objectives listed herein.

### 2.1.2 Annexation and Rezoning

All requests for rezoning or annexation should be considered in light of the land use goals and policies of this General Plan. If land proposed to be annexed cannot blend into and enhance these Plan objectives, it should not be considered for annexation. Land within Laketown or within its legal sphere of influence should be rezoned to conform to this General Plan and its Land Use Map so that all new development projects can be subject to it and benefited thereby.

### 2.1.3 Capital Improvements

Capital improvements for public services and facilities should be planned and developed in a way that is closely tied to this General Plan goals and policies. Construction of utility infrastructure, municipal buildings, schools and related facilities, parks, roads and drainage systems, should follow the guidelines of this General Plan.

## 3.0 AMENDMENTS TO PLAN

Because this General Plan is to be used to guide development according to the aspirations and needs of the community, the viability of the plan rests in its adaptability to changing conditions. The process by which the General Plan text and Land Use Map may be amended will help ensure that zoning decisions and plan objectives and policies are based on adequate research and input rather than on special interest or expediency. The amendment process is set forth in the following goals, objectives and policy statements.

### **GOAL:**

TO ENSURE THAT THE LAKETOWN GENERAL PLAN IS ADAPTABLE AND RESPONSIVE TO THE GOALS AND VALUES OF THE LAKETOWN COMMUNITY.

### 3.1 OBJECTIVE

Encourage the regular review, update and refinement of the General Plan.

#### **3.1.1 Policy**

Require the overall evaluation and update of the Town's General Plan on a regular basis.

#### **3.1.2 Policy**

Allow General Plan revisions through addition, or amendment, deletion or change.

#### **3.1.3 Policy**

The process for orderly review and update of the General Plan will be as follows:

Application is received by the Town Planning & Zoning Committee identifying the section of the General Plan for which the amendment(s) and/or addition(s) are sought. Relevant data is collected and analyzed by the Town Council.

- Data is presented to the Town General Plan Committee, if organized, or the Planning Commission, if there is no need for a study committee. The findings are then studied by the Planning Commission.
- The Laketown Planning Commission will make a formal recommendation to the Town Council.
- The Town Council will conduct a public hearing to receive addition comments on the proposed amendments or additions. Following the public hearing, the Town Council can, through formal adoption, either (a) allow/deny addition(s), and/or (b) allow/deny amendment(s) to the Laketown General Plan.

### 3.2 OBJECTIVE

Encourage and foster continued citizen participation and input on all civic issues.

#### **3.2.1 Policy**

Continue a program of community awareness, preferably through a newsletter or flyer attached to water bills.

#### **3.2.2 Policy**

Publicize the goals and concepts of the Laketown General Plan, and make the plan readily available to the public.

#### **3.2.3 Policy**

Create when necessary, maintain, and support the functioning of a Laketown General Plan Committee. This group will be made up of as many residents as are interested in participating in planning issues.

## **4.0 BASIC PUBLIC SERVICES**

The main challenge in dealing with any growth and development is to ensure that adequate public services and facilities are in place prior to completion of the development. These services include: fire, ambulance and police protection, water services, roads, parking, and street lighting, snow plowing and storm drainage, schools and school bus services, pedestrian access ways, parks, rodeo and recreation facilities. Planning and zoning, as well as Town administrative services are also necessary. Other services include power and telephone. Care must always be taken so that the rate of development does not exceed the capacities of the entities which provide the services.

## **GOAL:**

PROMOTE AND ENCOURAGE EXPANSION AND DEVELOPMENT OF PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE WITHIN THE LAKETOWN AREA THAT WILL SUPPORT THE EXISTING RESIDENTS AND BUSINESSES SAFELY, AND THE PLANNED GROWTH OF THE COMMUNITY. ALSO, TO ENCOURAGE FUTURE PATTERNS OF DEVELOPMENT AND LAND USE THAT REDUCES THE INFRASTRUCTURE CONSTRUCTION COST AND OPERATION AND MAKES EFFICIENT USE OF EXISTING OR PLANNED FACILITIES.

### 4.1 OBJECTIVE

Require development to be timed and sequenced in a manner consistent with the capacity of available public services and facilities.

#### **4.1.1 Policy**

All development, including all of its future phases, must ensure that all services required for the development are in place or constructed concurrently with the timing of the project. All required services must be active by completion of the development. Procedures are to be outlined in the Land Management and Development Code.

#### **4.1 .2 Policy**

All on-site and/or off-site improvements must be completed satisfactorily and on schedule. Adequate guarantees must be in place before the final plat(s) are approved by the Town.

### 4.2 OBJECTIVE

Require new development to study the infrastructure impacts on the public facilities that would result from the increased burden on the services by the development.

#### **4.2.1 Policy**

A detailed public infrastructure review and study process is to be included in the Land Management and Development Code so that the developers of new projects must perform projects as outlined. A review process of the public services provided for the impacted services need also be provided.

#### **4.2.2 Policy**

Refine the development review process in the Land Management and Development Code so that the availability of services is a major consideration for permitted as well as conditional and discretionary uses of land or developments.

### **4.3 OBJECTIVE**

Require Development to pay its fare share of the impacts created or public facilities required for the development.

#### **4.3.1 Policy**

All on-site public infrastructure and related facilities required by a development will be constructed under Town standards and specifications and paid for by the developer.

#### **4.3.2 Policy**

All off-site public facilities required exclusively achieving capacity, or supply for the new development will be paid for by the developer through impact fees or special assessments.

#### **4.3.3 Policy**

A fee resolution or ordinance will be developed by the town to pay for costs associated with review, outside planning, engineering, planning and zoning conditional use permits and other planning related costs, copies of codes, and general plans. Also, impact and development fees for water, sewer, public safety, roads, other infrastructure and schools may also be included and adopted. This resolution will be updated or reviewed on an annual or regular basis.

#### **4.3.4 Policy**

Involve interested and affected agencies in the Town review process for new developments. These agencies should be on a sign off list or on a signature block on any plats to ensure that they have enough data to plan for required improvements to their service(s).

### **4.4 OBJECTIVE**

Require developers and/or public service providers to attain adequate capacity to serve the community through planned capital improvement programs.

#### **4.4.1 Policy**

Develop a Town capital improvement program for water, sewer, roads, parks and recreational facilities. Establish detailed criteria, service priorities and responsibilities of establishing and implementing the programs. Use this plan as a device to formulate and regulate impact fees, and improvement standards for new developments.

#### **4.4.2 Policy**

Build closer working relationships between the various entities that provide services to the Laketown Area to ensure that their service capabilities match the Town's growth expectations. A full range of services, including education, police and health should be considered.

#### **4.4.3 Policy**

Work with other service providers, including the Rich County School District, Fire District, and Rich County to facilitate the collection and distribution of impact fees for their respective services. Work with them in planning as well as implementation of their services to better serve existing and future customers of the Town.

#### **4.4.4 Policy**

Coordinate with service entities to develop long range plans for the sequencing of development so that development is not allowed to create a patchwork or island(s) of service facilities that are inefficient and expensive to service or operate.

#### **4.4.5 Policy**

Require developers that have their own well water for their development to transfer water rights to Laketown. This will ensure that the town will continue to have adequate water rights to meet the needs of the growing community. All irrigation water shares/rights will be retained by the developer and distributed with the sale of the land.

