



Laketown, Utah **General Plan 2022**

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Executive Summary

LAND USE	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • There is a strong desire from the residents to preserve their rural heritage and small town feel. • Current growth projections should lead the Town to expect an infill pattern prior to expansion for major development. However, there is also the potential for significant development in the Town’s growth area. • The current development code needs to be updated with an analysis of likely development proposals. • Current residents want to balance development regulation with limited interference. 	<ul style="list-style-type: none"> • Residents desire a “rural” feel with building lots that are compatible with the neighboring ones. • Support high standards for community improvements, and promote voluntary property maintenance activities through a “community pride” program. • Partner with the County to develop conceptual land use plans for different County-held parcels. • Infrastructure such as water lines, sewer lines, and roads should not be extended outside existing developed areas unless those areas are contiguous to existing infrastructure and are scheduled for development in the near future as part of the General Plan.
HOUSING	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • Laketown needs to find ways to support the development of workforce housing in order to strengthen their local economy. • Affordable housing is desired within the Town limits, focusing on providing three bedroom, two bathroom homes, averaging 1,400 square feet, with an average price that aligns with the area median income. 	<ul style="list-style-type: none"> • There is a potential for mixed commercial/residential development along the commercial corridor of Town. • Senior housing and extended stay or “age in place” amenities are desired to meet the largest community cohort (55+).
LOCAL ECONOMY	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> • The seasonal fluctuation of tourism demand in Laketown makes commercial investment (i.e. year-round operations) more difficult. • The community has parcels and corridors that are currently not meeting their highest and best use, allowing for sales tax market leakage. 	<ul style="list-style-type: none"> • External forces are driving the major economic drivers within the region (tourism). The plan must adequately estimate Laketown’s future scenario and plan for areas that can allow for all types of development.

<ul style="list-style-type: none"> The Town of Laketown desires a strong, diverse, year-round economy that provides quality living-wage employment opportunities that will attract residents to Laketown. 	<ul style="list-style-type: none"> Development should not outpace the ability of the local government to provide adequate services, EMS - (fire and medical response), and infrastructure to existing and potential community residents.
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OPEN SPACE + RECREATION

Issue Drivers	Key Strategies
<ul style="list-style-type: none"> The current recreation amenities are limited and in need of maintenance. Residents desire to maintain and improve these assets. As resources are available, the Town should plan to add additional recreation assets as opportunities arise—boardwalk along the creek, trail development for hiking and cycling in the area, additional park areas—pickleball courts, skating paths, etc. 	<ul style="list-style-type: none"> Recreation opportunities for kids are perceived as being limited. Family-friendly recreation should be developed and marketed to the general public. The Laketown general plan will protect key wildlife habitat, visual quality, open space resources and other key amenities.

TRANSPORTATION

Issue Drivers	Key Strategies
<ul style="list-style-type: none"> An important part of the transportation element of the Town is the ability to provide for the needs of the citizens that includes biking and walking options throughout the community. 	<ul style="list-style-type: none"> Update the Town’s policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.

INFRASTRUCTURE

Issue Drivers	Key Strategies
<ul style="list-style-type: none"> As more development occurs within close proximity to already established areas in the Town, operating efficiencies are expected to improve. Infrastructure construction costs (due to remoteness) will negatively impact development in the area. All development should pay the cost of providing services and infrastructure to all new projects within the Town and should bear the cost of consuming existing infrastructure surpluses that may be affected such as water 	<ul style="list-style-type: none"> Infrastructure improvements will be required to support the needs of the Town's growth and at the same time, replace existing facilities that have deteriorated due to age or that were poorly designed. Careful planning is required so that the costs for such improvements will be shared by new development and existing residents and businesses. Explore the Community Facilities Grant program from the Rural Community Assistance Corporation (RCAC).

facilities that may need to be expanded as a result of growth.	
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1: Community Context + Design

History of Laketown

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.

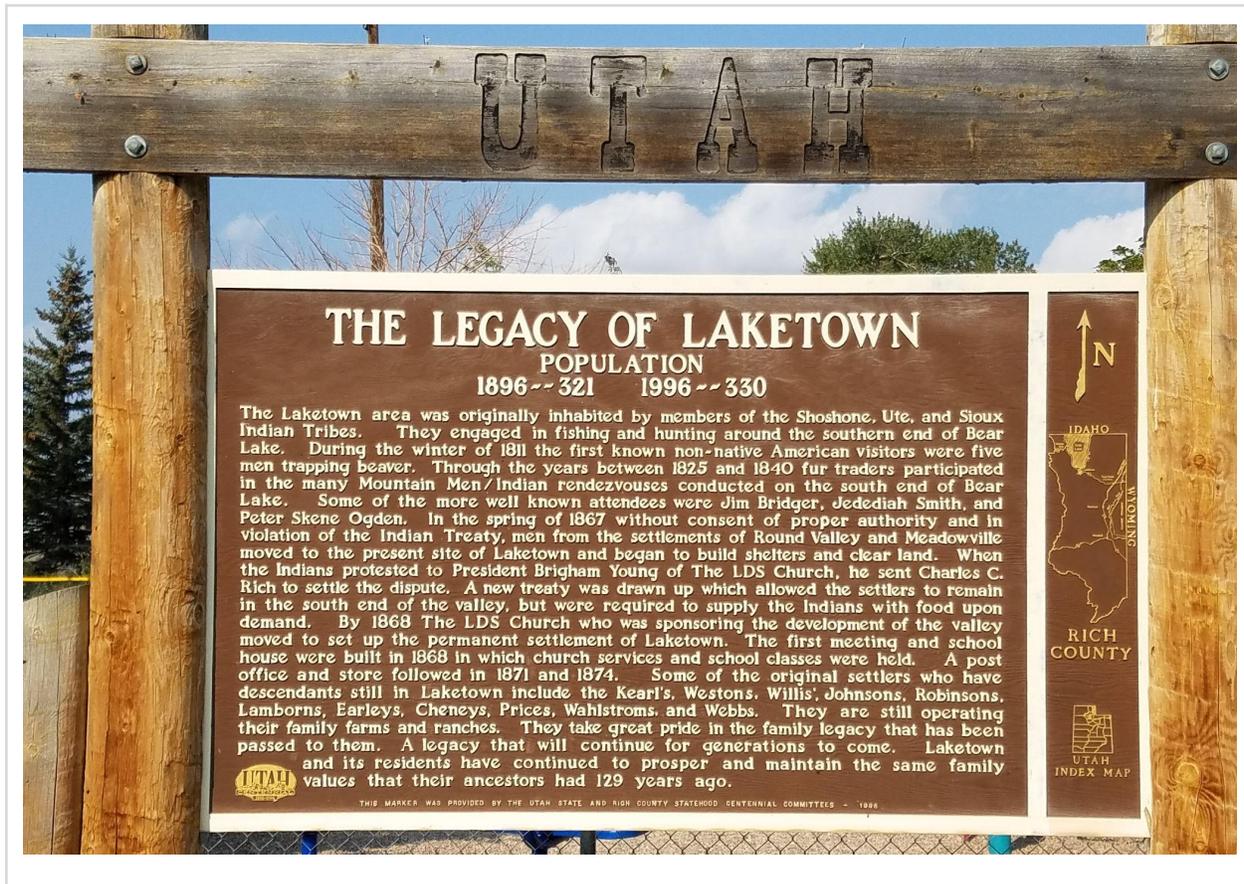
In the year of 1870, nearly three thousand Indians entered Round Valley and camped, along the south shore of the lake to protest white encroachment and prevent further settlement. Eventually, a mutual agreement was reached between settlers and Indians a large block of land in the Wind Rivers country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

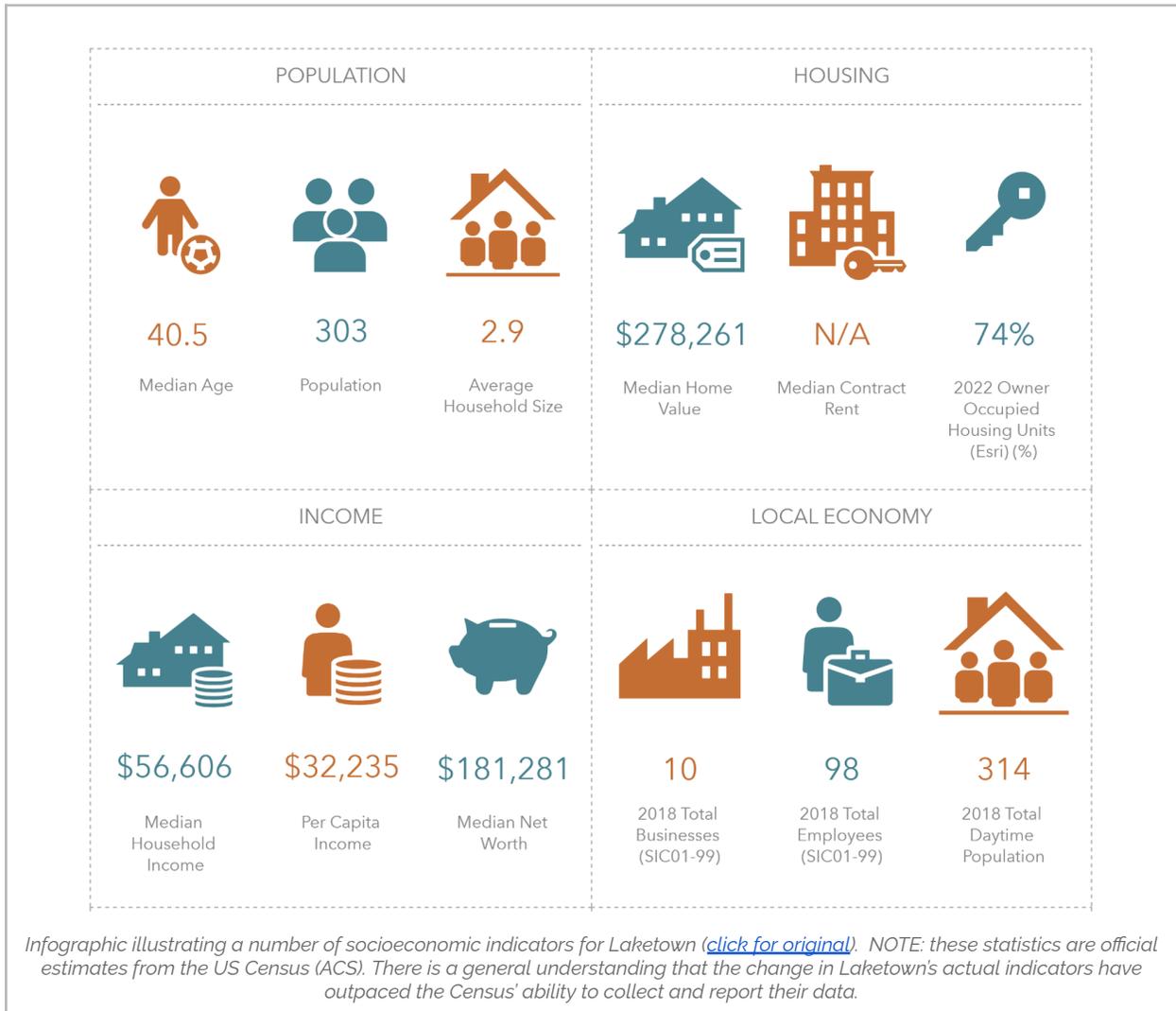
By the turn of the century, Laketown boasted many tall two story buildings around the eight block area of town. A blacksmith shop, a theatrical playhouse, the Kearn Hotel and the Co-op Store were all part of early Laketown. A red sandstone chapel was erected on “The Square” in 1908 and a school building 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.





