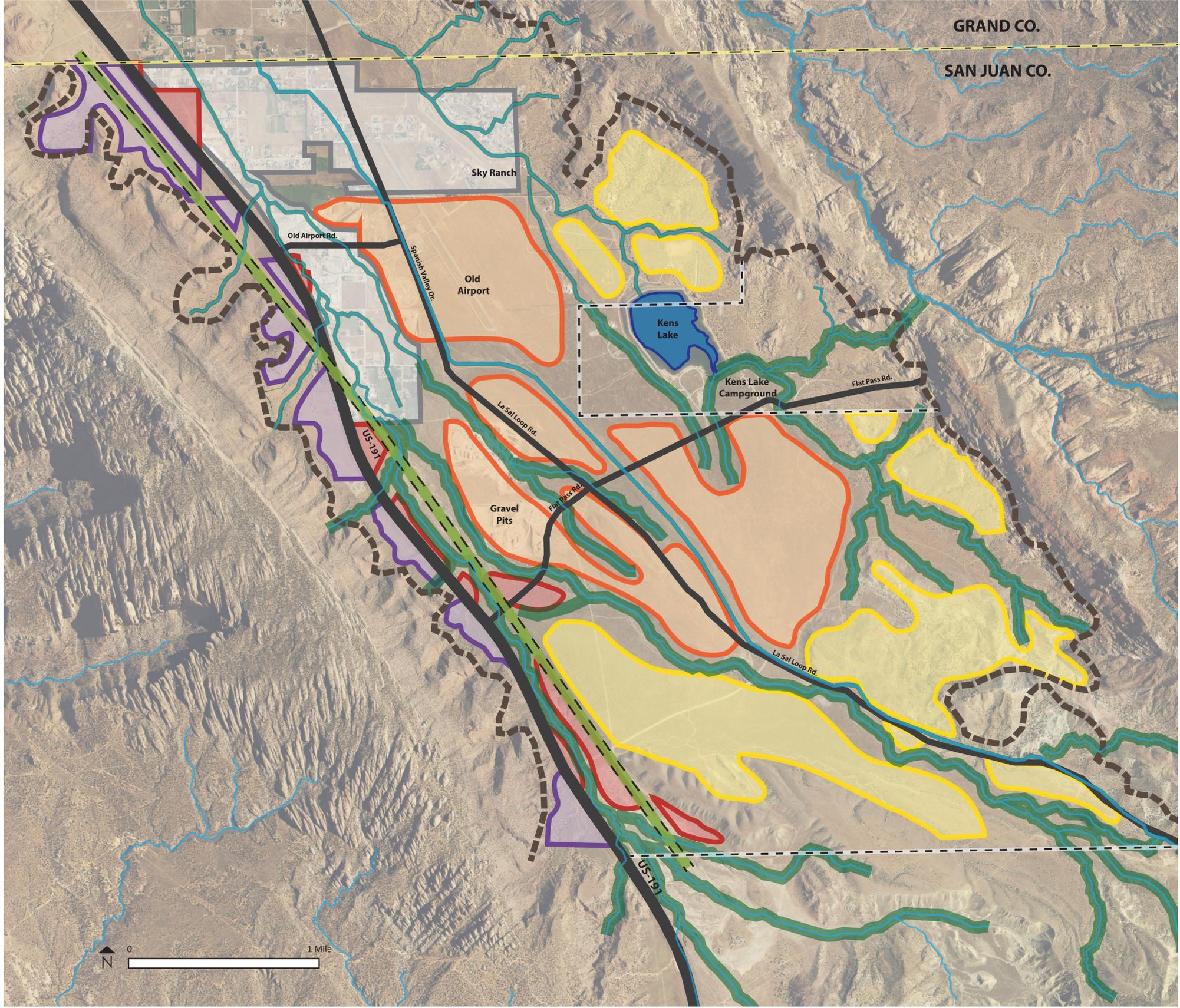


Structure Plan



Description

The Structure Plan provides a rational growth strategy that builds upon the key principles identified through the public process.

To summarize, drainageways, water bodies, regional power corridors, other sensitive land and unbuildable sites (primarily federally-owned public land) form Conservation Areas that are excluded from growth and development forming the regional open space system of the valley. The areas which remain are Growth and Development Areas.