### **4.5 OBJECTIVE**

Implement a Town Water Master Plan and Reservoir Sitting Study and update to meet future predictions or growth in the Town.

#### **4.5.1 Policy**

Prioritize and begin a capital improvement plan for the next ten (10) years to develop the Water systems improvements detailed in the Water Master Plan. Improvements should be accomplished as needed and by future needs on a schedule that would not overburden existing customers of Town Services.

#### **4.5.2 Policy**

On an annual basis, review and update if necessary the water fee resolutions to keep up with current and future growth demands as well as new water quality regulations.

### **4.6 OBJECTIVE**

Design services so they do not create a heavy operational and financial burden on the Town, either currently or in the future.

#### **4.6.1 Policy**

If individual lots would be better served by wells instead of connecting to the Town water system, and the well would not jeopardize the quality or quantity of the Town's existing or future planned sources of water or rights, then they may be allowed.

#### **4.6.2 Policy**

All town developments and future developments will be served by individual septic systems and will continue to do so unless, it begins to affect the quality or quantity of the Towns existing or future planned sources of water or impose health problems to adjoining properties.

#### **4.6.3 Policy**

All development projects, including individual structures on any current lot of record must pay for the total cost of required extensions of water services to their project, regardless of the distance required. Such extensions may include pipelines, valves, fire hydrants, pressure regulation valves, pumping or boosting facilities, manholes, vaults, clean-outs and storage systems, if needed. All facilities must be built to Town standards and specifications and guaranteed as per any current Town codes. The costs of these extensions are in addition to any impact fees required for the development. Impact fees go toward developing general Town infrastructure impacted by growth and acquiring water rights.

The owner and/or installer of the facilities may enter into “aid to construction” agreements with the Town, if the Town decides that they need to participate (at the Town's discretion) and upgrade the size or capacity beyond that needed for the project and its local. This enlargement would be for future service areas or capacities, and the Town would pay the costs of the added capacity as per the agreement. The minimum sizing of the system must however meet the current Town standards for that area.

The Town and the Developer may also enter into agreements to recoup the cost of proportionate shares of the improvements as connections are made to the extension by future growth. The developer or the Town or a combination of the two, depending on which entity (s) paid for the improvements may enter into the agreements. The recovery period shall not exceed 7 years and only future connections, between the last termination of the Town's facilities and the end of the new extension may be recovered. Extensions added to the end of the facilities (designed to extend the services in the same manner as the previous extension) are not contributable to the original extension parties.

#### **4.7 OBJECTIVE**

Coordinate with Rich Country officials to ensure that growth around Laketown occurs in a manner which allows the phased extension of services so that the creation of overlapping service districts and inefficient delivery of services are avoided.

#### **4.7.1 Policy**

Enter into an inter local agreement with the County to ensure that developments around the Town meet the intentions or objectives of this General Plan and will not jeopardize the servicing of Town residents in the future. It should be assumed that the area within one mile of current Town boundaries or within the current Town annexation declaration could impact the Town or its quality of life, whether the Town has a schedule to annex that area or not. These areas should be jointly studied by the Town and the County to decide whether it would be desirable to annex the development territory, even if it is not defined or classified urban growth.

### **5.0 LAND USE ELEMENT**

The location of land uses and intensities at which various uses are developed and managed is the most visible element of a General Plan. Mountain geography, lake setting, agricultural terrain and heavy snowfall impose natural constraints on the location of activities. Development must

be undertaken in a careful manner in order to not destroy the natural features which are used and enjoyed by the agricultural community and residential community alike.

**GOAL:**

ENCOURAGE CENTER OF TOWN OUTWARD DEVELOPMENT WITH A RESPONSIVE GROWTH MANAGEMENT **PROGRAM** THAT PRESERVES THE RURAL AGRICULTURAL SETTING AND SENSITIVE LANDS OF THE TOWN AS WELL AS PROVIDING A DIVERSE MIX OF COMMERCIAL, RESIDENTIAL HOUSING AND SOME LIGHT INDUSTRIAL USES WITH AGRICULTURAL USES TAKING THE HIGHEST PRESERVATION PRIORITY.

5.1 OBJECTIVE

Encourage home building on existing lots inside Laketown before development of agricultural areas on the fringes of the Town.

5.2 OBJECTIVE

Ensure responsible growth in the Town through provisions that require available and adequate public services and facilities are existing at the time of the development impact.

5.3 OBJECTIVE

Implement land use management strategies such as agricultural preservation techniques, transfer of development rights and subdivision regulations that preserve the natural setting and resources, and the rural character of the Laketown area while providing opportunities for coordinated growth and development.

5.4 OBJECTIVE

Designate areas for commercial and some light industrial and manufacturing uses that will provide employment, tax base and service needs of the community.

5.5 OBJECTIVE

Include “Right to Farm” provisions in the Land Management and Development Code that would protect the right of the farmers and ranchers to operate their facilities in agricultural zones without infringement on traditional land and irrigation accesses and uses, or complaints regarding noise, odors or length of work hours. The provisions should protect property rights and safety of residents and livestock by providing buffers and or screening as necessary.

5.6 OBJECTIVE

Provide a minor subdivision ordinance that will make it much easier for subdivisions of 3 or less lots to be developed if they maximize open space, need no public street expansion or improvement, or other major infrastructure and meet the goals of this General Plan.

5.7 OBJECTIVE

Utilize a sensitive lands ordinance and/or overlay zone that would require detailed studies to be performed by developers and or town in these areas. The results of these studies would determine appropriate remediation’s, building capacities and/or impose appropriate development restrictions on projects influenced or sited in geological hazardous areas, areas of high erosion

potential, wet lands, high water table areas and flood plains, wooded river bottoms, unsuitable building soils, and hill sides with slopes greater than 30 percent, critical wildlife habitats, high vegetation/fire danger, water shed protection and other sensitive lands or issues.

#### 5.8 OBJECTIVE

Provide density or other incentives where development preserves in the overall design a maximum amount of private or public useable open space. Open space useable for agricultural purposes should be maximized or encouraged. Also, ridge tops should be protected as view areas or vistas and not developed.

#### 5.9 OBJECTIVE

Develop an enhancement corridor ordinance or overlay zone in the Land Management and Development Code to protect the important landscape features and aesthetic qualities found along the entrances to Laketown and critical view areas. The corridors shall be used for protection of stream crossings, landscaping, trails, view corridors, entrance features and noise barriers. These corridors shall run along the designated highway or road for a distance to be determined by site specific analysis and extend for a distance of up to 100 feet from the right-of-way line of the road.

#### 5.10 OBJECTIVE

Rather than making agricultural uses the starting point for rezoning conversion to more urbanized land uses, make agricultural uses the highest and greatest use of land in Laketown. Always recognize and acknowledge that philosophy in land use decisions.

#### 5.11 OBJECTIVE

Discourage poorly planned projects. Undesirable characteristics of such communities include: gated areas, high fire danger, unsafe single or steep access, long narrow graveled or private roads, large scattered or interspersed housing, cheap and poor cabin type architecture(s), underdeveloped/seasonal or private water systems and poor visual road cuts/fills on hillsides.

#### **5.12 THE LAKETOWN LAND USE MAP**

The General Plan Land Use Map (see figures at the end of this plan) is a representation of current and desired land uses in Laketown. The land use designations do not represent existing zoning. The map represents mainly current land uses and supports the initial goals and policies of this General Plan. It also depicts the Town's existing and future parks, open spaces, rural trails, sensitive and/or hazardous lands, and other public uses. The Land Use Map, in conjunction with these written goals and policy statements, should be used as a zoning decision-making guide which encourages orderly growth and compatibility of zones and land uses.