Socioeconomic Drivers (American Community Survey)

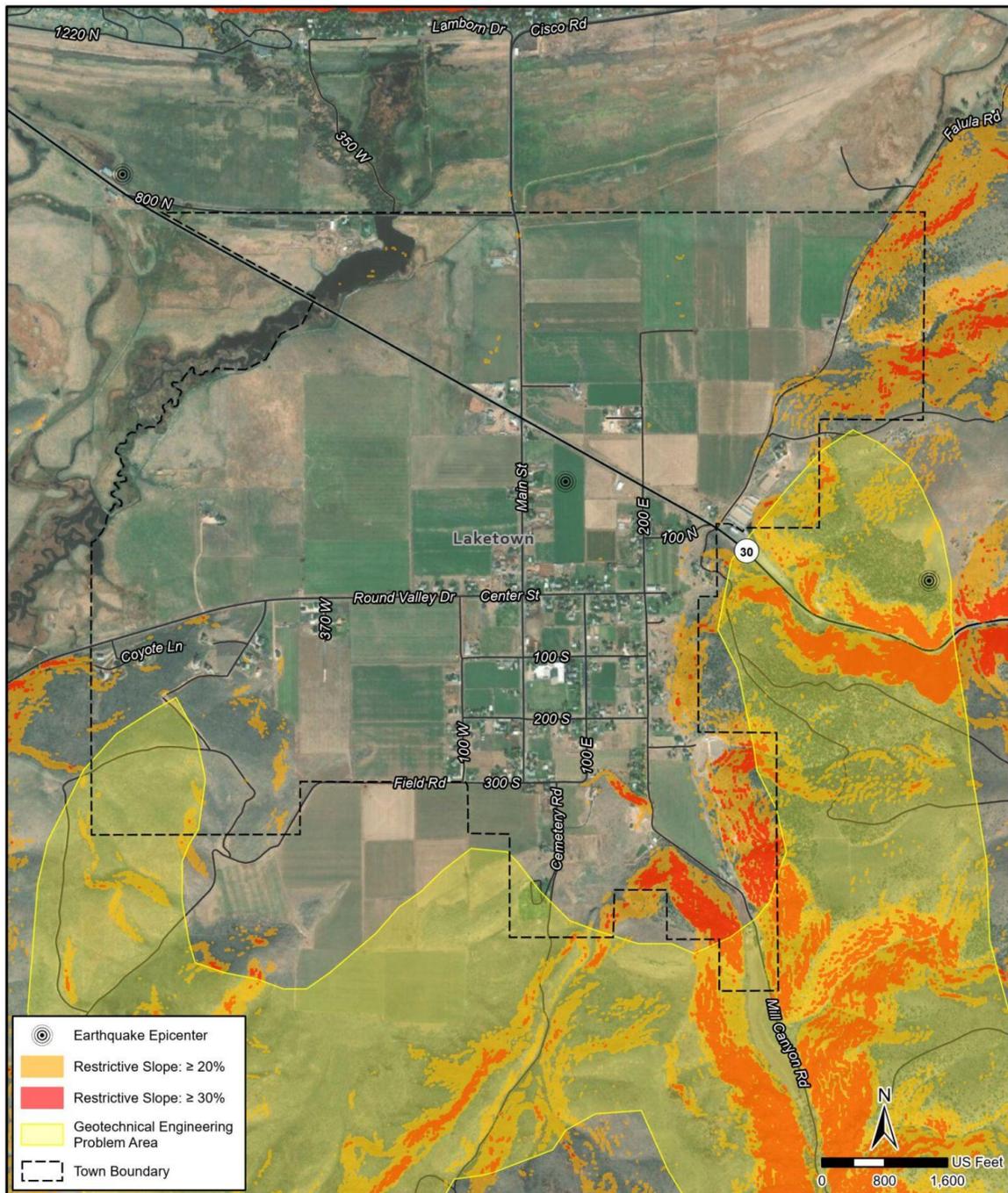


Geography and Land Capacity Analysis

Laketown is located between the grasslands of Bear Lake Valley and mountains covered with sagebrush and juniper which rise to the east and south. 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.

The health, safety, and welfare of citizens is the first priority of the Town. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, specifically areas with potentially problematic slopes, soils, or drainage (see graphic below). All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

In order to provide cost-effective services, the community has a strong interest to grow from the inside-out as opposed to leapfrog development patterns.



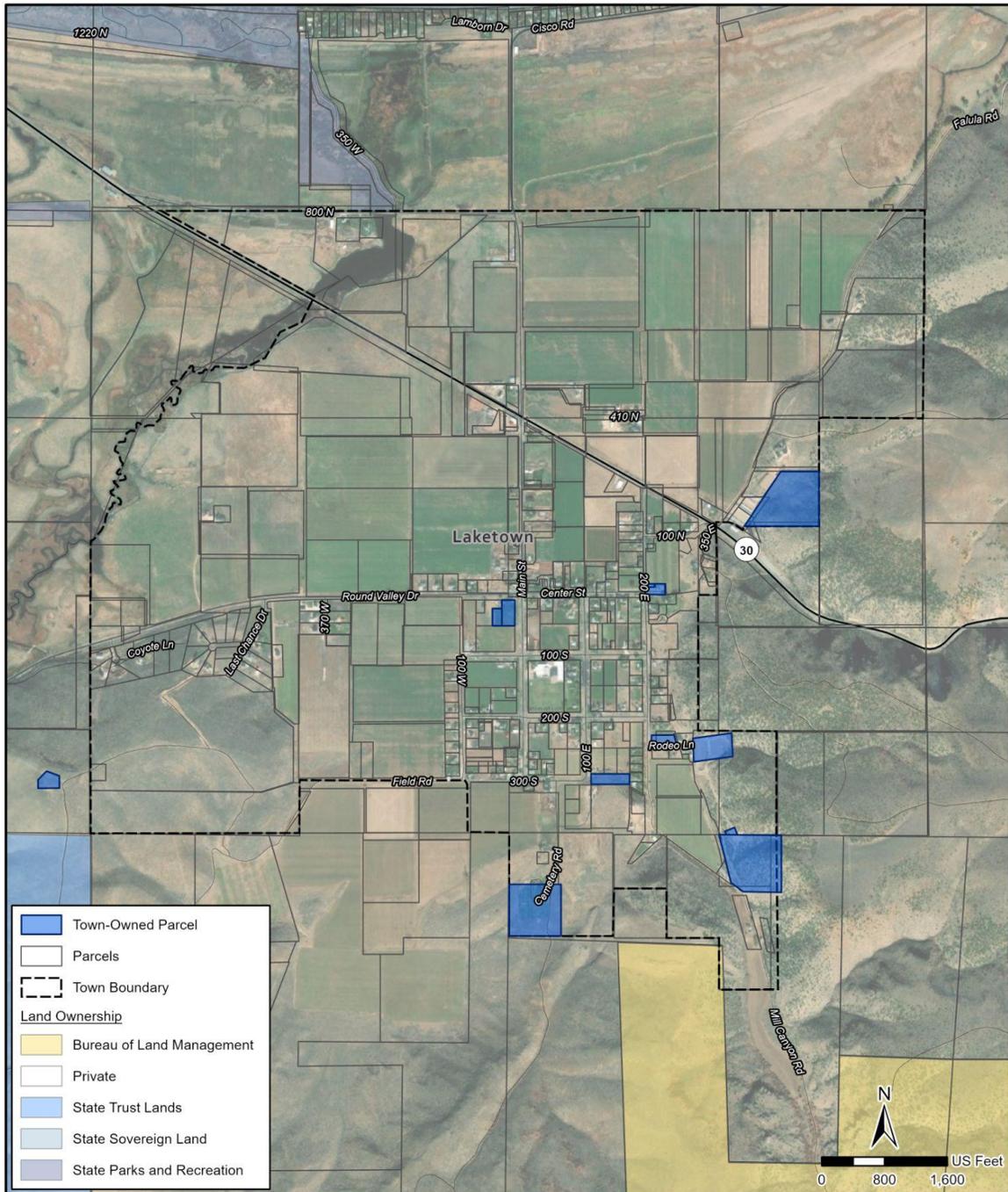
	Earthquake Epicenter
	Restrictive Slope: $\geq 20\%$
	Restrictive Slope: $\geq 30\%$
	Geotechnical Engineering Problem Area
	Town Boundary

	Rich County	Rich County
	General Plan Update Laketown Development Potential Overview	
	Scale: 1" = 1,600 ft	
<small>Map Name: H:\D\Prg\2107-003\Design\GIS\Projects\2107-003_Planning\2107-003_Planning.aprx - Exh Rich County General Plan - Laketown Development Potential 8.5x11P</small> <small>Project Number: 2107-003</small>		1
<small>Drawn by: JEM 09-21</small>		<small>Last Edit: 09/23/2021</small>

Map showing the development suitability of land within the Laketown area ([click here for a pdf/original](#)).