There are five types of potential Growth and Development Areas, each with unique opportunities and considerations:

Private Land District

This area consists of both developed and undeveloped land that is privately-owned. Since the area has not been well-planned, the focus should be on addressing the following needs:

- Establishing a rational and coordinated system of roads
- Providing buffers and other transitions between existing and future incompatible uses
- Facilitating limited subdivision and densification where opportunities exist
- Ensuring that future development follows specific guidelines and ordinances to promote coordinated growth and development

Central Growth and Development Areas

Located in the center of the valley along Spanish Valley Drive/La Sal Loop Road, these are the flattest and easiest-to-develop areas. They are suitable for a wide range of development, including residential, civic, institutional and parks/open space uses, in addition to limited areas for local commerce and community needs. The large tracts of contiguous land are primarily under single ownership, which promotes the establishment of coordinated, conservation-oriented development strategies and models.

Perimeter Development Districts

Located on the east and south edges of the valley, these areas are steeper and less conducive to development. The relatively distant location of these areas from regional roads and infrastructure support a more sensitive, lower-density and long-term development approach. The application of coordinated, conservation-oriented development strategies and models and phased development should be applied.

Highway Commercial Opportunity Areas

Regional commercial uses and needs are supported along the highway in areas removed from environmental constraints and sensitive land. Direct access from the highway should be discouraged.

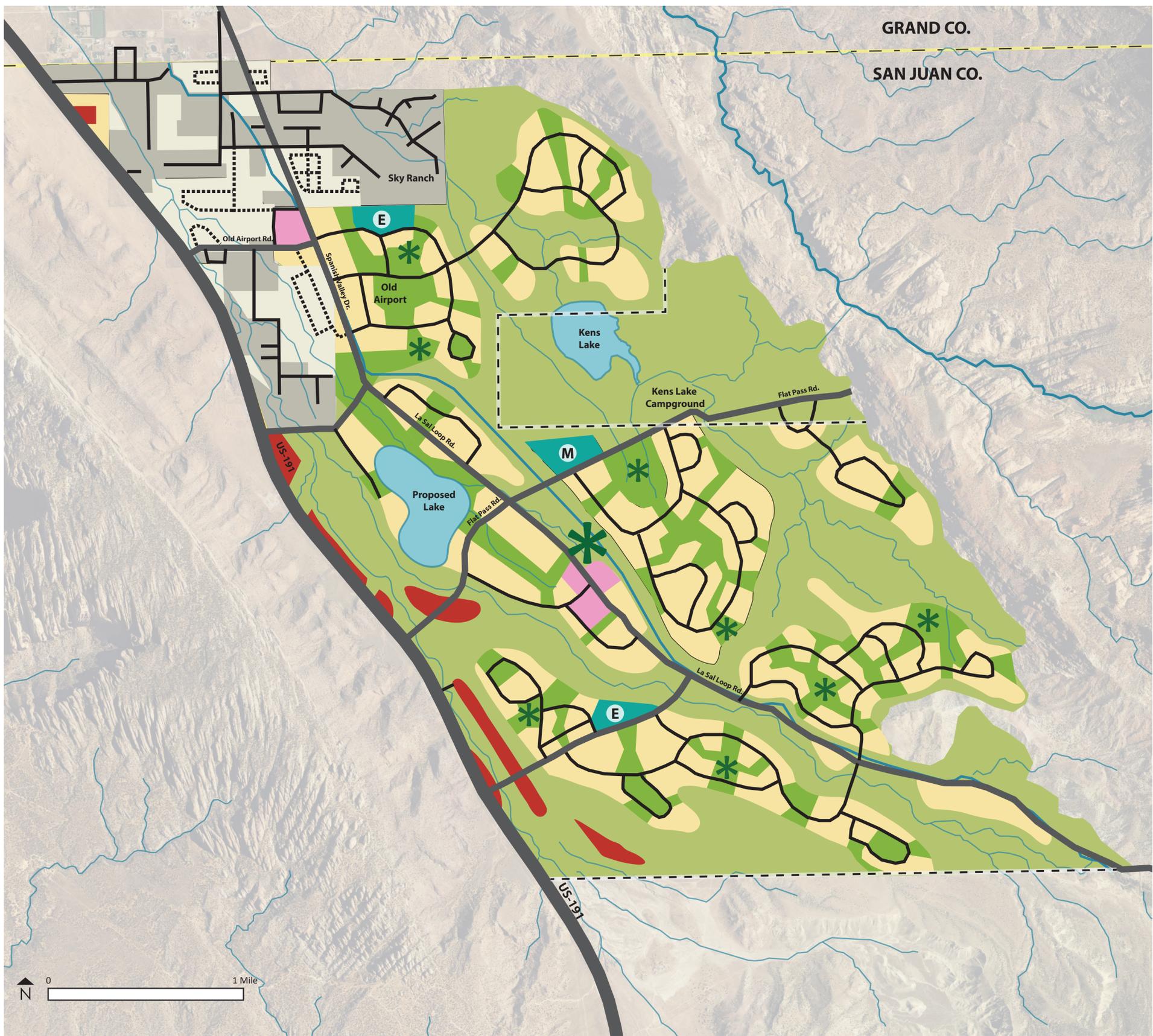
West Highway Edge

Located between the west highway edge and the base of tall and steep cliffs to the west, these areas are impacted by heavy storm water flows, rockfall and similar environmental impacts. Limited commercial development is envisioned.