In preparing this plan, no significant changes in the existing Town zoning philosophies were made.

The Laketown Land Use Map also indicates desired land uses for areas not presently within the Town boundaries. These areas along the boundary lines are included in the current annexation declaration on file with Rich County and may possibly be sought for annexation if the land use proposals in these areas are compatible with current Town Goals and Policies.

## KEY DESCRIPTIONS

### **Agricultural**

The Agricultural areas are established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the Town. The character and essence of Laketown is the Agricultural areas and all efforts to protect these areas should be encouraged. These areas are intended to protect agricultural uses from encroachment of urban development until such time as residential, commercial or industrial uses in such areas become necessary and desirable by the Town. Uses permitted in these areas, in addition to agricultural uses, must be incidental hereto and should not change the basic agricultural character of an agricultural environment. Conversion of the Agricultural uses to more urban type uses should be accomplished only in an orderly and careful manner following the General Plan, with no "leap-frog" developments into the surrounding agricultural areas.

### **Low Density Residential**

The Low Density Residential areas are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots and associated uses. This land use is characterized by attractively landscaped or naturally rural lots with lawns and shrubs and natural open spaces.

### **Rural Residential Areas**

The Rural Residential areas are established to provide areas where single family residential use and associated uses, may be harmoniously integrated with incidental agricultural pursuits. This area is intended to allow the keeping of a limited number of farm animals and fowl in conjunction with single-family dwelling units. It is intended, at the same time, to retain land in parcels large enough to provide efficient and attractive development and to encourage natural or agricultural open spaces. These areas are also intended to accommodate residential developments which are oriented to an equestrian life style. This would allow the design of a residential community which could contain non-commercial stables, training areas and equestrian or pedestrian trails an integral part of the development.

### **Public Facilities**

The Public Facilities areas are established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use. These land uses should be created in areas which are suitable and compatible with neighboring zones, possibly providing "buffered" areas where appropriate. Uses similar to the following would be permitted in these areas:

- Automobile parking
- Parks and Arenas
- Cemeteries
- Executive, legislative & judicial functions
- Protective functions
- Postal services
- Schools and Educational services
- Miscellaneous service organizations

- Cultural activities and nature exhibitions
- Public assembly

### **Commercial/Retail**

This land use would be for commercial endeavors ranging from light to moderate public traffic. The main area suitable for this use is the inner commercial block of Laketown as designated on the Land Use Map. This use is to be architecturally sound and compatible with the community goals and visions associated with this document. Some light uses of this zone may be allowed in the future in certain areas along the highway, providing that residential uses are not adversely interfered with or disturbed by the use proposed.

### **Sensitive and Hazardous Land**

These areas are dealt with by creation of an overlay type zone imposing additional requirements to the other land uses listed above. These sensitive areas are assessed in new development applications by thorough study and analysis by the developer and Town with the use suitability and mitigation measures if necessary, determined. These requirements are in addition to the requirements imposed on any land use or zone regulations that may exist below the overlays. Other smaller sensitive lands or hazardous lands may be discovered as new development(s) are applied for or areas are investigated and will also become subject to the regulations specified in the Land Management and Development Code of the Town.

## **5.15 LAKETOWN LAND SUIT ABILITY AND CRITICAL LANDS**

The Land Suitability and Critical Lands Map(s) are a series of maps and a compilation of the overlaid maps into one general map that define lands that may not be suitable for development or use restrictions should apply. The compilation defines all areas from the individual maps and these areas become the major areas of the Sensitive Lands Overlay Zone in the Land Management and Development Code and Zoning Map and uses in these areas become subject to that portion of the code and its restrictions. Data for these maps comes from various State, Federal and County Studies and may be updated as new data is made available. These maps do not define ALL areas subject to the Sensitive Lands Code, only the obvious. Other small areas may be deemed appropriate for application of the Code on a closer examination and on a development case by case basis. The maps delineate the following areas as sensitive:

- Public Lands
- High value or Critical wildlife habitats
- Wetlands
- Unsuitable or Critical building soils
- Obvious steep slopes over 30 percent
- Flood Plain or Areas
- High vegetation/fire danger
- Known Geologic hazards, such as faults & landslides.

## **6.0 ECONOMICS GOALS**

While Laketown is still a relatively small community, the value of a strong local economy cannot be over emphasized. There must be some place for local residents to work and contribute further to the buildup of the Laketown economy. A healthy home-based-commercial economy starts by

cutting a lot of “red-tape” and not making business licensing a major task or financial burden for small business and ends with some local jobs and a healthy tax base for the Town while protecting the rural bedroom community atmosphere with animals and gardens.

**GOAL:**

TO ACCOMMODATE NEW HOME BASED BUSINESSES AND PROVIDE OPPORTUNITIES FOR THE PRESERVATION AND ENHANCEMENT OF SUSTAINABLE AGRICULTURAL AND OTHER SMALL BUSINESS OPERATIONS IN THE TOWN.

**6.1 OBJECTIVE**

Provide appropriate land use opportunities for agriculture and home based businesses that will result in a diversity of economic opportunities for the Laketown area, while protecting and maintaining the integrity and rural atmosphere of the community.

**6.1.1 Policy**

Create a commercial area and develop zoning regulations governing the acceptable uses associated with small retail/service businesses.

**6.2 OBJECTIVE**

Preserve and enhance compatible businesses including home based businesses.

**6.2.1 Policy**

Set appropriate commercial areas in the Zoning and Development Code that are central to the Town and do not interfere or are detrimental to residential zones or other business uses. Minimize spot zoning throughout the Town for commercial uses.

**6.2.2 Policy**

Restrict or prevent commercial areas and inappropriate home based businesses in neighborhoods that would be detrimental to the character of the residential or agricultural community.

**6.3 OBJECTIVE**

Promote the development of small home based businesses or clean cottage type industries that have very minimal impact on Town services or land uses, i.e. traffic, noise, parking, etc ...

**6.3.1 Policy**

Allow certain areas to be developed for small environmentally clean industries that can be compatible with agricultural or rural type land uses.

**6.3.2 Policy**

Make small home businesses that require no off-street parking, signs or visible or audible characteristics a permitted use in most low density residential and agricultural zones.

**6.4 OBJECTIVE**

Regulate the development, as much as practical, of commercial areas for improved appearance, protection of adjacent property, preservation of street function, provision of off street parking, and efficient use of municipal services.

#### **6.4.1 Policy**

Establish and regularly update architectural controls and site planning standards for all new commercial areas.

#### **6.4.2 Policy**

Deny non-compatible and disruptive land uses in commercial areas.

#### **6.4.3 Policy**

Regularly examine and update parking access regulations to meet present and future needs.

#### **6.4.4 Policy**

Provide adequate infrastructure sized to support commercial development and anticipated needs.

#### **6.4.5 Policy**

Coordinate commercial development with transportation planning.

#### **6.4.6 Policy**

All commercial development on major streets in the town will reflect and promote Laketown's identity and character.

#### **6.4.7 Policy**

Commercial development located adjacent to each other should blend harmoniously with single family residential and agricultural areas.

