

guiding principles

As part of the Benton Community Visioning process, the public evaluated the following Guiding Principles:

A. Protect and Maintain Benton's Distinct Character

B. Protect and Manage Natural Resources

C. Support Community Services

D. Promote Coordinated Development Practices

E. Develop a Safe and Efficient Transportation Network

F. Encourage a Sound and Stable Economy

Each Guiding Principle was in turn supplemented by a series of strategies identifying specific and general actions to be taken to achieve the goals of the principle.

In general, community members supported the strategies related to guiding principles A, B, D and F and accepted them with minor edits.

The strategies supporting guiding principles C and E required greater modification. In general, these modifications did not significantly alter the overall intent of the strategies; rather, they served to clarify the action involved. In some instances the modifications provided greater specificity, in others they broadened the scope of the strategy. For example, Strategy E3 was modified from:

Enforce established speed limits, especially on US 6

to

Enforce established limits, truck parking and idling laws, especially on US 6

The result is a series of principles and strategies that the community believes are appropriate and achievable.

A Vision for Benton

Benton's striking scenic views and beautiful natural areas continue to exemplify its unique rural character. Benton establishes a town core that maintains its small town feel and historic features while offering services and amenities for residents and visitors.



Protect and Maintain Benton's Distinct Character

Maintain and enhance Benton's unique identity as a rural small town with a rich history, stunning views and abundant recreation opportunities.

- A1** Facilitate the scale and type of development that complements Benton's small town character and feel.
- A2** Develop community design guidelines to encourage development that reflects Benton's history, character and current scale.
- A3** Define a town center or core with a concentration of attractive community shops and services near the intersection of SR 120 and US 6.
- A4** Develop town center design guidelines to encourage development that reflects Benton's history, character and current scale.
- A5** Revise signage to promote Benton as a destination in its own right. Develop informational kiosks that identify local services, and describe historic sites, natural resources and recreation opportunities.
- A6** Pursue grants and other financing opportunities for "main street" planning and design efforts.



Protect and Manage Natural Resources

Ensure that Benton's surrounding natural areas provide a high quality water supply; provide recreation opportunities for residents; and maintain Benton's unique rural legacy and sense of community.

- B1** Protect and manage local water resources to ensure quality and quantity for current and future residents.
- B2** Explore the potential for siting and developing rural potable water and wastewater treatment facilities.
- B3** Promote stewardship and appropriate recreation use of Benton's surrounding public lands.
- B4** Retain and enhance strategic public recreation access.
- B5** Increase community awareness and understanding of land use and resource management issues on nearby agency lands, in coordination with the Bureau of Land Management and the United States Forest Service.



Support Community Services

Provide community services, facilities and amenities to enhance the health, well-being and quality of life of all Benton residents.

