



Scenario A

Bedroom Community (Baseline Projection)

New Growth

This scenario simply tries to provide a picture of what the Heber area could be like if we continue to grow in the same pattern that we have grown in the recent past. Generally following current zoning and the development trends of the last 20 years, new residential growth is dispersed with some focus at the edges of Heber City. Housing is mostly in the form of medium to larger lot standard subdivisions. Most new shopping and jobs are located at the edges of town or spread out along highway corridors. The North Fields remains mostly open, with some development at the Hwy 40/River Road junction.

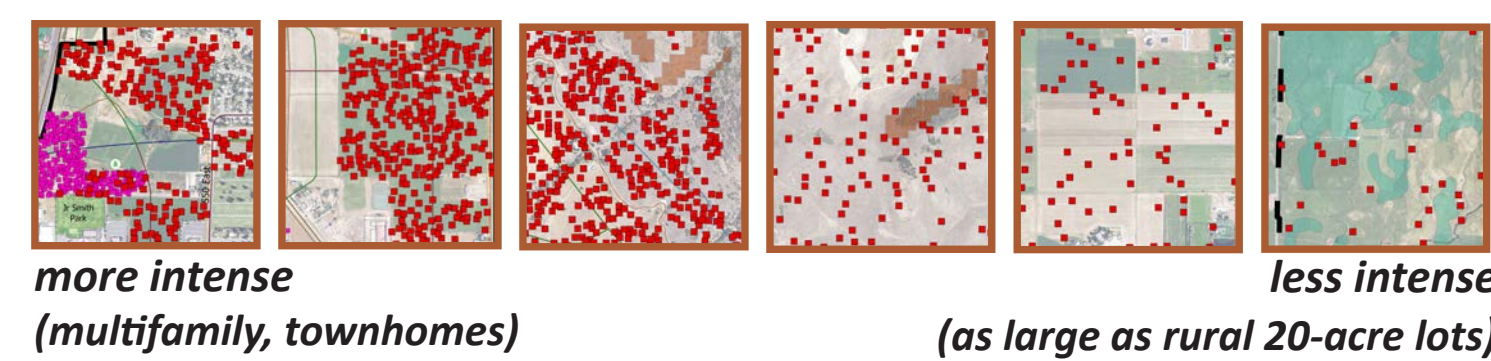
Conventional Subdivisions, Townhomes and Multifamily

Conventional Subdivisions

- Subdivisions that typically include uniform lot sizes and streets, *sometimes* with sidewalks, park strips, occasional street trees, street lights, and curbs
- Individual subdivisions may include rural 20-acre lots, 5-acre lots, 1-acre lots, ½-acre lots, ¼-acre lots, or 1/10-acre lots
- Character: open space largely in people's back yards; more likely to drive to day-to-day

Townhomes and Multifamily

- Attached housing that typically ranges from 15 to 25 units per acre and that may include common open space areas or recreational facilities



Shopping and Employment

- Shopping and employment is typically supplied in commercial strips or big box format at either end of town or by filling in the office park on the south end of town.
- Character: prioritizes parking lots along roadways with buildings toward the back; most people access shopping and employment by driving



Open Space Preservation:



Trails:

trails identified in city master plan (see map legend, bottom right)