Land Ownership

The following map shows that almost all of the land within the town limits is held privately. The BLM, SITLA, and State Parks hold significant parcels in the areas outside of the Town.



 RURAL COMMUNITY CONSULTANTS	Rich County General Plan Update Laketown Institutions Overview	Rich County Scale: 1" = 1,600 ft
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	Map Name: H:\JD\Proj\2107-003\Design\GIS\Projects\2107-003_Planning\2107-003_Planning.aprx - Etn Rich County General Plan - Laketown Institutions 8.5x11P Project Number: 2107-003 Drawn by: JEM 10-21 Last Edit: 09/19/2022	

Map showing the 2021 land ownership and jurisdictions in Laketown ([click here for a pdf/original](#)). Note: the cemetery parcel is owned by the Cemetery District, not the municipality.

Anticipated Changes

Challenges facing the future of the community are similar to those faced in growing rural communities and some that are unique to Laketown. These challenges include but are not limited to:

- Establishment and enforcement of new land use regulations.existing issues, particularly affordable housing.
- The development pressure on the north end of the County is expected to continue to worsen
- Lack of employment opportunities and potentially declining economic diversity.
- Slowly declining and aging population.
- Alternative recreational opportunities to support a burgeoning recreational population.
- Continued drought and other water resource concerns.

Guiding Principles

A series of methods to gauge public opinion were used to better understand where the community is today and where it needs to try to be in the future. Most public input can be summarized into the following goals:

- Create and retain family supporting wage employment.
- Improve infrastructure conditions and access.
- Promote regional economic development initiatives.
- Personify local assets.
- Empower residents to make catalyst changes in their community.
- Improve the quality of life for residents.

Ultimately, the vision and goals expressed by residents focus around making Laketown a vibrant, attractive, and inviting community.

Vision Statement

A community vision statement is a brief synopsis that summarizes a myriad of strategies and recommendations into a single statement. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan. The Laketown vision statement for the general plan is:

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.



 RURAL COMMUNITY CONSULTANTS	Rich County	Rich County
	General Plan Update Laketown Overview	
	Scale: 1" = 1,600 ft	
<small>Map Name: H:\JD\Proj\2107-003\Design\GIS\Projects\2107-003_Planning\2107-003_Planning.aprx - Etn Rich County General Plan - Laketown Overview 8.5x11P Project Number: 2107-003 Drawn by: JEM 09-21 Last Edit: 09/23/2021</small>		1

Map showing the area of Laketown Utah ([click here for a pdf/original](#)).

Community Conditions & Trends

Laketown is a unique and beautiful mountain community near the shores of Bear Lake with buildings oriented to streets, compatibility with adjacent uses, and protection of resource areas.

Growth is anticipated for the Town. The vitality of the community, quality of design, creation of great community gathering spaces, design and connectivity of streets and trails, and protection of open spaces will all be increasingly important to protecting the quality of life in Laketown and ensuring its competitiveness as a world class, family-oriented, outdoor recreation community.



Typical character of development in Laketown Utah.

Beautification

Community beautification issues focus on the visual appearance of the Town (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form-meets-function process that the Town will be able to create, market and retain their unique character and appearance. Property owners, including public property, will be encouraged to keep their property clean and free of weeds and debris.

Well-planned community design improves both the visual and functional characteristics of the Town. It can make the Town more aesthetically pleasing while enhancing the flow of goods and people. The term

“nuisances” refers to conduct or use of land that interferes with another’s ability to enjoy and use their property. They can also potentially have a negative impact on area property values. Typical property nuisances in rural communities include: light pollution, non-conforming land uses, and inappropriate use of right-of-way (ROW) property.

There are opportunities in Laketown for reinvestment in community design, specifically within the areas of community unification and integration. These include: community signage, gateway and entrance signage, and enforcing new land uses to comply with the intent of the general plan.

Goals: Context + Design

Goal 1.1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Laketown and endeavor to retain and enhance these qualities.

Goal 1.2. Establish methods of way-finding within the Town to identify unique districts that will develop over time and to guide tourists and visitors to their destinations.

Goal 1.3. Develop and actively promote a Laketown brand identity.

Implementation Action Steps: Community Design

- **Short Term Opportunities (1-5 years)**
 - a. As resources become available, the Town can develop a tree planting and replacement program and policy for residential areas.
 - b. Develop a policy to support developments that incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting in the highway corridor.
 - c. Partner with the County to conduct a study to clarify parcel boundaries in and around the community. The intent of this study would be to help Town leaders in their efforts to prioritize and communicate the different ownership responsibilities and the status of the Town’s capital improvements.
- **Long Term Opportunities (+5 years)**
 - a. The Town’s land use ordinances should be developed and reviewed periodically to make sure that standards for parking and landscaping are clearly stated and enforced.
 - b. Develop a policy that helps provide incentives to property owners to encourage the preservation of historic or unique architecture, vegetation or spaces within the community. Preservation should be accomplished through a program of incentives rather than rigid requirements or restrictions.
 - c. Conduct a design competition for ideas on the development of a welcoming, site-specific gateway.

2: Land Use

The Land Use Element generally provides for the balanced mix and type of land uses which will serve the needs of existing and future residents. It will assist in a plan to generate sufficient revenues to support essential town services, respect the town's natural environmental resources, and to complement and enhance the unique character of the town and quality of life of its residents.

Land Use Intent

The Land Use Element is designed to promote sound land use decisions throughout Laketown. The pattern of land uses—their location, mix, and density are a critical component of any planning area. The Land Use Element is organized to:

- plan enough land for residential, commercial, industrial, and civic uses;
- locate these uses appropriately to enhance community character;
- preserve important natural resources; and
- enable Laketown to efficiently ensure adequate public services are provided for residents and businesses.



Aerial view of a typical land use pattern in Laketown Utah.

Special Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” Utah Code §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

At the time of the development of this plan, Laketown is not aware of any parcels that have been designated with special protections within or adjacent to the Town boundary.

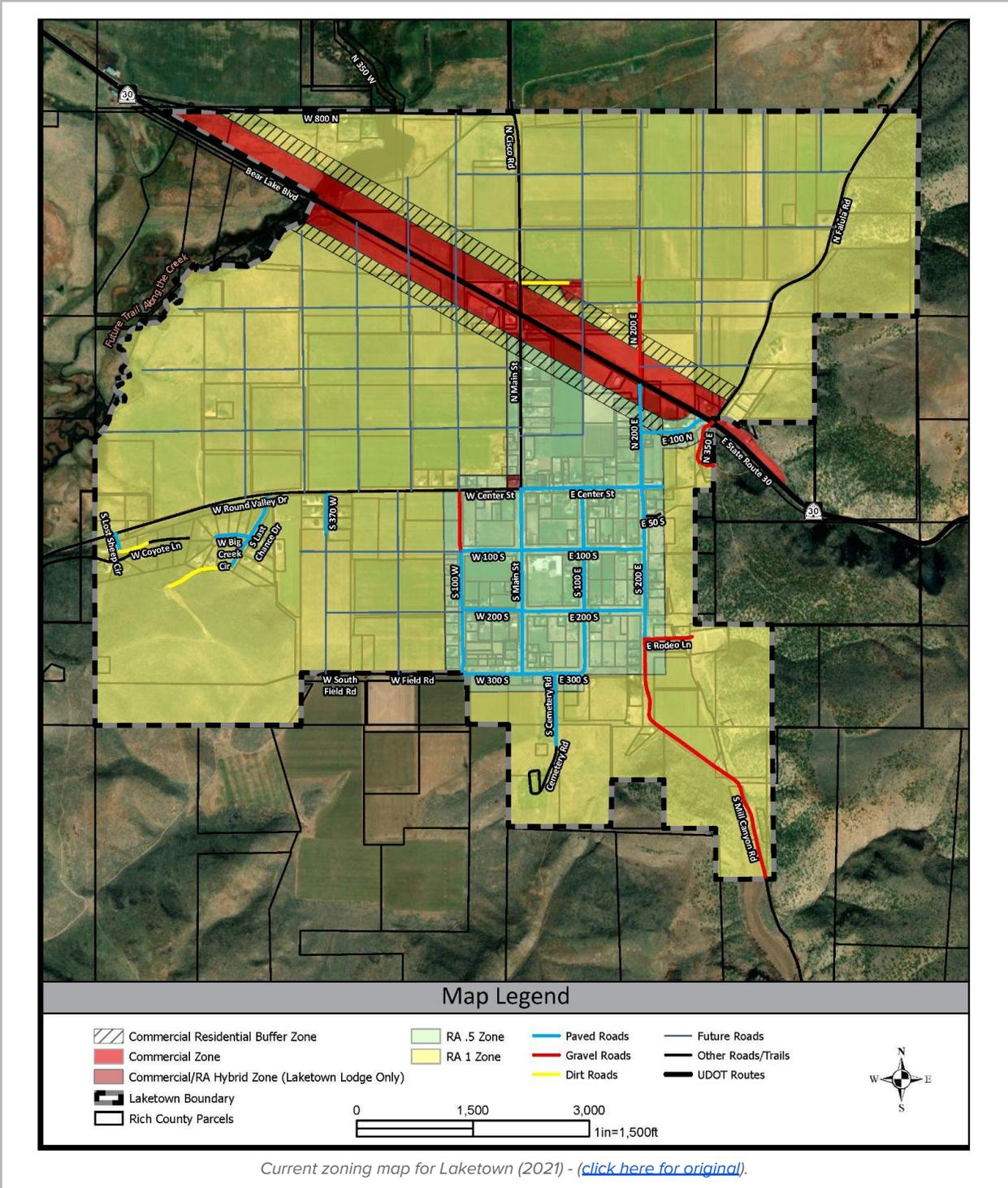
Anticipated Changes

The population of Laketown is lower than it was a decade ago, but is slowly increasing. Keeping these factors in mind it is anticipated the following changes should be expected:

- Increased infrastructure costs.
- Larger amounts of population change due to baby boomer generation relocation.
- Financial hardships due to tax generation slippage.
- Community polarization about proper expenditures of government funds and the polarization due to roles and responsibilities for local government.

