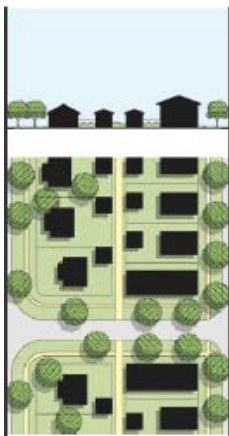


District 24: South Cache/Snow King Corridor

Priority: Transportation

The South Cache/Snow King Corridor district is identified as a Town Commercial district. It represents an excellent opportunity to create a vital pedestrian connection between the town’s two visitor hubs—Downtown and Snow King Resort. Improvements to this corridor will create a vibrant pedestrian experience for both visitors and residents and reduce the need for vehicles. Properties located within this corridor are classified as Mixed-Use Local Orientation on the Future Land Use Plan.



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Mixed-use redevelopment is supported in this corridor. Structures that front the street should be limited to two stories. Office uses are encouraged on the first floor of structures with residential/lodging uses (within the Lodging Overlay) on the upper floors. Parking and access should occur to the rear or side, with limited access directly from the street. Limited retail uses should also be added in the future.

Properties along Snow King

Avenue and along Cache south of Snow King will remain within the Lodging Overlay. Short-term lodging uses in this location should be complimentary to the Snow King Resort and of the same bulk and scale of other allowed development.



Future Planning should take advantage of the Center for the Arts location within the corridor.

THEME PRIORITIZATION IN THIS DISTRICT

TRANSPORTATION

- Provide a vital pedestrian connection between downtown and Snow King Resort.

RESPONSIBLE GROWTH

- Support a variety of residential, lodging, compatible office, and very limited retail uses.

TOWN AS HEART

- Provide a key component of Town as Heart, as a future mixed-use corridor located adjacent to downtown.

BALANCED COMMUNITY/ECONOMY

- Support opportunities for small local businesses to operate and thrive by allowing office and limited retail uses just outside of downtown.

WORKFORCE HOUSING

- Appropriate location for workforce housing.
- Density bonuses for workforce housing are not appropriate.

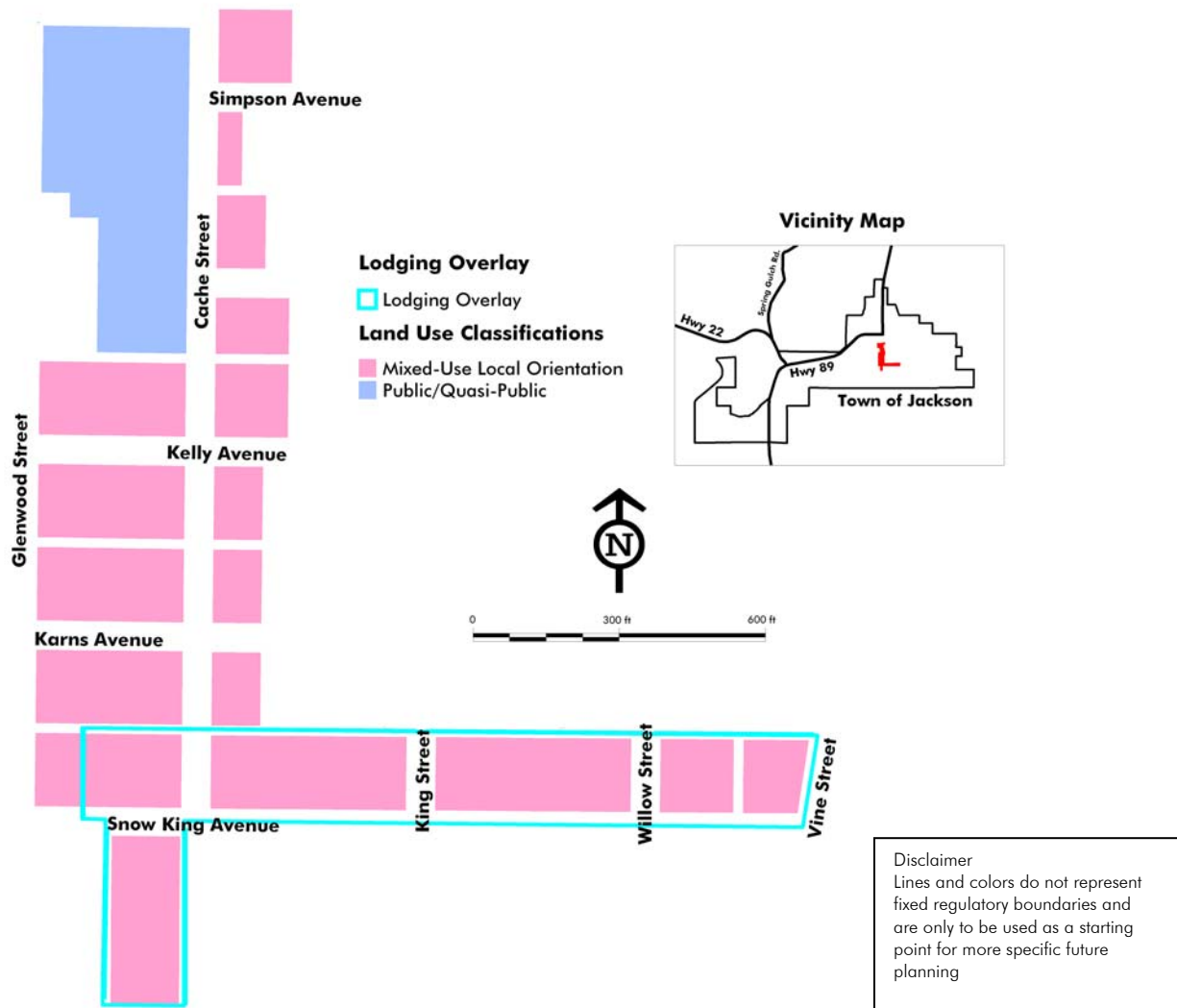
COMMUNITY FACILITIES

- Consider additional community facilities for this central location in the town.

WILDLIFE AND NATURAL RESOURCES

- Development will have little impact on the community’s natural and wildlife resources.

Conceptual Future Land Use Map



In all cases, it will remain important to balance any proposed use with the existing single-family neighborhoods located adjacent to this district. In all mixed-use development, the community should pay close attention to hours of operation, parking, and trash removal in consideration of adjacent neighborhoods. Planning within the district will need to be cooperatively addressed by current and future property owners to ensure a desirable solution for all parties.

The location of the Center for the Arts along the Cache/Snow King corridor provides a unique opportunity for community facilities, events, and associated uses in the district. Future planning for this district should take advantage of this community amenity to the greatest extent possible.