#### **6.4.8 Policy**

All ordinances and commercial standards adopted by the Town should reflect the Town's identity and personality, and work to eliminate or improve cluttered, aesthetically unpleasant commercial areas.

#### **6.4.9 Policy**

The Town should enforce sign ordinance, regulating the size and placement of all signs in the Town. The ordinance should also specify aesthetic standards that will fit the rural character of the Town.

#### **6.4.10 Policy**

Encourage the placement of all underground utilities in commercial areas and residential areas.

#### **6.4.11 Policy**

Implement the use of access roads, bermed landscaping, and combinations of space and landscaping to isolate high volume, high speed traffic from low volume, low speed traffic areas.

## **7.0 DEVELOPMENT BEYOND TOWN BOUNDARIES**

## Character of the Community

Laketown is a bedroom community for Bear Lake Valley residents that desire a rural environment. Laketown is a community with diversity of age and income. The Town consists of single family residences and small agricultural parcels. The Town's boundaries encompass most of the area which is being used for residences.

The entire town is currently zoned for 1/2 to one acre residential lots.

In keeping the large acreage lot, we will preserve the agricultural feel of the community. This open feel of the town is part of the draw for people to move into this area. This will also decrease the need for a town sewer system.

Commercial area has been extended to a strip down both sides of the highway beginning at Falula road on the east and ending at Big Creek on the west. Home-based businesses in accessory buildings will be addressed for revenue and restrictions on impact to the surrounding neighborhoods.

A light industrial area was proposed for the area north of town (where a former industrial building currently exists).

Garbage collection will continue to be provided by Rich County Service.

Water will be provided by the current water system. But we will need to have second source in order to provide additional water to meet current recommendation.

All well water associated with property in petition for annexation will be dedicated to the town subsequent to annexation and at time of connection to the Laketown culinary water system. Agreement will be made with the property owner to provide the required amount of water for the development, while the town will retain the rights to excess water.

## Plans for Extension of Service

It is intended that we continue to develop on a grid or block system, with consideration given to existing land marks, housing, and established state and county roads. This will create continuity throughout the town and give us orderly development. Services (water) will be extended upon development of the area under consideration.

## Financing of Services

Condition of annexation will require an agreement for making off-site improvements necessary for the development of the extended services.

Developers will continue to pay for the cost of new roads and water lines with the home owner or builder paying a buy-in fee for the whole system through impact fees (in accordance with current subdivision ordinances).

## Tax Consequences

Estimate of tax consequences to the municipal residents will be minimal. Residents in the expansion area will be assessed taxes for Laketown Town on their yearly property tax assessment, once they are annexed.

A concern of the Town is that rapid unincorporated growth around the Town may eventually rob the Town of its rural character and may be annexed in the future by a Council more intent on receiving the higher Tax Base. Rapid growth may affect the Town's water quality and quantity as well, even though no direct connection is made to the Town's infrastructure. Also, rapid unincorporated area growth could drive the Town into a regional sewer district prematurely.

If areas are annexed, it would be better to annex them in an undeveloped state, so that the Town's General Plan and Development Codes may have a great effect on the future destiny of the land uses. The property owners would also pay very little in taxes to the Town when the land is in the green belt status. Land with homes and businesses already developed, when annexed, cost the Town in building permit fees and some impact fee type revenues that may have gone toward enlargement of services or purchase of water rights for the new territory. This would make the new annexation a burden on existing residents and may cost both existing and future customers some future service capacity.

It becomes evident that joint cooperation with Rich County is an essential goal when development is proposed around the Town to ensure that proper impact review and analysis are performed before approval or annexations are finalized.

### **GOAL:**

ENCOURAGE COORDINATION WITH RICH COUNTY AND OTHER LOCAL GOVERNMENTS IN THE BEAR LAKE **AREA** TO ENSURE THAT THE TOWN'S GENERAL PLAN GOALS ARE MET AND THAT DEVELOPMENT BEYOND THE TOWN'S **BORDERS** THAT MAY HAVE GEOGRAPHIC OR ECONOMIC IMPACT ON THE TOWN **ARE** KEPT COMPATIBLE WITH THE RURAL CHARACTER OF LAKETOWN.

### 7.1 OBJECTIVE

Improve communication with Rich County, the School District, Fire Protection District and other local jurisdictions, if necessary, to assure that development occurs in an orderly manner and protects the interests of the Town of Laketown.

#### **7.1.1 Policy**

Enter into inter-local agreements with the County and other Governmental organizations in the Rich County area that would be willing to enter into joint planning efforts in the outlying border regions or future annexation areas of Laketown.

### 7.2 OBJECTIVE

Promote the creation of area wide plans, especially a comprehensive general plan of Bear Lake Valley to assure that areas around Laketown are compatible with those plans in servicing visual and economical respects.

### 7.3 OBJECTIVE

Coordinate with the County and Rich County School District in joint planning efforts, especially in area-wide population and economic projections as well as capital improvement programs.

### 7.4 OBJECTIVE

Coordinate with property owners to explore ways in which the Town could participate with land owners to protect and enhance the Town's entry corridors.

#### **7.4.1 Policy**

Provide this general plan as well as other information on the Town's boundary line goals to residents in those areas and start a line of joint communication with them in the planning process.

## **8.0 COMMUNITY CHARACTER ELEMENT**

Community design is the process by which the functional and visual relationship between people and their physical environment are planned and implemented. Community design standards are established and implemented through a Town's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedure. The Town government should directly influence land use, architecture, open space, street and transportation improvements, and landscaping of private development through design guidelines. The goals and policies of the various elements of the General Plan have been established to encourage, via the planning process, orderly growth and development and high standards for community design.

### **TOWN IMAGE**

Although the concepts of beauty and aesthetics are very subjective, establishing certain basic guidelines can contribute to a functional, desirable and pleasing environment (see General Plan goals and policies). The effective coordination of uses such as buildings, agricultural open spaces, streets, and walks or trails can improve the total living experience. Laketown's physical image and convenience of travel can be greatly enhanced through the application of sound community design concepts established in local ordinances and policies. Not only can the desirability of rural type residential living be improved but the desirability of Laketown as a working, and recreational center can be encouraged through appropriate community design standards. An organized and pleasing environment will attract and retain high quality development even when other factors may not be as favorable.

### **ELEMENTS OF RURAL COMMUNITY DESIGN**

The Laketown Planning Commission studied certain aspects of community design which, implementation of results, would enhance the identity and aesthetic appeal of Laketown. Maintaining some architectural design, is important, especially around the central commercial district of the Town. Certain "gateway" improvements on entry streets would serve to identify Town boundaries and create a favorable "first impression" of Laketown. Through the use of appropriate landscaping and markers on highway rights-of-way, Town entrances can promote a positive image and sense of community pride. The proper design of streetscapes with enhancement corridors where appropriate can also foster an appealing environment and a

progressive attitude through the use of setbacks and creative landscaping and screening techniques. Incentive programs and the Laketown Planning Commission can encourage "above average" property design and maintenance. Town ordinances should also require site compatibility with respect to signs, buildings, setbacks, landscaping, and parking areas. Proper subdivision design can encourage buffering of residential neighborhoods from major travel corridors as well as improve the aesthetics of these corridors for the motorist and pedestrian.