Current Zoning Map

The potential for development in Laketown is high. The Town is currently zoned with a centralized town, a commercial corridor, and a residential-agriculture zone (.5 per acre downtown and 1.0 per acre on the Town’s outskirts).



Future Land Use Designations

Land use designations are intended to promote sound land use decisions throughout the community. In the City, this is done through their zoning ordinance. The pattern of land uses—their location, mix, and density are a critical component of any area.

The land uses described in the table below refer to the Future Land Use Map. They take into consideration private property rights, topography, the infrastructure/transportation system, and the local economy while addressing the community’s vision, values, and principles outlined in the remainder of this Plan.

GENERAL PLAN LAND USE DESIGNATIONS

Residential - Agricultural (0.5ac)

Residential neighborhood development composed of detached single-family homes and supporting community uses such as churches, schools and parks. Typical density is set at 2.0 units per acre.



Residential - Agricultural (1.0ac)

Low-density residential development typified by large lots and homes in a rural setting or in areas with limited access, topography constraints, or infrastructure constraints. In these areas the Town may provide limited municipal infrastructure and services. The keeping of large animals may be permitted with restrictions. Accessory buildings (not accessory dwelling units) are permitted as allowed by zoning ordinance and building codes.



Commercial

Commercial, business, and office uses that line the highway corridor and adjacent streets, including the traditional ‘downtown’ shopping district. A mixture of two-story buildings and street presence with windows typify this district.



Industrial

Areas for industrial businesses in manufacturing and storage (factories, warehouses, plants, refineries, etc). Buildings here are typically single-story, large, and undecorated. Industrial buildings may, however, be accompanied by a small office or caretaker’s dwelling.



Civic Areas

Parcels of property that are dedicated to municipal services, hospitals and associated uses, public or private schools and campuses, or other similar public facilities. Structures normally associated with these uses and supporting recreational facilities are permitted.

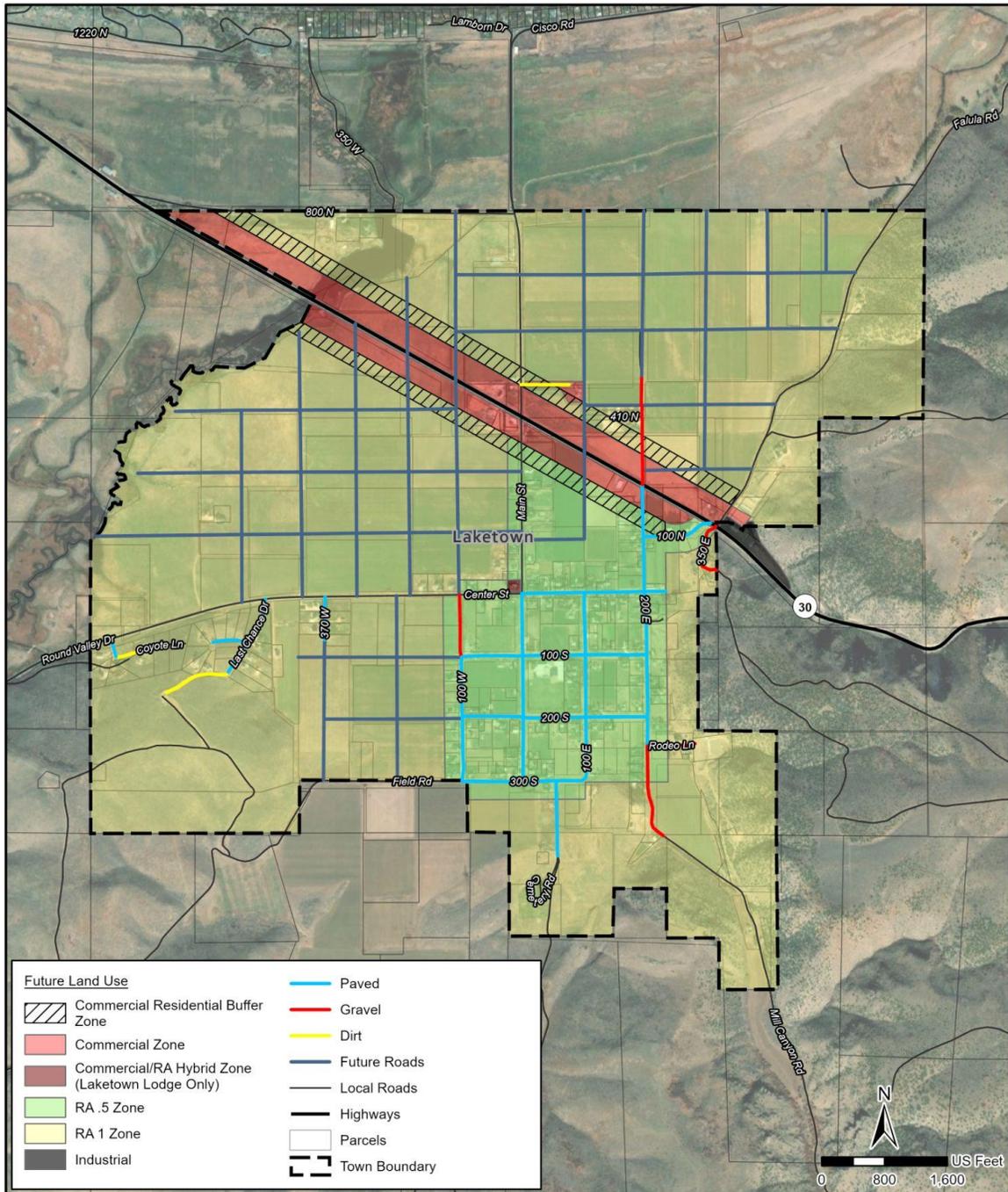


Future Land Use Map

The General Plan's Future Land Use Map illustrates the community's preferences for the future distribution of the land uses within the Town. The land use designation for a property, as shown on the map, is to be the primary consideration in determining whether the zoning of that property is in compliance with the general plan. The map lays the foundation for making changes to zoning in the future, but it is NOT zoning or the zoning map.

A degree of flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. Rezone requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the General Plan Land Use Map.

The Land Use Map is to be interpreted such that each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated.



	Rich County	Rich County
	General Plan Update Laketown Future Land Use Overview	
	Scale: 1" = 1,600 ft 1	
<small>Map Name: H:\JD\Proj\2107-003\Design\GIS\Projects\2107-003_Planning\2107-003_Planning.aprx - Etn Rich County General Plan - Laketown Future Land Use 8.5x11P Project Number: 2107-003 Drawn by: JEM 08-22 Last Edit: 08/25/2022</small>		

Future Land Use Map for Laketown - ([click here for original](#)).

Annexation

Annexation is the process through which properties outside the Town's boundaries are incorporated as part of the Town. This process includes an application by property owners to the Town and a public meeting process where stakeholders can discuss the issue. Petitions for property to be annexed into the Town are initiated by property owners and are often started with the intent of receiving services.

At the time of the development of this plan, Laketown's annexation policy was an element in their community MasterPlan (adopted in 2007). The policy outlined in that plan included a recommendation for the Town to enter into an interlocal agreement with the County to codify the intent that the potential growth area of Laketown would be within one mile of the Town boundary and that newly-annexed land could expect to be zoned similarly to the land adjacent to it.

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.

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 landmarks, 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 Impacts

Estimates 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.

Collaboration Intent

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.



Example of land that might accommodate future residential growth in Laketown.

Goals: Land Use

Goal 2.1. Establish orderly, planned growth and development that enhances the Town's distinctive environment and rural character, and provides consistent services and infrastructure by:

1. Planning for neighborhood accessibility.
2. Support high standards for community improvements.
3. Promote voluntary property maintenance activities through a "community pride" program.
4. Enforce local ordinances and development standards.
5. Express preference for neighborhoods with a mix of housing types and sizes.

6. Include the pathway system as an integral part of all land use development.
7. Encourage developer contributions to public amenities.
8. To the maximum extent possible, new growth should pay its own way, bearing the cost of extending all required roads and utility services.
9. Encourage new or expanded local businesses to serve more of residents' shopping needs.
10. Incentivise mixed uses in the community core area through ordinance flexibility.

Goal 2.2. Increase coordination between the Town, County, and neighboring communities to address agricultural preservation incentives, trails, town centers, sensitive lands, water quality/availability issues, and irrigation systems.

Goal 2.3. 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.

