

Chapter Ten - Future Land Use & Strategies For Implementation

This chapter of the comprehensive plan describes the future land use plan of the Bear Lake Community. This chapter also outlines a general timeline for the implementation of key development strategies for the Bear Lake Community.

The future land use plan is the general framework upon which land use and policy decisions in the Bear Lake Community will be guided for the next 25 years. The future land use plan is based upon a careful consideration of several dynamic factors, including: community character, existing land use and development trends, environmental features, community services and extensive public input (e.g. public meetings, community survey). It is important to note, the future land use plan is a general concept (often referring to large areas) for the future development of the Bear Lake Community, whereas the zoning ordinance is the specific (down to the parcel) implementation tool for future land use regulation. Together *Maps 17 and 17a* depict the future seven land use district designations for the Bear Lake Community.

Rural Residential - Agriculture/Open Space

This category is intended to provide for a mixture of rural land uses interspersed among open, undeveloped lands. Appropriate uses will include farming operations, single-family homes, outdoor recreation facilities and natural protected areas. Residents within this area will need to co-exist with farming land uses and will be subject to regulations to protect the natural environment.

Medium to High Density Residential

This category is intended to provide for areas that promote a neighborhood style land use pattern. The district will accommodate single and multi-family housing (including home occupations), churches, public services, and limited commercial uses appropriate to a neighborhood setting.

Resort Residential

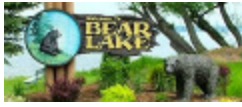
This category is intended to provide for areas that promote low to medium density single and multi-family dwellings.

Mixed Use – Commercial

This category provides for a mix of commercial and residential uses. The purpose of this district is to encourage compact arrangements of commercial uses such as golf courses, financial services, health care facilities, restaurants, retail stores, and tourist-oriented services while allowing for single family and multi-family residential uses. Some commercial uses that require large lots, such as retail lumber and automobile sales, may also be acceptable.

Mixed Use - Downtown

This category provides for a mix of commercial and residential uses in and near the Village of Bear Lake and serves as the primary commercial center for the Bear Lake Community. The purpose of this district is to encourage compact building arrangements that provide for single family and multi-family housing, civic and public services facilities, and commercial and general business uses such as banking and financial services, restaurants, retail stores, and personal services. This district should also be pedestrian oriented.



Industrial

This category is intended to provide for limited *light* industrial operations such as warehousing, assembly, processing and packaging of products from previously prepared materials. The category does not include heavy commercial or manufacturing uses.

Natural Resources and Open Space

This land use category is designed to be preserved for public open space and protection. These areas have been identified as special and unique by the community.

Strategies for Implementation

The strategies outlined in this chapter reflect potential actions steps for the Bear Lake Community Planning Commission. It is important to note that the strategies and implementation schedule outlined in this plan are subject to change and update. Each strategy should be reviewed annually for accuracy, consistency and timeliness - given changing conditions. In acting on these strategies the Planning Commission should determine the time-table for planning implementation. The following tables present the priority status of each strategy. The short-term strategies should be implemented in one to two years, the mid-term strategies should be implemented in three to six years and long-term strategies should be implemented any time six years after the adoption of this plan.