### SCALES OF COMMUNITY DESIGN

To be effective, good community design must be achieved at each of three scales. At the Town scale, community design should have features and characteristics that will unify and help provide a sense of the physical and social community. At the neighborhood scale, community design should offer many opportunities for improvement of neighborhoods and commercial districts. Opportunities will be provided to create many new unifying focal points, to strengthen boundary features, to recapture and recall elements of historic or natural importance, to maintain the character and attractiveness of older neighborhoods and farms, and to introduce desirable interest and variety. At the individual project scale, rural country and community design standards can be applied to private or public buildings, streets, landscaping and parks as well as fences and signs.

### STRATEGIES FOR IMPROVED COMMUNITY DESIGN

The strategies for achieving a good community design and enhancing the physical small town image of Laketown must deal with problems and opportunities at all three scales of the community design. The strategies that follow may impact the design at one, two, or three scales.

#### 1. The Development and Adoption of a Laketown Community Design Plan

This would include an inventory and assessment of existing natural and manmade physical features which help shape a positive image. The plan would help identify rural design objectives at the Town, neighborhood, and project scales and establish a framework for the development of neighborhood and sub-area plans to meet these objectives. A rural community design plan could also recommend means whereby individual projects might respond to design objectives at all three scales and provide policies for refinement and implementation of the plan.

#### 2. Neighborhood and Sub-area Planning

Neighborhood and Sub-area plans should include design recommendations within the framework established by the Community Design Plan. The neighborhood plans provide a tremendous opportunity to obtain good design and accomplish the important tie between individual project proposals and the accomplishment of Town and neighborhood design objectives. This plan would most likely be developed in conjunction with a Master Planned Development type of project and would assure that agricultural and farming uses blend into the plan well and are protected from encroachments of the development.

#### 3. Community Design Review

The larger public and private projects have a significant impact upon the environment. These projects have the potential to greatly enhance the environment if properly developed and to set a positive example for future projects. In addition to being attractive and functionally sound, such projects have an important role as a means of carrying out town design objectives.

#### 4. Regulatory Measures

Good Community design should be fostered in the standards employed in zoning, subdivision, and other regulatory codes and in design standards for certain public and private improvements. Rigid, insensitive codes and standards can stifle efforts to achieve good design. On the other hand, lack of standards often can lead to ignoring design standards all together. Continued updating of the zoning ordinance provides an opportunity to encourage improved Town design. Existing standards, criteria, and design practices need to be examined closely for their impact on design, and they should be supplemented and refined. This would include the standards applied in site plan review, street, sidewalk and sign design, and in the design of all public buildings.

#### 5. Public Awareness

Increased public awareness of design concepts can have the effect of encouraging good community design.

#### 6. Maintenance

Maintenance or "housekeeping" is another area of concern in achieving good design. A positive town image and attractive and functional facilities are dependent upon proper maintenance. Facilities must be maintained, refuse must be picked up, mowing of the public parks and facilities must be undertaken and upkeep of roads and other surfaces should be properly maintained. Well designed and maintained public facilities could help influence others to properly maintain private property.

### CONCLUSION

Laketown's physical image and enhancement of that image through good design are important to the economic well-being and the quality of life within the community. For Laketown, good community design should be accomplished at each of three scales. A community design plan should be formulated, even if it is a simple one at first. Neighborhood plans and public and private projects must reflect community and rural small town values and objectives.

The following goals and objectives should be implemented through ordinances revision or design, site and plat review and capital improvement planning.

### **GOAL:**

**TO PROMOTE AND FOSTER THE CONCEPTS OF GOOD COMMUNITY DESIGN AT THE TOWN, NEIGHBORHOOD AND INDIVIDUAL PROJECT LEVELS, AND TO STRENGTHEN THE RURAL, AGRICULTURAL SMALL TOWN IMAGE OF THE TOWN OF LAKETOWN.**

#### 8.1 OBJECTIVE

As an item of public policy adopt a community design at the Town, neighborhood, and individual project levels.

##### **8.1.1 Policy**

Establish and regularly review, strong and adequate procedures for improving the quality of roadside appearance, including signs, litter, weeds and abandoned vehicles.

### **8.1.2 Policy**

Establish and regularly update architectural controls and site planning standards for all areas of the town.

### **8.1.3 Policy**

Have the Planning Commission act as a design review committee to help create and maintain design guidelines for effective rural community architectures and master plans. This committee may also act as a design review team to advise the Council on development projects and their designs and layouts.

### **8.1.4 Policy**

Throughout the Town utilize all opportunities to strengthen and create appropriate focal points, strengthen boundary features, link natural and manmade elements and introduce desirable interest and variety to the town.

### **8.1.5 Policy**

The town should sponsor, support and participate in beautification and design competitions for Town residents and property owners.

- Encourage high quality design throughout the town
- Vigorously enforce all town ordinances that seek and promote an attractive community development.
- Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

### **8.1.6 Policy**

Continue support for Town Beautification and involve the community in design or beautification issues or programs addressed in this element as well as planning and annual competitions.

## **8.2 OBJECTIVE**

Through the development review and site plan approval processes encourage quality developments that improve the livability of the town and its quality of life for town residents.

### **8.2.1 Policy**

Strive for harmony and unity between individual development projects. Landscaping and coordinated tree plantings can do to unify adjoining developments.

### **8.2.2 Policy**

All efforts should be required to screen mechanical equipment, parking, and storage areas from public view.

### **8.2.3 Policy**

All setbacks, fencing, and landscaping on arterial or side streets should be consistent with zoning ordinance and create a unity throughout the town to strengthen the town's identity.

#### **8.2.4 Policy**

Improve the visual quality of developments throughout the town by encouraging the use and maintenance of generous natural landscaping areas that require little water or irrigation. More specifically:

- Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.
- Develop and update design standards for all commercial developments.
- Improve the visual quality of all commercial areas by requiring the use and proper maintenance of generous landscaping areas or open spaces.
- Development of major thoroughfares should blend harmoniously together promoting a country theme of oneness and unity.

#### **8.3 OBJECTIVE**

Apply all appropriate rural countryside community design techniques to create a unique and powerful community identity and sense of place for Laketown.

##### **8.3.1 Policy**

All development within the town should recognize the open view amenities of the town and should not degrade public views and vistas.

##### **8.3.2 Policy**

As part of a community design program the town should reserve lands with unique features and character as permanent open space and preserve them through a Land Trust or other permanent method of protection.

##### **8.3.3 Policy**

The town should immediately commence a tree planting program to beautify and give "image" to the town. This could be facilitated through the Town Council or a Beautification Committee.

##### **8.3.4 Policy**

All signs allowed in the town should be high quality and promote a positive theme for the town.

##### **8.3.5 Policy**

Buildings throughout the town should promote diversity and interest and be imaginative in design and statement.

- All ordinances and standards adopted in the town should reflect the town's identity and personality, and eliminate cluttered aesthetically unpleasant commercial areas.
- Encourage high quality design throughout the Town.

#### **8.4 OBJECTIVE**

For all developments recognize that street improvements and streetscape play an important role in the town's identity.

##### **8.4.1 Policy**

Building setback, park-strip requirements and treatments should be sufficient and appropriate to create an aesthetically pleasing and functional streetscape.

#### **8.4.2 Policy**

The design of streets and street improvements should be evaluated from both aesthetic and functional perspectives.

#### **8.4.3 Policy**

All Town street signs should be attractive, well maintained and functional, being clearly visible both day and night.