Implementation Action Steps: Land Use

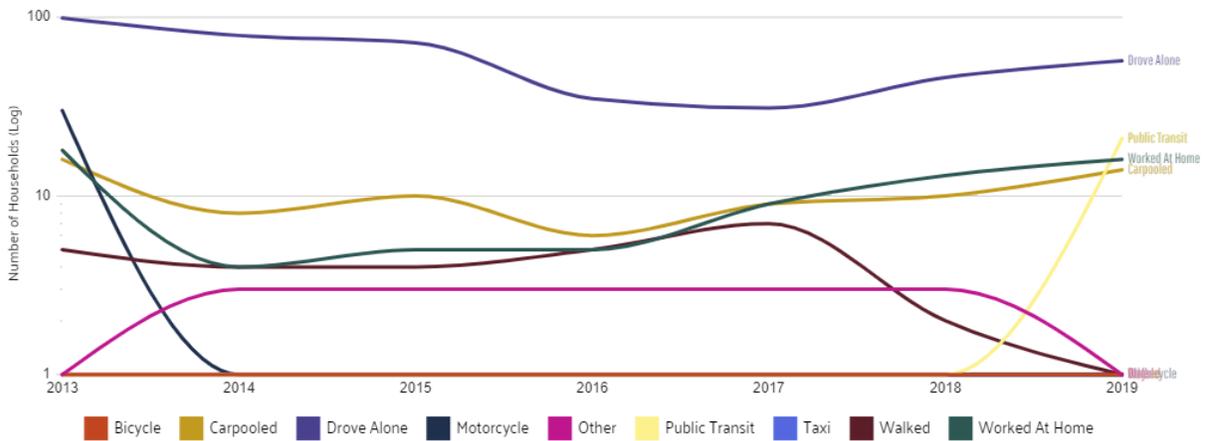
- **Short Term Opportunities (1-5 years)**
 - a. Update existing zoning ordinance and zoning map. Update these documents where necessary to meet the goals of the General Plan.
 - b. Coordinate with surrounding counties for land use, transportation, housing, agriculture, environmental, and recreational issues.
 - c. Increase citizen involvement in the Town's decision making processes by including both appointees and non-appointed resident-volunteers on committees.
 - d. Begin budgeting for an initiative to conduct an update to the land use codes in the next five years.
 - e. Develop a policy intended to require developers of projects to design improvements to be compatible with the severe weather conditions that exist and to incorporate natural vegetation that is capable of surviving in the local environment into the landscaping plans.
- **Long Term Opportunities (+5 years)**
 - a. Continue to provide on-going training for staff, planning commissioners, and Town Council members in an effort to ensure an ever-increasing level of understanding of the factors involved in land development, to use in implementing quality development standards for the community.

3: Transportation

The intent of the transportation chapter of the General Plan is to address all modes of transportation using the public rights-of-way in the Town and surrounding vicinity. This includes motor vehicles, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the General Plan because land near transportation corridors typically have a higher development potential than those that will need access investments.

Existing Conditions

It is essential to analyze and recommend roadway improvements based on an understanding of the historical land-use patterns within Laketown Town. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the Town.

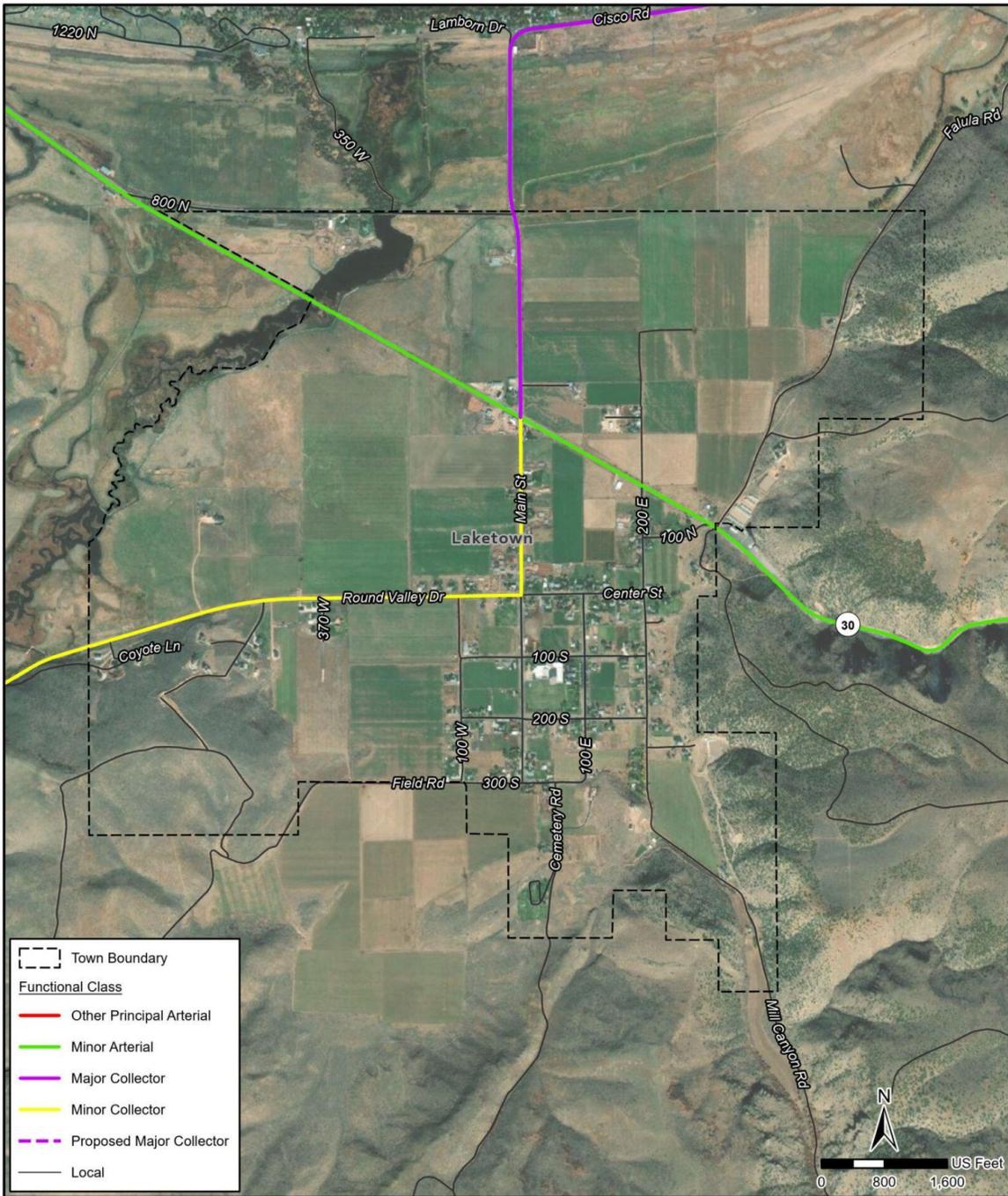


*Images of typical neighborhood roads and arterial roadways (above).
Commuter transportation trends in Laketown - [click here for original](#).*

Future Growth + Map

The goals and policies relative to the local transportation system are based on core assumptions about the next 5 years, including:

- As new growth occurs the need to update transportation methods will become necessary to avoid additional traffic.
- When grants and other forms of transportation funding become available Laketown should consider applying to maintain and construct roads within the Town boundaries.



 RURAL COMMUNITY CONSULTANTS	Rich County	Rich County
	General Plan Update Laketown Transportation Overview	
	Scale: 1" = 1,600 ft	
<small>Map Name: H:\JD\Proj\2107-003\Design\GIS\Projects\2107-003_Planning\2107-003_Planning.aprx - Etn Rich County General Plan - Laketown Transportation 8.5x11P Project Number: 2107-003 Drawn by: JEM 09-21 Last Edit: 09/17/2021</small>		1

Future transportation corridors in Laketown - ([click here for original](#)).

Active Transportation

An important part of the transportation element of the Town is the ability to provide for the needs of the citizens that includes biking and walking options throughout the community. The ability of Laketown to become a walkable and bikeable community has multiple benefits to the community including less pollution, traffic and the many health benefits to the citizens. Current data suggests those areas near the town's downtown core provide the most walkable/bikeable areas of the town for employment, population and households.



Examples of active transportation facilities in Laketown.

Goals + Policies: Transportation

Goal 3.1. Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods and services while preserving the residential character of the Town.

Goal 3.2. Adopt a transportation project priority list to ensure early acquisition of right-of-ways. Use the priority list in coordinating with elected officials and County, State, or Federal agencies.

Implementation Action Steps: Transportation

- **Short Term Opportunities (1-5 years)**
 - a. Enact a policy to require all new development to follow the intent of the transportation element of the General Plan while allowing some flexibility in the final design.
 - b. Update the Town parking policy to require on-site parking sufficient to meet the anticipated parking demand of existing and proposed development.
 - c. Update the Town's policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.
 - d. Pursue grants and other funding opportunities to improve sidewalks (i.e. UDOT Safe Sidewalks to Schools).
 - e. Coordinate with UDOT to improve State highways and routes with trails and swales. Consider perpendicular crossings with innovative safety measures to assure such roads do not become barriers in the future.

- **Long Term Opportunities (+5 years)**

- a. Make regular updates and steady investments in the recommended capital improvement project list.
- b. Continue to maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT and the County in order to stay informed of planned future transportation developments and communicate the needs of the community.

4: Housing

High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.

Existing Conditions

Quality housing at an affordable cost is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, pride in community, and the long-term viability of the Town as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contributes to Laketown's vibrancy and economic success.

Assessing a community's housing stock in a master plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Members of the community share the goals of high-quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

Affordable Housing

Rich County maintains a plan for moderate income housing growth in accordance with Utah requirements for county general plans as stated in state statute. This plan applies specifically to moderate income housing in areas of Rich County that are unincorporated, but the findings and assumptions behind it are relevant to Laketown.

The Department of Housing and Urban Development defines affordable housing as "housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities."