Legend

- | | |
|---|--|
| Private/Developed - Focus on infill and logical road/circulation linkages | BLM/SITLA Property Boundary |
| Growth and Development Areas | Steep Cliffs Delineating Valley |
| Perimeter Districts | Lakes/Reservoirs |
| Highway Commercial Opportunity Zones | 400' Riparian Open Space Corridor |
| Highway West Edge - Associated with defining walls; likely heavily impacted by drainage from walls above; maintain as open space. | Washes, Drainageways, Canals and Streams |
| | Major Roads |
| | Power Corridors |

Concept A: 45/55



Description

Consisting of 45% developable land and 55% open space, this concept builds upon the Guiding Principles and interprets the Structure Plan to form a place that is balanced and context sensitive. The following are key defining features:

- Builds upon the regional open space system identified in the Structure Plan, extending the open space system into the various residential districts to form a fully-integrated open space community.
- Utilizes four east/west Primary roads to link the residential districts to US-191 and Spanish Valley Drive/La Sal Loop Road. A full range of collector and local roads will complete the vehicular circulation system, laid out in response to the natural topography and valley landscape.
- The northwest corner of Old Airport Road/Spanish Valley Drive is a designated Neighborhood Center to meet the immediate need for community commercial and similar uses.
- A second Neighborhood Center is located on the west side of La Sal Loop Road, south of Flat Pass Road intersection. The center provides a full-range of community commercial, civic, institutional and cultural uses and services, as well as a large regional park.
- A range of smaller local, neighborhood and community parks are located within the various development districts, providing park and recreation opportunities close to home.
- A range of trails are located in the open space corridors, providing direct links between the various neighborhoods. Roadside bicycle routes and paths are located along the primary roads and along key collector/local roads, providing a generous and interlinked system of on and off-road trails.
- The two gravel pits along Flat Pass Road could be converted into a recreational lake or similar feature, with recreational residential and small-scale commercial uses along the shore. The site is linked to Ken's Lake and the generous regional open space system, resulting in a large recreational district for the area.
- Regional commercial uses are distributed along Highway 191, primarily in proximity to the east/west primary roads. It is assumed that traffic will utilize the east/west road system to the greatest degree possible, linked by frontage roads as required.
- The various Development Districts will encompass a wide range of residential uses and types. Densities should be higher in areas near Spanish Valley Drive, with larger lot development focused in the outlying neighborhoods. Since this concept includes a higher level of open space provision, slightly higher-density residential models and forms will be required.
- Sites for two elementary and one middle school are well-distributed throughout the valley to meet long-term needs.
- Unless otherwise specified, the full range of uses is allowed in all areas. Each neighborhood/district will be defined by target densities and percentages of uses. This will encourage flexible implementation.

KEY USES

Residential
Unless otherwise specified, a full range of uses and types is allowed in each area. These include:

- Single Family; mother-in-law units; multi-family limited by height (3 stories max) and density (15 units/acre); apartments or condos; guest houses and short-term rentals, recreational destinations; townhomes and row houses, 3-stories maximum; ranchettes - large lot estates, 20-acre minimum, carefully-sited on topographically and sensitive sites.

HIGHWAY COMMERCIAL AND SERVICES
Highway-based commercial, storage and distribution facilities to meet the needs of the community and region. Dedicated acreage reflects the probable long-term need.