#### **8.4.4 Policy**

Major gateways into the town or developments in the town should be identified, protected and enhanced in order to emphasize and preserve the character and appearance of the community:

- Encourage tree plantings for each lot in new subdivision areas.
- Implement and monitor a sign control ordinance capable of protecting the town from, the negative impacts of visual light.
- Provide adequate, visible, and attractive street signage.
- Recommend street design standards for each street classification.
- Develop, maintain and recommend a standardized streetscape for Laketown. This streetscape should set "the" standard and address the items of street lighting, tree planting, signage, set-back and berm requirements for each street classification.
- Provide attractive, landscaped entry treatments at all gateway entrances to the town.

### **8.5 OBJECTIVE**

Recognize that the people of the Town of Laketown are the greatest asset and define the most important quality and character of the town.

#### **8.5.1 Policy**

Encourage citizen participation and CIVIC organizations to participate in Town planning and development activities, especially, continue to support and work with the Laketown Civic Clubs to further the civic spirit and goals of the town.

## **9.0 HOUSING ELEMENT**

The goals, objectives and policies presented here are intended to be used to help guide and direct residential development within the Town of Laketown.

### **GOAL:**

TO PROVIDE AN ADEQUATE, SAFE, AND HEALTHFUL RESIDENCE FOR ALL CITIZENS OF THE TOWN AND TO ENHANCE THE COMMUNITY'S IDENTITY AND MOLD ITS COUNTRY CHARACTER. ALSO, TO ESTABLISH HIGH STANDARDS FOR RESIDENTIAL DEVELOPMENT AND MANAGE GROWTH OCCURRING WITHIN THE TOWN AND TO PRESERVE THE IDENTITY OF LAKETOWN AS A FAMILY-ORIENTED COMMUNITY WHILE PROVIDING A RANGE OF HOUSING TYPES, STYLES, AND PRICE LEVELS IN ALL AREAS OF THE TOWN.

## 9.1 OBJECTIVE

Continue the historic development pattern of single family dwelling on 1/2 acre lots within the grid system.

### **9.1.1 Policy**

Neighborhoods should be bounded by major thoroughfares or natural features such as agricultural open space.

### **9.1.2 Policy**

Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.

### **9.1.3 Policy**

Major thoroughfares and other manmade barriers should not disrupt neighborhoods.

## 9.2 OBJECTIVE

Develop and implement standards and policies that promote desirable characteristics in residential areas.

### **9.2.1 Policy**

Reject subdivisions that create "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.

### **9.2.2 Policy**

Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

### **9.2.3 Policy**

Local government will require the maintenance of open space and park areas to minimize blight and unsightly residential areas.

### **9.2.4 Policy**

Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well maintained landscaping.

### **9.2.5 Policy**

Protect and enhance residential amenities when possible by reducing conflicts with adjacent uses.

### **9.2.6 Policy**

Commercial, industrial, and other non-compatible activities will not be permitted in or allowed to expand or encroach upon residential developments.

## 9.3 OBJECTIVE

Provide safety in and accessibility between all residential areas.

### **9.3.1 Policy**

Design of new residential areas should use grid layout.

### **9.3.2 Policy**

Require street lights rather than yard lights in new subdivision areas.

### **9.3.4 Policy**

Require developers to study and provide protection for development in areas of high ground water flooding by using environmentally sensitive subdivision layouts and building designs and remediation measures.

### **9.3.6 Policy**

Require adequate off-street parking in residential areas.

## **9.4 OBJECTIVE**

Increase community pride by improving the appearance of all residential areas.

### **9.4.1 Policy**

Encourage street-side tree planting for each lot in new subdivision areas.

### **9.4.2 Policy**

Develop and implement a shade tree and landscape ordinance to encourage a quality rural environment.

### **9.4.3 Policy**

Town-wide beautification programs should continue to be encouraged and supported by the Town to strengthen citizen pride.

### **9.4.4 Policy**

Promote compatible, aesthetically pleasing architectural design in residential areas.

## **9.5 OBJECTIVE**

Enhance the visual character of residential areas and provide for the preservation of environmental values.

### **9.5.1 Policy**

Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.

### **9.5.2 Policy**

Protect environmental values by using master planned developments which provide and maintain permanent open space, are harmoniously integrated with agricultural areas and preserve open density requirements.

### **9.5.3 Policy**

Encourage the preservation and enhancement of areas that should be maintained for scenic, historic conservation, or public health and safety purposes.

### **9.5.4 Policy**

Require the use of underground utility lines where feasible.

## **9.6 OBJECTIVE**

Require single family detached, owner-occupied housing that meets minimum standards for new developments.

### **9.6.1 Policy**

Develop minimum design standards in the Land Management and Development Code to address aesthetics in housing design and construction.

## **9.7 OBJECTIVE**

Manage the timing of residential development so that adequate streets, water, sewer, drainage facilities, schools and other essential services can be economically provided.

### **9.7.1 Policy**

Permit development to the degree that it can be served by the Town's resources without impairing them or existing residents.

### **9.7.2 Policy**

Subdivision of land will be in accordance with the General Plan; Land Management a Development Code; and the Subdivision Ordinance as well as applicable infrastructure master plans affect and directed by the standards set.

### **9.7.3 Policy**

Area studies must be prepared by developers showing the relationship of the subdivision to the neighborhood of which it is a part. Access to the general street system, school, recreation sites, and other facilities and services should be shown.

### **9.7.4 Policy**

All development projects must be sequenced and built concurrently with infrastructure or services required by the development.

## **9.8 OBJECTIVE**

Ensure that both existing and future town residents, as well as developers, have security in th actions and decisions and that there is developed and maintained an atmosphere of stability a confidence in all decision making.

### **9.8.1 Policy**

Decisions involving housing and housing policies should be made within the framework of the goals and objectives of the General Plan.

### **9.8.2 Policy**

Town revenue needs, economic pressure, or developer "whims" should not be allowed to compromise housing policies or standards.

### **9.8.3 Policy**

Reject the intrusion of non-compatible uses in residential areas, with the exception of conditional uses outlined in the zoning ordinance.

### **9.8.4 Policy**

Reject division of existing subdivision lots which may be detrimental to housing character or housing values.

### **9.8.5 Policy**

A major consideration for approval of subdivision and residential projects should be their effect on adjoining and surrounding uses and that they will not hinder with operation of agricultural functions in any way.

### **9.8.6 Policy**

Development should always pay its own way.

## **9.9 OBJECTIVE**

Maintain flexibility in land development standards consistent with good design and efficient function.

### **9.9.1 Policy**

Continually review zoning and subdivision ordinances to assure that creative solutions to development are not precluded.

### **9.9.2 Policy**

Encourage use of vacant lots within existing residential areas.

## **9.10 OBJECTIVE**

Allow reasonable choices for single-family residential types throughout the town.

### **9.10.1 Policy**

Mobile homes parks will not be allowed.

### **9.10.2 Policy**

Manufactured housing may be permitted in some areas of the town provided it meets standards and codes, and is architecturally compatible with the surroundings.

### **9.10.3 Policy**

Group homes will be permitted only if they comply with the residential character of an area. Development applications for group homes will be assessed on their individual merits. (Group homes will require a conditional use permit, as outlined by the Zoning Ordinance).

## **10.0 TRAFFIC & CIRCULATION ELEMENT**

The Town of Laketown has formulated the following goals and policies to provide direction in decisions regarding transportation planning and development.