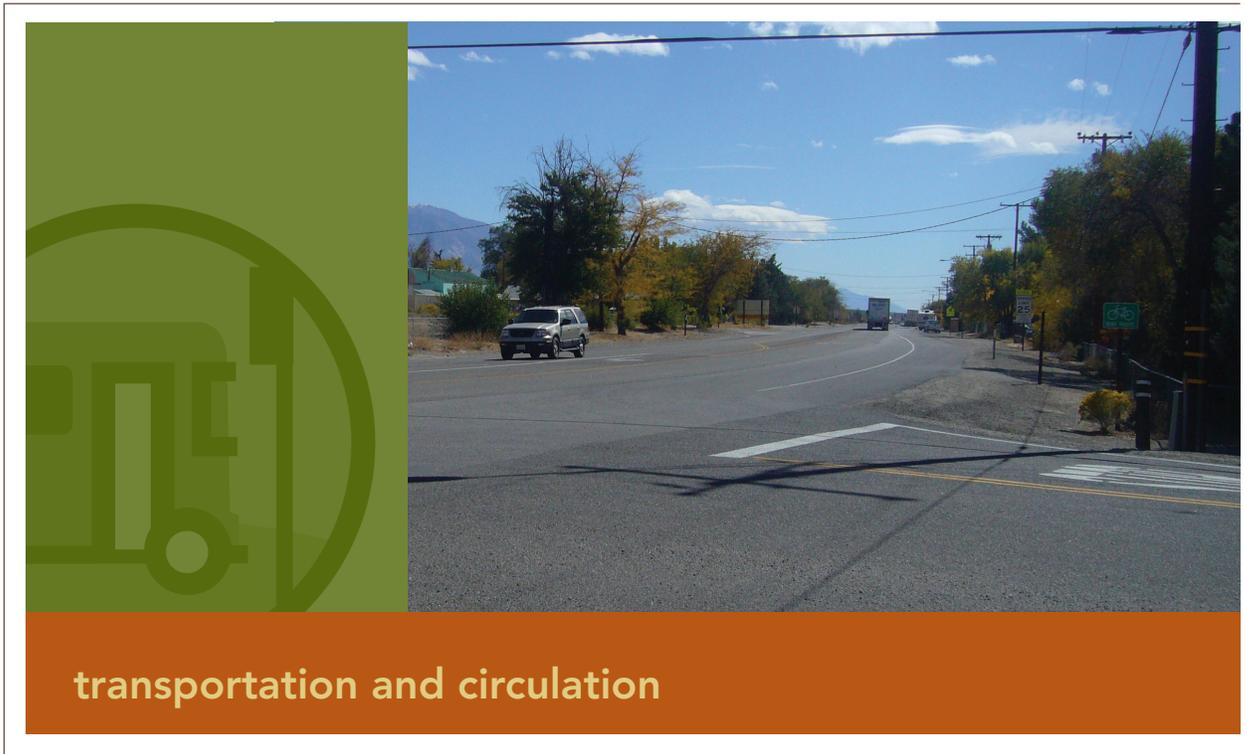
- C1** Increase emergency medical and safety services for the surrounding community.
- C2** Update the communication infrastructure to improve telephone service, high speed VOIP capabilities, internet access and wireless services for all residents and businesses. Continue upgrades as needed to match current state-of-the-art communication infrastructure.
- C3** Improve the energy infrastructure and develop sustainable resources to satisfy the long-term energy needs of local businesses and residents in a manner consistent with these principles.
- C4** Develop facilities to attract and serve tourists and through travelers to generate economic activity.
- C5** Establish a local cemetery or mortuary facilities to meet the needs of Benton and Tri-Valley area residents.
- C6** Improve educational resources and school facilities for Benton's youth, in partnership with the Eastern Sierra Unified School District.
- C7** Maintain and enhance Ida Lynn Parkinson Park.
- C8** Explore potential for siting and developing a centralized County Social Services Center.



Promote Coordinated Development Practices

Maintain direct and ongoing communication between public and private landowners to ensure the success of desirable future development in Benton.

- D1** Work to ensure that surplus federal lands adjacent to Benton are prioritized for development or conservation in a manner consistent with community goals.
- D2** Ensure that local agencies coordinate development with property owners.
- D3** Maintain productive and ongoing communication with the Benton Paiute Tribe regarding potential development on both reservation and private properties.
- D4** Draw on the Regional Planning Advisory Committee (RPAC), local fire district and local groundwater management districts to encourage ongoing coordination and communication with local residents.
- D5** Encourage citizen leadership and participation in local planning efforts to help guide agencies and decision makers.



Develop a Safe and Efficient Transportation Network

Improve the safety, efficiency and reliability of Benton’s highways, roads, bikeways and pathways for all users.

- E1** Create viable alternatives to US 6 for local travel. Identify a wide range of alternatives, including a bypass and local roads to alleviate safety issues and infrastructure burden.
- E2** Identify appropriate traffic calming strategies, especially near the intersection of SR 120 and US 6.
- E3** Enforce established speed limits, truck parking and idling laws, especially on US 6.
- E4** Develop safe pedestrian pathways throughout town and establish pedestrian crossings where appropriate and necessary.
- E5** Create and improve bicycle routes throughout Benton.
- E6** Continue to support efforts that invest in making SR 120 (between US 6 and US 395) a year-round facility and assist in removal of the advisory designation that discourages use by larger vehicles.
- E8** Update flood zone maps to improve local transportation planning, community development and resident safety efforts.



Encourage a Sound and Stable Economy

Increase local economic opportunities to support Benton residents and their families.

- F1** Promote local business development and employment opportunities.
- F2** Leverage Old Benton’s history and the area’s natural resources as strong foundations for economic development.
- F3** Consider the development of a truck stop to the north of Benton.
- F4** Stay abreast of appropriate economic opportunities through ongoing communication with the Mono County Economic Development Division and other similar organizations.

for more information

Forest Becket
Caltrans District 9 Planning
500 South Main Street
Bishop, CA 93514
forest_becket@dot.ca.gov
760-872-0659

Scott Burns
Mono County
437 Old Mammoth Road, Suite P
Mammoth Lakes, CA 93546
sburns@mono.ca.gov
760-924-1800



for more information

Forest Becket
Caltrans District 9 Planning
500 South Main Street
Bishop, CA 93514
forest_becket@dot.ca.gov
760-872-0659

Scott Burns
Mono County
437 Old Mammoth Road, Suite P
Mammoth Lakes, CA 93546
sburns@mono.ca.gov
760-924-1800