COMMUNITY COMMERCIAL AND SERVICES
Uses to meet the commercial, institutional, civic, and cultural/recreational needs of the community. Designed as Neighborhood Centers and destinations – these are THE place to meet and hang out. Typical uses include:

- Local stores and corner shops
- Local mail box/post office
- Café, ice cream store, coffee shop, sports shops, etc.
- Restaurants
- Social Hall/ Community Meeting Space
- Civic/Government Offices
- Library/Media Center

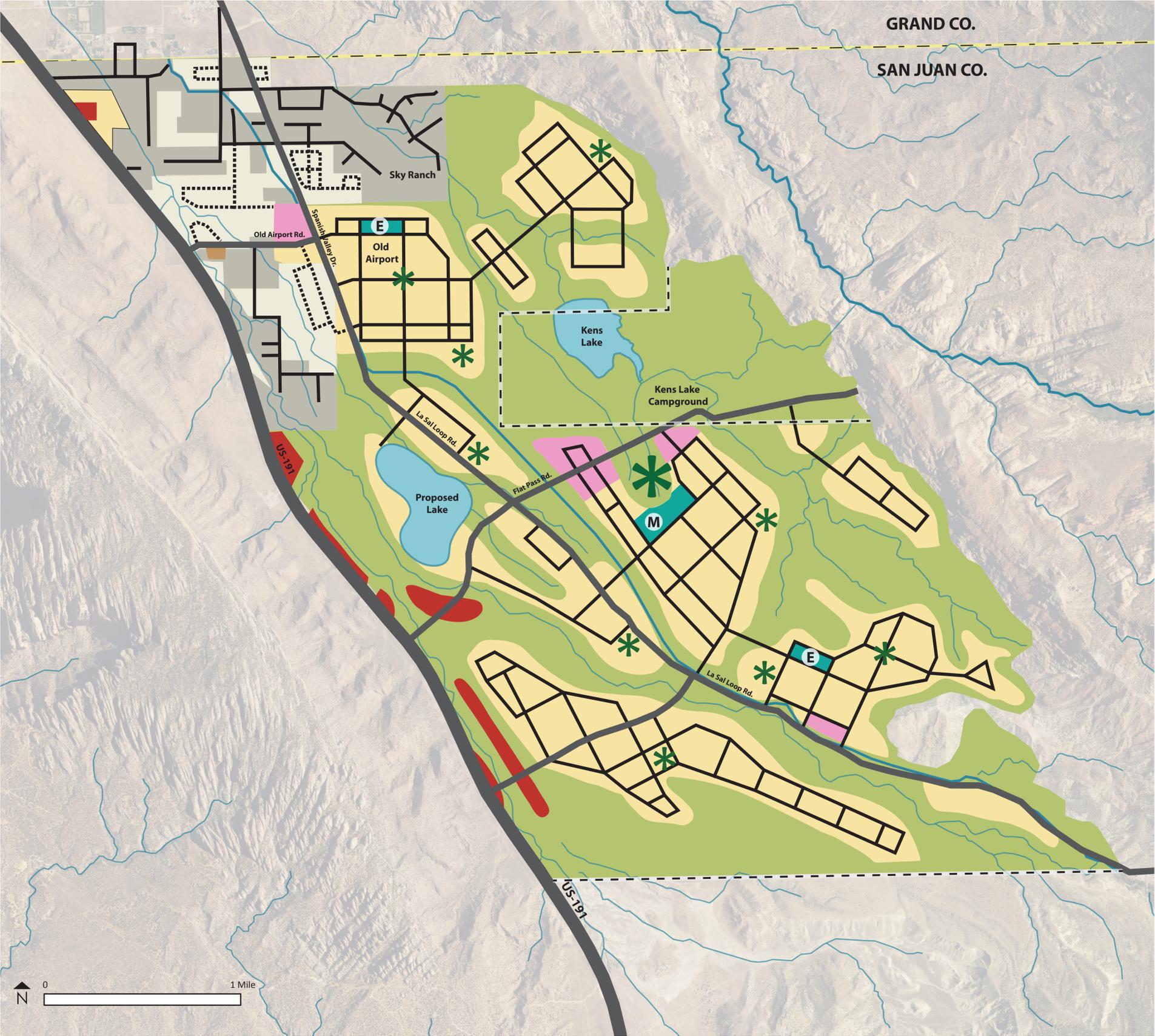
PARKS, RECREATION, OPEN SPACE AND TRAILS
Utilize open space system to link neighborhoods. Provide full-range of parks, adjusted to neighborhood and natural conditions. Typical park types include:

- Town or neighborhood square < 1 acre typ.
- Mini-parks/neighborhood common 1 to 2 acres typ.
- Neighborhood Park (small) 2 to 5 acres typ., focused on open play areas and meeting needs of the local neighborhood
- Neighborhood Park (large) 5-10 acres typ. Includes open play and sports fields as basic features
- Regional Park - 10 to 100+ acres typ.; provides amenities to serve the region, including specialty draws such as sports park, rodeo grounds, an aquatics center, etc.
- Fully-integrated Regional and Local Open Space system