### **GOAL:**

TO DEVELOP A UNIFIED TRANSPORTATION SYSTEM THAT PROVIDES EFFICIENT, COMFORTABLE, AND SAFE MOVEMENT OF PEOPLE AND GOODS IN AND THROUGH THE TOWN.

### **10.1 OBJECTIVE**

To improve traffic movement on Town streets and access to all areas of the Town.

#### **10.1.1 Policy**

Implement a streets hierarchy for the Town of Laketown composed of:

- Major arterial streets.
- Collector streets.
- Local neighborhood streets.

The principal function of arterial streets is to move large volumes of through traffic on a continuous route over a substantial distance. Land access is a secondary function. Access, intersection spacing and parking can be controlled to preserve the through traffic function of arterial streets.

Collector streets are designed to move traffic, as well as provide some land access. They are streets which move primarily through residential areas and carry traffic from local streets to the arterial system.

Local neighborhood streets should provide vehicular and pedestrian access to all land parcels. With the movement of traffic being a secondary function, local neighborhood streets should be designed to minimize through traffic and to add privacy and identity to a neighborhood.

#### **10.1.2 Policy**

Enforce the streets hierarchy with local streets emptying onto collectors, which empty onto arterial streets.

#### **10.1.3 Policy**

Recommend street design standards for each street classification.

#### **10.1.4 Policy**

Based on the street hierarchy, develop, adopt and regularly update a Master or General Street Plan with the accompanying Official Street Map, for Laketown.

#### **10.1.5 Policy**

Develop and widen arterial and collector streets, as defined by the Laketown Master Streets Plan as recommended.

#### **10.1.6 Policy**

Preserve the through traffic function of arterial streets by minimizing points of property access intersections, and on-street parking.

#### **10.1.7 Policy**

Require subdivision designs and site plan layouts which minimize points of access onto arterial roads.

#### **10.1.8 Policy**

Require school bus and fire equipment access and a turnaround in all developments.

### **10.2 OBJECTIVE**

To ensure that the Town's transportation systems meet present and projected demands.

#### **10.2.1 Policy**

Continually monitor and evaluate the road system to ensure that proposed and existing road designs will adequately meet the demands of the community.

#### **10.2.3 Policy**

As directed by the Laketown Streets Master Plan reserve the necessary rights-of-way in new developments to meet the road's ultimate function in the system.

#### **10.2.4 Policy**

Develop and annually update a Capital Improvements Program to meet the transportation demands Town residents in timely and cost efficient manner.

#### **10.2.5 Policy**

Educate all Town residents and solicit support in the formulation and development of an on-going road improvements program.

#### **10.2.6 Policy**

Maintain a close cooperation with the Utah Department of Transportation to improve all state roads and their safety within the Town.

#### **10.2.7 Policy**

All street improvements should be in harmony with state plans and requirements for future traffic service.

#### **10.2.8 Policy**

Work aggressively for the construction and completion of all necessary road improvements.

#### **10.2.9 Policy**

Continue to apply by grant & lobby, where necessary, for federal and state funds to meet the transportation needs of the Town.

#### **10.2.10 Policy**

Consider and evaluate, based on 'cost effectiveness and need, participating with the State for the improvement of the state road system within the Town.

#### **10.2.11 Policy**

The Town will maintain and regularly update street construction specifications to prevent premature street deterioration. The Town will not accept for dedication any street constructed at below standards.

#### **10.2.12 Policy**

To ensure all streets meet construction specifications the Town will maintain a high level of engineering inspection services.

### **10.3 OBJECTIVE**

To provide a network of pedestrian, equestrian and bicycle trails throughout the Town, including sidewalks, walkways, bike ways, and rural trails.

#### **10.3.1 Policy**

Establish and maintain a safe network of bicycle routes and pedestrian trails, which connect activity centers in the Town. Activity centers will include, but are not limited to, schools, churches, parks, arenas, and public buildings.

#### **10.3.2 Policy**

The requirement for, and location of sidewalks in commercial areas will be evaluated and determined by the Planning Commission.

#### **10.3.3 Policy**

Require pedestrian and handicapped access to, and within all parts of commercial developments.

#### **10.3.4 Policy**

Recognize the need of a bicycle, equestrian and rural trail network as a valuable community asset. Preserve all areas including sensitive lands that may be suitable or required to develop this system through adopted trails plans.

### **10.4 OBJECTIVE**

To improve the safety of all Town streets and intersections.

#### **10.4.1 Policy**

Develop and recommend street design standards to encourage higher levels of safety on all Town streets.

#### **10.4.2 Policy**

Adopt an ongoing street marking program to ensure street markings are clearly visible at all times.

#### **10.4.3 Policy**

Improve the safety and aesthetics of Town streets by ensuring the arterial and collector road network is well lighted.

#### **10.4.4 Policy**

Ensure that street identification signage is clearly visible both day and night with particular emphasis on the arterial street system.

#### **10.4.5 Policy**

Enforce Town ordinances requiring the off-street parking of trucks and recreational vehicles.

#### **10.4.6 Policy**

Encourage the County to police and vigorously enforce Town speed limits, especially near residential areas.

#### **10.4.7 Policy**

Provide adequate space in subdivision design to allow safe and orderly vehicular and pedestrian movement throughout the neighborhood.

#### **10.4.8 Policy**

Protect crossings for children, particularly near schools and recreation areas.

#### **10.4.9 Policy**

Provide the highest level of public safety possible to prevent traffic accidents.

### **11.0 PARKS AND RECREATION ELEMENT**

It is the intent of the Laketown General Plan that parks and recreational facilities and programs be developed and operated in a responsible manner. The following goal, objectives and policy statements were established by the Town as a guide in acquiring and developing park property and open space and in developing and maintaining an appropriate and comprehensive recreational program in the Town.

#### **GOAL:**

**TO PROVIDE FACILITIES FOR A BALANCED PROGRAM OF PHYSICAL AND CULTURAL ACTIVITIES FOR THE RESIDENTS OF LAKETOWN.**

#### **11.1 OBJECTIVE**

Recognize that parks and open spaces are essential ingredients of both the physical and sociologic environments. These areas not only provide opportunities for both active and passive

recreation but also increase the provision of valuable Town amenities.

**11.1.1 Policy**

Continually expand and develop the Town's park, rodeo arena and recreational facilities to encourage Town residents to stay within the Town to participate in recreational pursuits.

**11.1.2 Policy**

Sites for park and recreational facilities should be identified and acquired as soon as economically possible in all areas of the Town.

**11.1.3 Policy**

The Town will reserve park and open space sites in developing areas while land is still available. Park development can come later but only if the land is there to be developed. At this time, emphasis must be placed on acquisition to ensure the availability of future park sites.

**11.1.4 Policy**

Develop new and existing parks that meet the needs of young children, youth, families, groups, and the elderly.

**11.1.5 Policy**

Work with the school districts for the development of joint Town school recreational facilities.

**11.2 OBJECTIVE**

Strive to meet the present and future recreational demands of all sectors of the Laketown community

**11.2.1 Policy**

Identify and utilize a cost effective method to provide high quality recreational planning for the Town of Laketown.

**11.2.2 Policy**

Develop and maintain a parks and recreation master plan for the Town of Laketown. This plan should identify the location, purpose, and function of each facility as well as future improvements modifications to each facility.

**11.2.3 Policy**

Employ progressive and suitable zoning and development techniques to acquire park at recreational sites in appropriate locations. These techniques may include required park dedications, density zoning, property options, joint venturing with developers and property owners, and other techniques.