The Census Bureau maintains official data for the Laketown area. According to the American Community Survey (ACS):

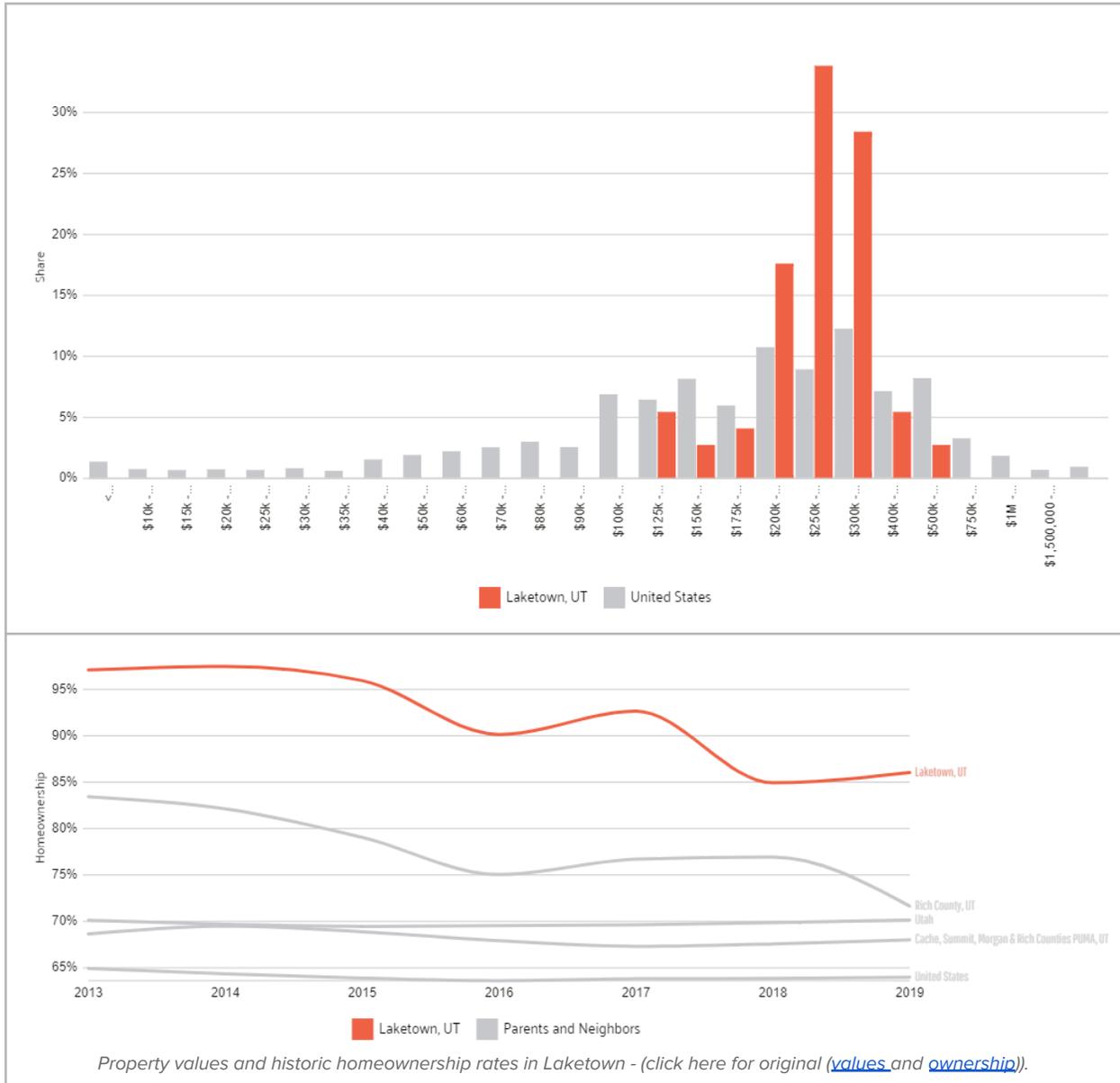
- The median property value in 2019 increased to \$280,000 from a 2018 median value of \$270,600. (The largest share of households have a reported property value that was significantly higher).
- The average percent of homes occupied by the owners of the homes in Laketown was over 86% (in 2019).

However, according to zillow.com, the typical home value of homes in the 84038 zip code was \$597,341 in April of 2022. (This value is seasonally adjusted and only includes the middle price tier of homes). Home values have gone up 8.6% over the past year (from \$549,000).

Additionally, according to the National Low Income Housing Coalition, the situation for renters is difficult. Under the benchmark that a household should not spend more than 30% of its income on housing, they found that in Rich County:

- Approximately 28% of all households are renting (180 out of 635).
- The average rental cost for at two-bedroom apartment in the area is \$795/mo.

- In order for someone to afford a two-bedroom apartment, their wage would need to be \$31,800/yr (which is \$15.29/hr).
- Incidentally, they also find that the average supplemental social security (SSI) payment is \$797, and therefore the rent affordable to SSI recipients is only \$239/mo.



Future Demand

The goals and policies relative to the local housing market are based on core assumptions about the next 5 years, including:

- Median property values are on the rise due to a lack of options for new home buyers.
- Laketown should continue to place the ability for more affordable housing as a top priority.

- With an average commute time for employees living in Laketown being nearly 15 minutes, residents are showing their willingness to work and live in different communities.
- Due to increased employment opportunities outside of Laketown, wages are continuing to increase as well as property values, while the overall population is rising.

Goals + Policies: Housing

Goal 4.1. Preserve and strengthen existing neighborhoods while allowing the formation of new neighborhood centers.

Goal 4.2. Facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.

Goal 4.3. Continue to enforce existing building codes and zoning ordinances to protect residential investments.

Goal 4.4. Identify potential areas of blight that may affect the community and establish goals and standards for improvement of these areas or structures.

Implementation Action Steps: Housing

- **Short Term Opportunities (1-5 years)**
 - a. Create a community development task force to evaluate information about housing and economic development, create long-term goals, and determine land use and other policy strategies necessary to achieve those goals.
 - b. Update zoning and other Town ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
 - c. Study the feasibility of providing opportunities for accessory dwellings in residential zones by applying development standards that address architectural design, parking and separate entrances for accessory dwellings.
 - d. Provide information for property owners regarding housing rehabilitation methods and resources.
 - e. Explore the Community Facilities Grant program from the Rural Community Assistance Corporation (RCAC). Funds can be used to aid in the development of assisted living, transitional housing, etc.
 - f. Develop a grant strategy for USDA Rural Development’s “Rural Community Development Initiative” (RCDI) with the goal of helping non-profit housing and community development organizations with their housing projects.
 - g. Encourage lower cost, more affordable development by reducing or simplifying design standard requirements for housing (as per State law).
 - h. Create incentives for the development of lower-cost housing, such as: density increases, height flexibility, partnerships, programmatic incentives such as grants, and contributing vacant City-owned land.
- **Long Term Opportunities (+5 years)**

- a. The Town can promote programs such as first-time buyer programs available through local lending institutions, repair and rehabilitation programs administered by other government agencies, and the use of online HUD resources.
- b. Prepare an in-depth comprehensive affordable housing plan that provides mid-grade housing for a fair price.
- c. Encourage the adequate number of affordable housing units that young professionals (school & business) are attracted to live and work in town.
- d. Offer smaller plots of land with adequate infrastructure tie-ins as necessary to provide houses in the price range deemed affordable based on the area's median income.

5: Economic Development

Under Utah statute, municipal capital improvement plans are intended to detail specific public projects. These are adopted on an annual basis and are not directly part of this plan. However, the role of the general plan is to provide an overview of the direction the community is trying to go generally.

Economic Development Priorities

- Create a sustainable and locally-supported economy.
- Provide enough services or amenities to attract new residents.
- Provide new housing and amenities to drive economic generation.
- Support the existing major employers' efforts to expand and make value-added improvements.
- Grow the amount of employment opportunities that are not based on tourism.

Current Conditions

Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area.

Since 2018 Laketown has seen an increase in the number of employees at a rate of 47%, from roughly 74 employees down to 109. The following graphic shows the major industries in the Laketown area, the first from 2020 compared to 2013 showing the major changes in the economic industries in Laketown.



Areas of Potential

As is expected in an incorporated area that is located in an area with available land, property values in Laketown generally increase with the level of infrastructure services that are available. If access is managed along main transportation corridors, the market potential of properties in that area benefits greatly.

In the next 3-5 years the community should focus on attracting the style of retail and service amenities that will improve the quality of life for residents while providing a draw for regional visitors.

Goals + Policies: Economic Development

Goal 5.1. Expand employment opportunities within the Town through effective planning and zoning supporting economic development activities.

Goal 5.2. Provide planning and zoning protections for business investment (preventing residential encroachment on business and manufacturing properties).

Goal 5.3. Support and expand the recreation and tourism base and provide the highest quality visitor experience through proper planning, zoning, and design.

Goal 5.4. Recognize economic opportunity areas identified by the County and prioritize them for long-term development.

Goal 5.5. Support initiatives, investments, and policies that are aligned with the currently-adopted Rich County Economic Development Strategy.

Implementation Action Steps: Economic Development

- **Short Term Opportunities (1-5 years)**
 - a. Work with the County and state agencies to conduct a GAP or market analysis, analyzing the Town's assets and then partner with the County to direct economic development strategies and efforts in the area.
 - b. Periodically survey commercial users and operators to identify needs and market-based demands that could be supported by Town policy in an effort to attract new business while also supporting the Town's existing commercial ventures.
 - c. Apply for EDA's Public Works and Economic Adjustment Assistance (EAA) programs to implement projects in opportunity zones.
 - d. Support the development of comprehensive marketing information to increase recreation and tourism in the region.
 - e. Explore streetscape and storefront beautification/enhancement programs (i.e. Main Street America).
- **Long Term Opportunities (+5 years)**
 - a. Develop and maintain an economic development strategic plan.
 - b. Conduct marketing research and prepare essential information regarding Laketown and the Bear Lake area.

6: Open Space + Recreation

The parks and recreation element of a general plan represents an important step in the Town's efforts to enhance the public's ability to enjoy the natural beauty and extensive recreational opportunities in Laketown.