Legend

Developed Land	Lakes/Reservoirs
Developed Land - Opportunity for Infill	Regional Park
Residential	Community/Neighborhood Local Park
Highway Commercial	Washes, Drainageways, Canals and Streams
Neighborhood Center	Major Roads
Middle School	Neighborhood Roads
Elementary School	Proposed Infill Roads
Neighborhood Greenways	Bureau of Land Management Boundary
Open Space	

Concept B: 55/45



Description

As the title indicates, this concept consists of 55% developable land and 45% open space. The concept builds upon the Guiding Principles and refines the Structure Plan to create a plan that is balanced and context sensitive. The following are key defining features:

- Builds upon the regional open space system identified in the Structure Plan, which links the various development districts into a unique conservation community.
- Utilizes three east/west Primary roads to link the residential-dominant districts to US-191 and Spanish Valley Drive/La Sal Loop Road. A full range of collector and local roads complete the vehicular circulation system, laid out according to a grid system.
- The northwest corner of Old Airport Road/Spanish Valley Drive is a Neighborhood Center suitable to meet the immediate need for community commercial and other uses.
- Flat Pass Road between La Sal Loop Road and Ken's Lake is converted into Main Street in the longer term. This area will have adequate space for a second Neighborhood Center providing community commercial, civic, institutional and cultural uses and services, as well as a large regional park.
- A range of smaller local, neighborhood and community parks are located within the various development districts, providing park and recreation opportunities close to home.
- A range of trails are located in the open space corridors, linking the districts for bike and walking traffic. Roadside bicycle routes and paths are located along the primary roads and along key collector/local roads, providing a generous and interlinked system of on and off-road trails.
- The two gravel pits along Flat Pass Road could be converted into a recreational lake or similar feature, with recreational residential and small-scale commercial uses along the edges. The site is linked to Ken's Lake and the generous regional open space system, resulting in a large recreational district for the area.
- Regional commercial uses and needs are provided along Highway 191, primarily in proximity to the east/west primary roads. It is assumed that access will be from the main intersections, linked by frontage roads as feasible.
- The development districts are focused on a wide range of residential uses and types. Densities should be higher in areas near Spanish Valley Drive, with larger lot development focused in the outlying neighborhoods.
- Sites for two elementary and one middle school are located to meet long-term needs.
- Unless otherwise specified, the full range of uses is allowed in all areas. Each neighborhood/district will be defined by target densities and percentages of uses. This will encourage flexible implementation.

KEY USES:

Residential

Unless otherwise specified, a full range of uses and types is allowed in each area. These include:

- Single Family; mother-in-law units; multi-family limited by height (3 stories max) and density (15 units/acre); apartments or condos; guest houses and short-term rentals; recreational destinations; townhomes and row houses, 3-stories maximum; ranchettes - large lot estates, 20-acre minimum, carefully-sited on topographically and sensitive sites.

HIGHWAY COMMERCIAL AND SERVICES

Highway-based commercial, storage and distribution facilities to meet the needs of the community and region. Dedicated acreage reflects probable long-term need.

COMMUNITY COMMERCIAL AND SERVICES

Uses to meet the commercial, institutional, civic, and cultural/recreational needs of the community. Designed as Neighborhood Centers and destinations – these are THE place to meet and hang out. Typical uses include:

- Local stores and corner shops
- Local mail box/post office
- Café, ice cream store, coffee shop, sports shops, etc.
- Restaurants
- Social Hall/ Community Meeting Space
- Civic/Government Offices
- Library/Media Center

PARKS, RECREATION, OPEN SPACE AND TRAILS

Utilize open space system to link neighborhoods. Provide full-range of parks, adjusted to neighborhood and natural conditions. Typical park types include:

- Town or neighborhood square < 1 acre typ.
- Mini-parks/neighborhood common 1 to 2 acres typ.
- Neighborhood Park (small) 2 to 5 acres typ., focused on open play areas and meeting needs of the local neighborhood
- Neighborhood Park (large) 5-10 acres typ. Includes open play and sports fields as basic features
- Regional Park - 10 to 100+ acres typ.; provides amenities to serve the region, including specialty draws such as sports park, rodeo grounds, an aquatics center, etc.
- Regional Open Space system

Legend

Developed Land	Regional Park
Developed Land - Opportunity for Infill	Community/Neighborhood Local Park
Residential	Washes, Drainageways, Canals and Streams
Highway Commercial	Major Roads
Neighborhood Center	Neighborhood Roads
Middle School	Proposed Infill Roads
Elementary School	Bureau of Land Management Boundary
Open Space	
Lakes/Reservoirs	