**11.2.4 Policy**

Cooperate and participate with Rich County for the coordination of recreation planning within the Laketown area.

### **11.2.5 Policy**

Strengthen and expand the recreational opportunities offered in the Town by encouraging the County to locate more recreational facilities in Laketown.

### **11.2.6 Policy**

Open communication channels with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.

## **11.3 OBJECTIVE**

Identify, pursue, and utilize all funding sources and development techniques that are available for park acquisition and development.

### **11.3.1 Policy**

Funding alternatives used to acquire and develop parks and recreation programs should include, but not be limited to, federal, state, and county funds, Community Development Block Grants, imp, fees, user fees, donations, revenue bonds, general obligation bonds, special improvement districts and special service districts.

### **11.3.2 Policy**

Seek out and utilize all available federal, state, and county funds to purchase and develop park and open space areas.

### **11.3.3 Policy**

Assure that land and/or funds reserved for parks, open space, or other recreational facilities are not diverted to other community uses.

### **11.3.4 Policy**

Set and continually update a realistic parks impact fee based on park development costs and the recreational needs of Laketown residents. The parks impact fee should make a significant contribution to the cost of park acquisition and development. The park impact fee should be used meet the recreational demands of Town residents by:

- Providing park areas concurrently with development in new residential areas; and
- Providing "Town-wide" recreational facilities.

### **11.3.5 Policy**

Promote and solicit the donation of recreation and parks equipment by private and corporate organizations and recognize their support.

### **11.3.6 Policy**

Encourage the private development of park and recreation facilities.

### **11.3.7 Policy**

Encourage and coordinate the improvement of neighborhood and sub-neighborhood park areas by Town residents and community groups.

#### **11.3.8 Policy**

Establish user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility, including the Town Office. These fees should be sufficient to operate, maintain and restore the facility to its condition prior to use. Provide a higher rate for use of facilities by patrons living outside of the Town Limits.

### **11.4 OBJECTIVE**

Ensure that all Town parks, buildings, land and recreational facilities are useful and attractive.

#### **11.4.1 Policy**

Park and recreation facilities should be planned and designed to meet their proposed purpose. Park design and improvement must recognize the continuing need to provide high levels of safety in park areas.

#### **11.4.2 Policy**

Protect park and recreation areas, including the Town property from incompatible developments and uses on adjacent properties.

#### **11.4.3 Policy**

Increase park development standards to ensure that parks provide a quality recreational experience.

#### **11.4.4 Policy**

Enhance the appearance and "recreational viability" of existing parks and facilities.

#### **11.4.5 Policy**

Continue to establish high standards for park maintenance to ensure parks are well maintained and foster an attractive recreational environment.

#### **11.4.6 Policy**

Require that the maintenance of park and recreational sites be funded from user fees, general fund revenues, special improvements districts, or special service districts.

#### **11.4.7 Policy**

Maintain, in good condition, Town property reserved for Future Park and public facilities through lease agreements and other creative maintenance alternatives.

#### **11.4.8 Policy**

Through proper and appropriate site planning and design, seek to reduce operation and maintenance costs of park and recreational facilities.

#### **11.4.9 Policy**

Use vandal resistant materials and building designs in park areas and replace vandalized and inoperable park equipment and facilities as quickly as possible.

### 11.5 OBJECTIVE

Maintain and always strive to improve Laketown Celebrations.

#### **11.5.1 Policy**

Create a Laketown Celebration committee made up of the most dedicated of residents to work under the Town Council's direction in planning and operating the yearly celebration.

#### **11.5.2 Policy**

Support and fund the celebration committee and assist them in every way possible to carry out their directive and mission.

#### **11.5.3 Policy**

With the help of the celebration committee, develop a long range master plan for future facility improvements to the celebration related facilities.

#### **11.5.4 Policy**

Keep the major celebration facilities located near the center of the Town. Design future land uses adjoining the facilities to compliment it rather than detract.

## **12.0 NATURAL RESOURCES ELEMENT**

Laketown is committed to protecting the Natural Resources that have enhanced its residential quality of life as well as the businesses of residents in and around the Town. The people of Laketown represent the greatest resource in Town and all policies regarding natural resource management should be developed not only to protect the land, but to protect the health, welfare, safety, an enjoyment of the citizens of Laketown.

Many factors contribute to the preservation of natural resources, not the least of which is protecting the farming and agricultural programs that have been developed by the farmers and ranchers in the area. Although the immediate consequence of this policy may not be realized, over a long term will go further to develop an environment that is protected from outside development pressures an "over developing" than any other policy. Other protection measures include detailed protection lines and mitigation measures developed by code, not only to protect the environment, wildlife and scenic views enjoyed by the residents of the Town but also protection from geologic and other natural c manmade hazards.

### **GOAL:**

TO PROTECT THE NATURAL SCENIC, AGRICULTURAL, WILDLIFE, WATER, AIR, SOLAR, LAND AND HUMAN RESOURCES ABUNDANT TO THE AREA AROUND AND WITHIN THE TOWN OF LAKETOWN AND TO PROVIDE PROTECTION FROM NATURAL AND MANMADE HAZARDS ASSOCIATED WITH DEVELOPMENT IN SENSITIVE AREAS.

### 12.1 OBJECTIVE

Develop and maintain "right-to-farm" policy for new and existing farmers and ranchers to protect traditional agricultural uses from excessive or unmanaged residential or commercial growth.

#### **12.1.1 Policy**

Protect agricultural access and farming rights by implementing buffers between producing farms and ranches and other incompatible developments.

#### **12.1.2 Policy**

Require protections and easements in and around developments-for irrigation and other water courses, including land drainage systems.

#### **12.1.3 Policy**

Do not allow existing agricultural rights-of-way to become residential access corridors without proper improvements, including measures and/or facilities implemented to protect future agricultural access.

### **12.2 OBJECTIVE**

Develop a sensitive lands overlay zone with accompanying regulations and requirements designed protect existing residents and businesses as well as new development and residents by addressing effective land management and environmental issues such as:

- High value or critical wild life habitats.
- Known or suspected wet lands.
- Unsuitable or critical building soils.
- Sensitive slopes or slopes over 25%.
- Flood plain or flood areas.
- High vegetation/fire danger.
- Known geologic hazards.
- View corridors.
- Hillsides and ridge top protection.

#### **12.2.1 Policy**

The main areas designated as Sensitive Lands Overlay Zones shall be as follows. All requirements the underlying zones will apply plus any additional environmental assessment or imp, statement(s) and solutions as imposed by the Town. The areas are generally described as:

- Mill Canyon
- Big Creek
- East, West and Southern Hills
- Lakefront

#### **12.2.2 Policy**

New residential subdivisions in active river flood plains that are known to regularly flood during spring runoff season will not be permitted.

### **12.2.3 Policy**

Extended regulations and environmental impact statements or analysis to areas outside the Sensitive Lands Overlay Zone if the Town staff, Planning Commission or Town Council decides that a sensitive land area exists on a smaller scale or area outside the main overlay zones.

### **12.2.4 Policy**

Prohibit development in areas that are too sensitive or hazardous to be prudently and effectively mitigated using wise land management decisions and generally accepted environmental remediation's or solutions.

### **12.2.5 Policy**

Protect visual vistas throughout the Town and protect homeowner's access to light and solar or passive energy uses.