Existing Conditions

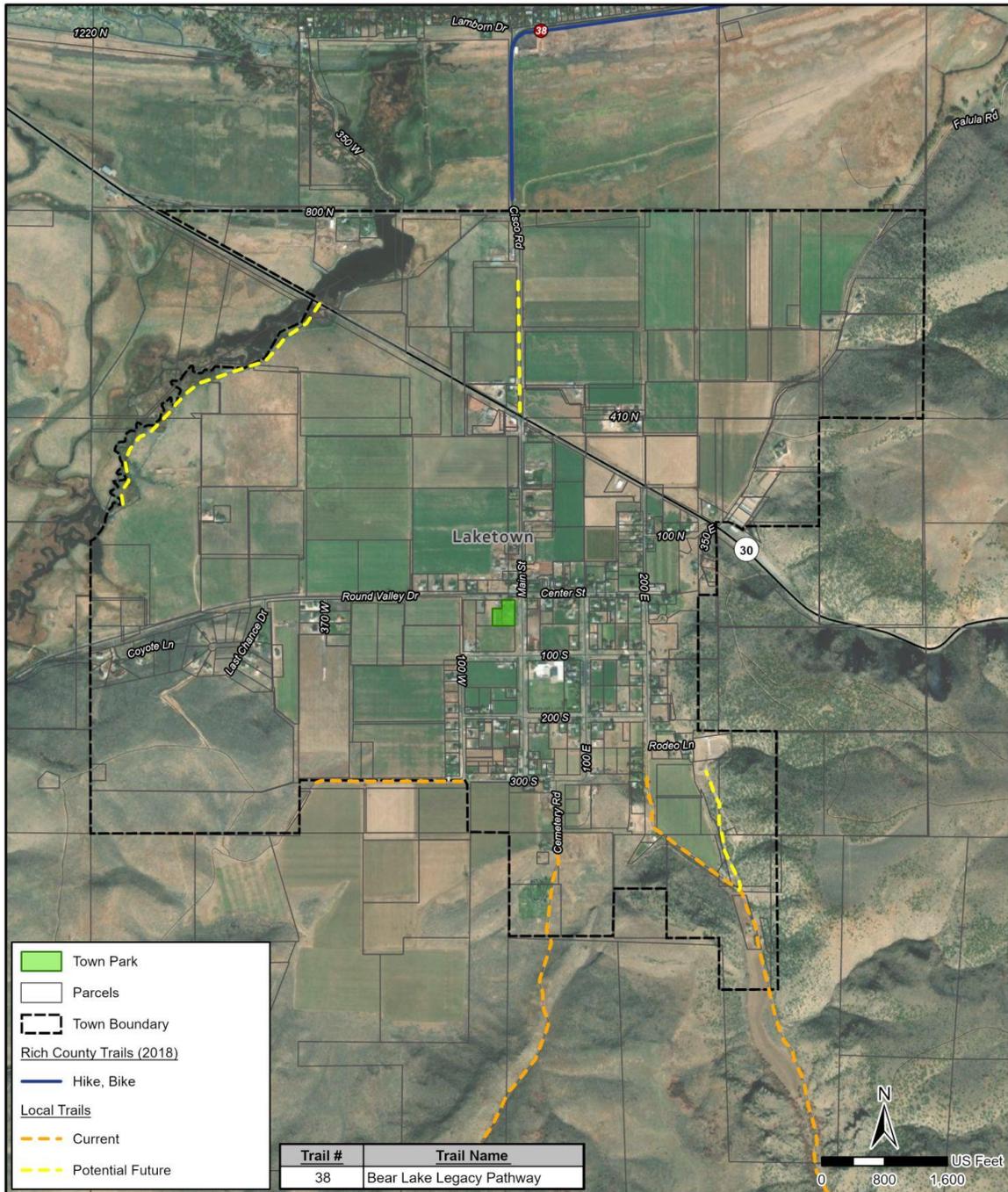
Quality parks and recreation services and facilities help improve the quality of life for residents. Laketown desires to maintain and cultivate recreational opportunities that serve the interests of both residents and visitors. The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. A new splash pad amenity was being discussed at the time of the development of this plan, and future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc).

The current parks and open space within the community are approximately two acres (serving 263 residents). Equipped with sets of playground equipment, swings, a lighted baseball field, pavilion area that allows for a variety of uses from residents. Additionally, there are open space amenities adjacent to the school.

Laketown is also one of the gateway communities to the Bear Lake amenities.



Local park in Laketown.



 RURAL COMMUNITY CONSULTANTS	Rich County General Plan Update Laketown Parks, Trails, and Recreation Overview	Rich County Scale: 1" = 1,600 ft
	1	
	Map Name: H:\DProj\2107-003\Design\GIS\Projects\2107-003_Planning\2107-003_Planning.aprx - EIR Rich County General Plan - Laketown Park, Trails, and Recreation 8.5x11P Project Number: 2107-003 Drawn by: JEM 10-21 Last Edit: 09/19/2022	

Existing and proposed park space in Laketown - ([click here for original](#)).

Potential Improvements

According to surveys, residents report a desire for better maintenance and additional opportunities for park and recreation facilities. The feeling that residents want different amenities was driven by the feeling that local children need activities and places to gather.

Laketown might want to explore the opportunity of partnering with the School District to make the school's recreational facilities (i.e. basketball courts) available to Town residents during the school's off-hours.

The Town-owned property should be considered for expansion of current parks or creating new opportunities altogether.

Goals + Policies: Open Space/Recreation

Goal 6.1. As resources become available, build additional recreational resources. These should include active and passive parks, area-wide trails and trailheads, and appropriate nature parks.

Goal 6.2. Encourage a system of parks and recreational facilities and programs, which provide recreational opportunities for all segments of the community.

Goal 6.3. Create a more pedestrian-friendly community that promotes an active lifestyle.

Goal 6.4. Create a strong link between the Town and managers of the area's tourist amenities and continue to promote this connection to both residents and visitors.

Goal 6.5. Improve the quality of life and health of residents by creating a system of pedestrian pathways that will connect key points in the community.

Goal 6.6. Support the County's efforts to implement the goals of the Bear Lake Comprehensive Management Plan.

Implementation Action Steps: Open Space/Recreation

- **Short Term Opportunities (1-5 years)**
 - a. Make deliberate efforts to acquire necessary funds to expand, develop, or upgrade park and recreational facilities.
 - b. Conduct a study to identify free or low cost land for recreational opportunities. Consider all aspects of acquiring open space including donations, conservation easements, property trades, existing rights-of-way and opportunities within new developments.
 - c. Seek federal, state, and local grant opportunities that can help develop and implement a trails master plan.
 - d. Look for connections to the Rich County Pathway on Cisco Road as well as a new trail to follow Big Creek.
- **Long Term Opportunities (+5 years)**
 - a. Create a policy for neighborhood parks, including operations and maintenance, and work with new development to implement these policies.
 - b. Protect, conserve, and enhance the natural beauty of the community, and improve the recreational facilities and opportunities for residents and visitors to enjoy.

- c. Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.

7: Infrastructure + Public Facilities

The purpose of the public facilities chapter is to explain the various public facilities and services within the town, such as water, sewage, electrical and natural gas services. These services represent the public's investment in the development and operation of Laketown. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the area.

Laketown recognizes the need to provide capital facilities within the Town to protect the health, safety, and property of the town and its citizens by maintaining the level of service for future generations which the town's residents, industries, and businesses have enjoyed.



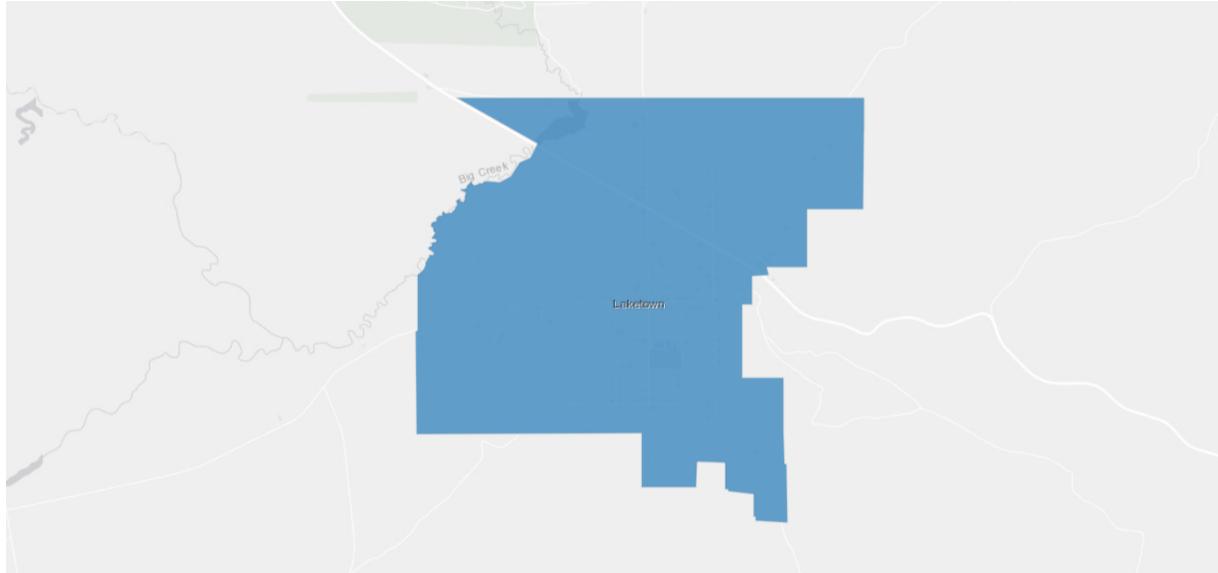
Laketown office facility.

Culinary Water

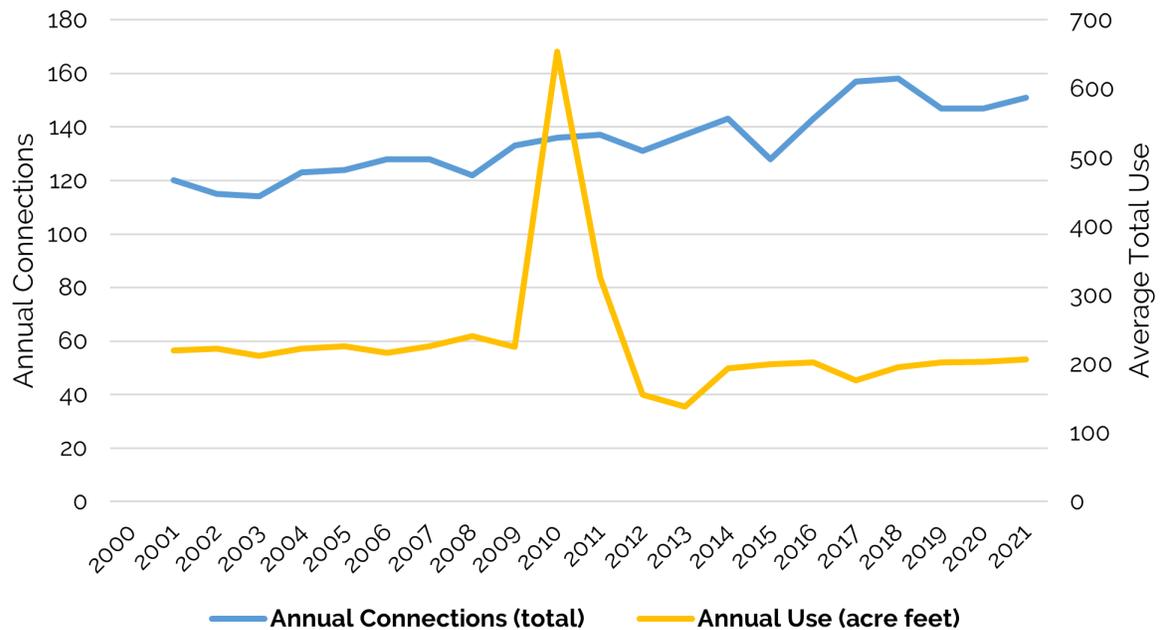
Culinary water in Laketown is provided by one spring that is managed by the Town. The public water system consists of 159 connections (as of 12/2021). Of these were 145 residential and 11 commercial metered connections. There were also 3 agricultural connections, though it is unclear if they are metered.

At the time of this plan, there were no reports of significant contamination or system failure, but the Town expects that they will need to develop a second source of water in the next 5-10 years.

In 2021, the average annual use rates were 181.38acft for domestic users, and 16.89 for commercial users.



Laketown Town Water Connections and Total Usage



Map showing the service area of the Laketown Town Water System, as of 2019. (Source: DWRe, [click for original](#)).
 Chart showing Laketown's annual water usage and total connections.

Stormwater

Laketown's stormdrain system consists of burrow pits. There has been no official or city-wide storm drain system installed within the community and no formal storm drain planning has thus far been initiated.

Sewer System

Residents and business owners maintain individual septic systems. The town does not foresee the implementation of a public sewer system in the life of this plan. Therefore, larger-lot development patterns should continue.

Solid Waste + Landfill

Rich County provides garbage collection and maintains a landfill facility (near the Sage Creek Junction).

Private Utilities

Rocky Mountain Power provides electrical services to the community.

Goals + Policies: Infrastructure

Goal 7.1. Provide adequate systems to handle culinary water, wastewater and stormwater that promote safe and appropriate support for the activities and needs of the community.

Goal 7.2. As a first priority, the Town will make infrastructure and service investment decisions that meet the needs of existing Town residents. The Town will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.

Goal 7.3. Develop and maintain a capital improvements program that includes a schedule to conduct updates to infrastructure master plans that will help the Town adjust their investment priorities.

Implementation Action Steps: Infrastructure

- **Short Term Opportunities (1-5 years)**
 - a. Review and determine appropriate levels-of-service for all public services and set goals to achieve those levels throughout the Town.
 - b. Partner with the USDA's Natural Resources Conservation Service to plan and implement watershed projects with the PL-566 Watershed grant/loan program.
 - c. Explore a policy to incorporate Low Impact Development (LID) techniques to control on-site runoff, return stormwater to the aquifer, and improve water quality.
 - d. Identify groundwater recharge areas, springs, and well sites in order to work with the appropriate private or public interests to manage these areas for adequate protection.
 - e. Study drainage patterns within the Town and annexation policy areas to accurately identify the 100-year flood plains based on the current levels of development. Work with FEMA to update the appropriate plans where changes are warranted.
 - f. Review the Town's land use ordinances and include a recommendation for changes that promote the efficient use of water (*as per UCA 10-9a-403(2)(f)(iii)*).

- g. Research and adopt water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development (*as per UCA 10-9a-403(2)(f)(v)(E)*).
- **Long Term Opportunities (+5 years)**
 - a. Continue to monitor and evaluate technology applications within the community to provide better telecommunications opportunities for residents as well as businesses.
 - b. As resources are available, develop and maintain an accurate, fully-functional system for planning and infrastructure information.
 - c. Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.

8: Risk + Resilience

The “community risk and resiliency” element of the general plan is a discussion about the ways that the town is working to adapt well in the face of adversity and about their capability to bounce-back from major events. Though the town can’t accurately know all of the risks it might face in the future, there are meaningful and intentional actions that can be taken before events occur. These include: event forecasting, mitigation planning, system integration, target hardening, and maintaining effective communication between entities.

Community Risk Analysis

Generally speaking, the FEMA Risk Index rating is “Very Low” for Rich County, Utah when compared to the rest of the U.S. FEMA also identified the communities in Rich County as having a “Relatively Low” ability to prepare for the anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions.

Laketown also faces the potential for significant flooding and faults that could impact the community in various ways, based on potential loss values.

Public Safety Capabilities

Laketown is under the jurisdiction of the Rich County Sheriff's Office employs several officers and a similar number of civilians to serve the Rich County Community of approximately 2,500 citizens. Laketown employs the help of a volunteer fire department that operates regularly with one station and approximately fifteen firefighters and a handful of other staff members. Rich County has access to several hospitals in the area with emergency response capabilities (general surgery, inpatient care, labor & delivery, laboratory, radiology, mental health and psychology, respiratory therapy, physical therapy, occupational therapy, and speech therapy).

Emergency Preparedness + Hazard Mitigation

Laketown participated in the 2020 Pre-Disaster Mitigation Plan (PDMP) for the Bear River Region, Utah. A PDMP looks at natural hazards that the area may be susceptible to and ways to lessen the potential disasters caused by those hazards. The plan can be accessed through the BRAG 2020 PDMP website and is updated every five years to comply with state and FEMA requirements.

From this plan, hazards that have been identified within the County generally and have the highest potential include: avalanches, problem soils, steep slopes, landslides, earthquakes, floods, and wildfires.

Goals + Policies: Resiliency

Goal 8.1. Continue to work on educating the public about potential hazards and mitigative measures.

Goal 8.2. Support work to expand first responder education and training, for a better response and recovery.

Goal 8.3. Establish pre-disaster actions to mitigate the effects of disasters.

Implementation Action Steps: Resiliency

- **Short Term Opportunities (1-5 years)**
 - a. Continue to develop first responder capabilities.
 - b. Reduce the threat of wildfires within the area by educating homeowners on how to reduce risk of wildfire damage.
 - c. Maintain and enforce rate policies that encourage water conservation.
 - d. Enact a restrictive clause in the County and Town Ordinances that will prohibit any new development in the County floodplain and/or any undercutting of the canal.
 - e. Support the County in the update of a regional Community Wildfire Preparedness Plan (CWPP).
- **Long Term Opportunities (+5 years)**
 - a. Develop additional water storage tank capacity as resources permit.
 - b. Implement a flood ordinance that will cover the County and Town with flood insurance.
 - c. As resources permit, maintain a plan (framework, strategy) that will guide local organizational responses during an emergency or disaster (EOP).
 - d. Conduct an audit on the Town's various emergency-related interlocal and mutual aid agreements. Ensure that the terms are still valid for all parties.
 - e. Support an update to the Rich County Resource Management Plan.

Appendix A: Planning Authority

The General Plan and State Law

The community recognizes the need to be proactive about community-level planning and land use management, ensuring that the community's vision and goals for the near and distant future are met. This general plan will serve as a framework for Laketown decision-makers as the community continues to experience change altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering town and county/state cooperation.

The general plan is the primary tool for guiding the future development of the Town. The community is faced with tough choices about growth, housing, transportation, neighborhood improvement, and service delivery. A general plan provides a guide for making these choices by describing long-term goals for the town's future as well as policies to guide day-to-day decisions.

The goals and policies contained in the general plan must be capable of addressing community decisions in mature, redeveloping, and emerging areas of the community.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

Development of this Plan

Public participation in creating this plan shaped its content and direction. All information outlined was prepared based upon, and including much of, the public's valuable feedback.

The general plan is used by the Town Council and Planning Commission to evaluate policy changes and to make land use policy and budget decisions. It will be used to evaluate building and development laws. It will be used by citizens and neighborhood groups to understand the town's long range plans and proposals for different geographic areas.

The Planning Commission and Town Council placed a high priority on public involvement in the development of this plan, and required a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan were provided through online and social media platforms such as digital public surveys and online open house events, and public hearings.

Amending the General Plan

The term "general plan" is occasionally confused with other planning terms such as "specific plan", "development plan", and "master plan." A general plan may include "specific plans" or "development plans" that apply to a specific area or areas of a community; however, it is incorrect to assume either of these are the complete policy statement for an area of the community. Likewise, a "master plan" may speak to general plan issues, most notably infrastructure (for example Water/Wastewater Master or Trails-Parks-and Open Space Plans), and a master plan may be complementary to the general plan goals and policies, but a master plan is not a substitute for the long-range community goals and policies

contained in the general plan. Master plans deal with much shorter time frames than the roughly 10 years of a general plan.

Great care should be taken when the decision is made to amend the general plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this general plan remains relevant to the ongoing strategic planning process, it is intended to be reviewed annually and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions

Implementation of the Plan

Implementation of the general plan by the Mayor, Town Council, Planning Commission, and staff fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive general plan provides background and context materials, as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

The plan is used by the Town Council and Planning Commission to evaluate policy changes and to make funding and budget decisions. It will be used to evaluate building and development laws. It will be used by citizens and neighborhood groups to understand the town's long range plans and proposals for different geographic areas.

It is recommended that the implementation of the general plan's vision or goals be reviewed annually and amended as needed to ensure the goals are being met. To prepare the community for implementation, it is recommended that the community be invited to participate to provide feedback during future strategic planning efforts, to rank and prioritize projects, and to help as well as determine the roles and responsibilities for each task.

Next Steps for the Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of the "*Who, What, When, Where and How*" of each goal. To ensure that the community's vision is realized, it is recommended that Laketown undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan should include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations