



The Train Is
Coming:
How Shoulder
Cities Can Lay
the Tracks and
Prepare for
Growth

Presenters

Kyle Laws, City Manager, West Point City, Davis County


Matt Brower, City Manager, Heber City, Wasatch County

Seth Perrins, City Manager, Spanish Fork City, Utah County

LaNiece Davenport, Mountainland Association of Governments

(moderator)

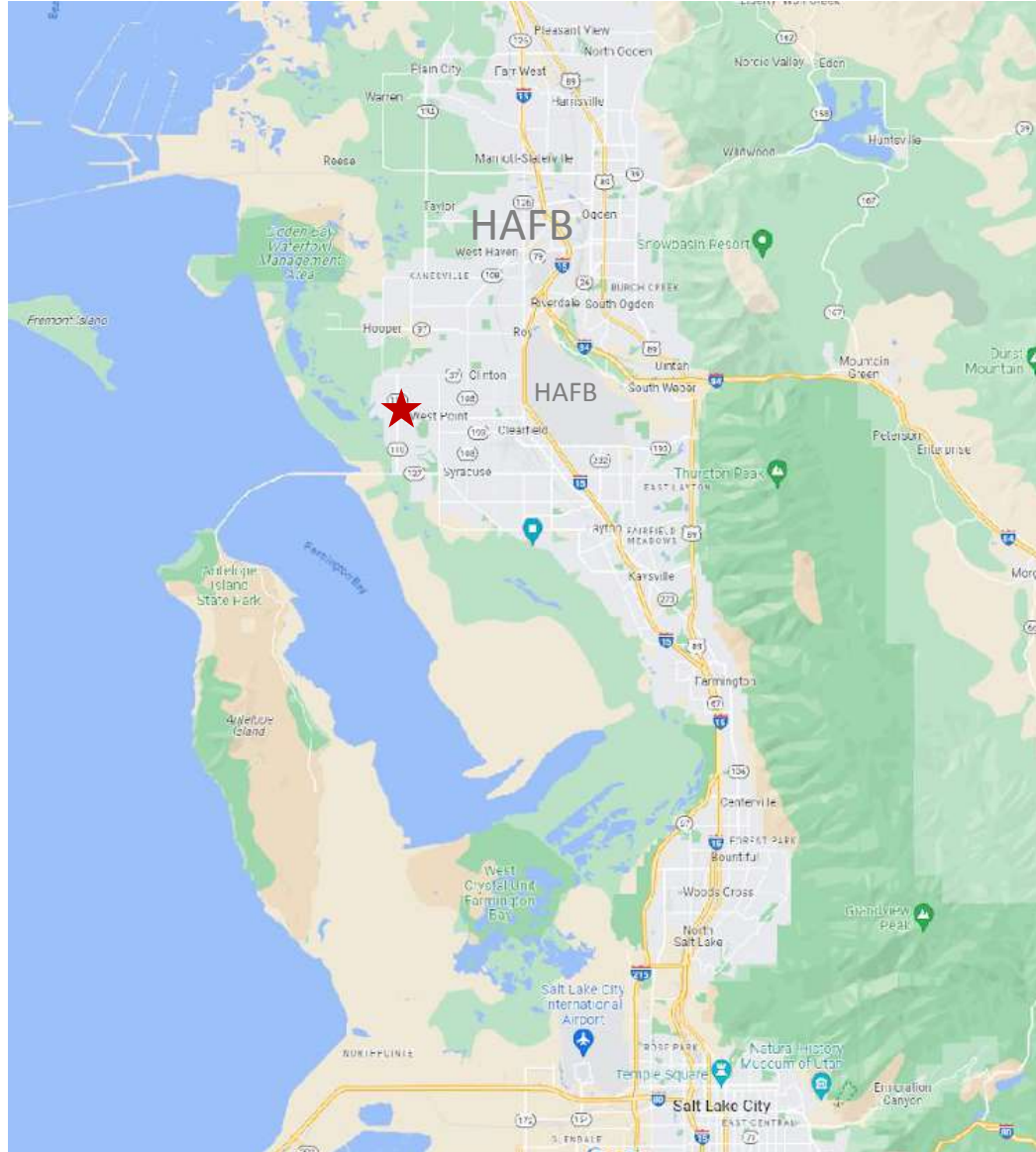
Kyle Laws, City Manager, West Point City, Davis County

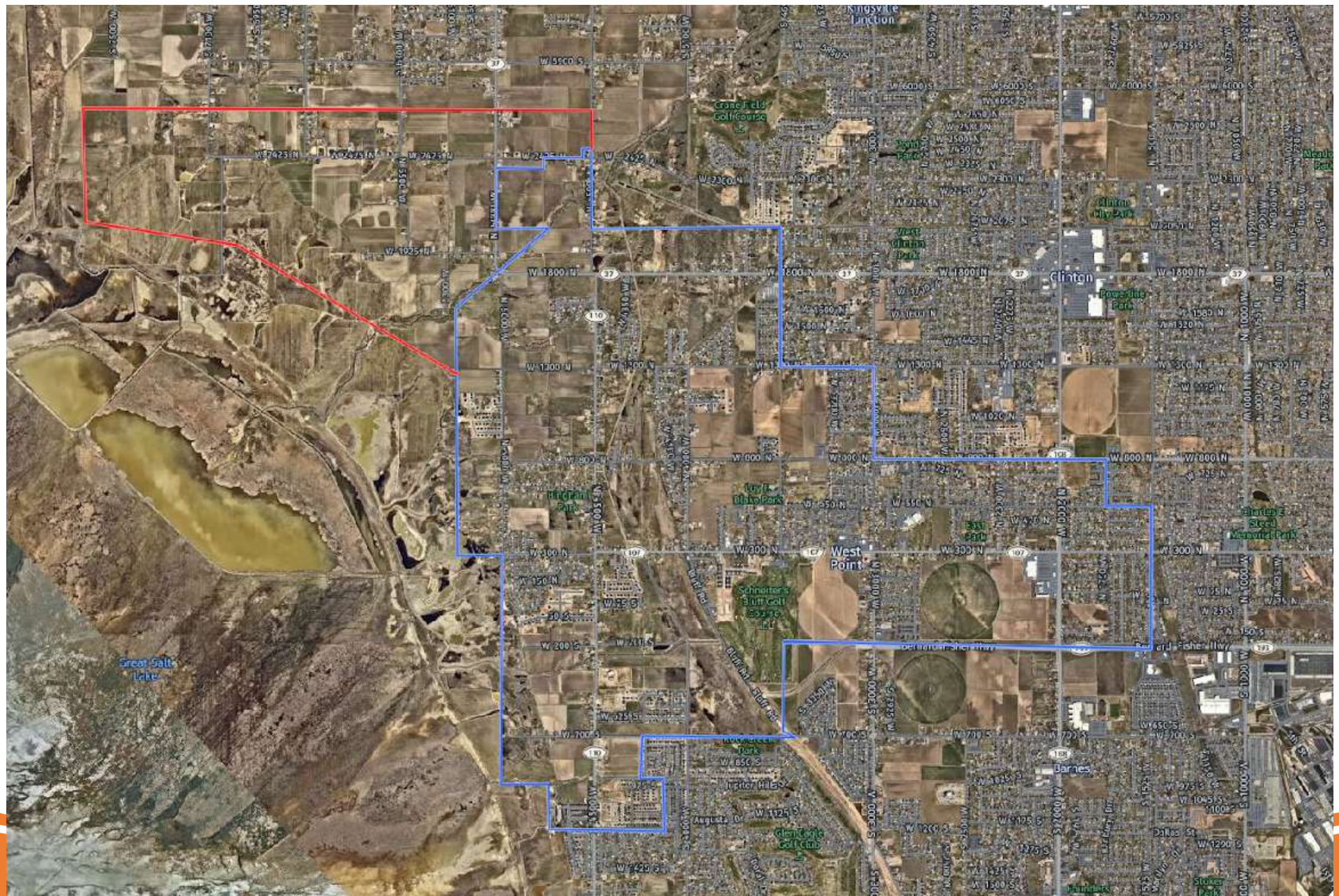


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West Point City

West Point City





Caught Unaware

- When our City Code didn't say what we thought it said:
 - PUD Code (Sunset Vistas)
 - Old Code
 - Plain Language Provision
 - Bluff View
 - Housing Density calculation





Preparing For Growth

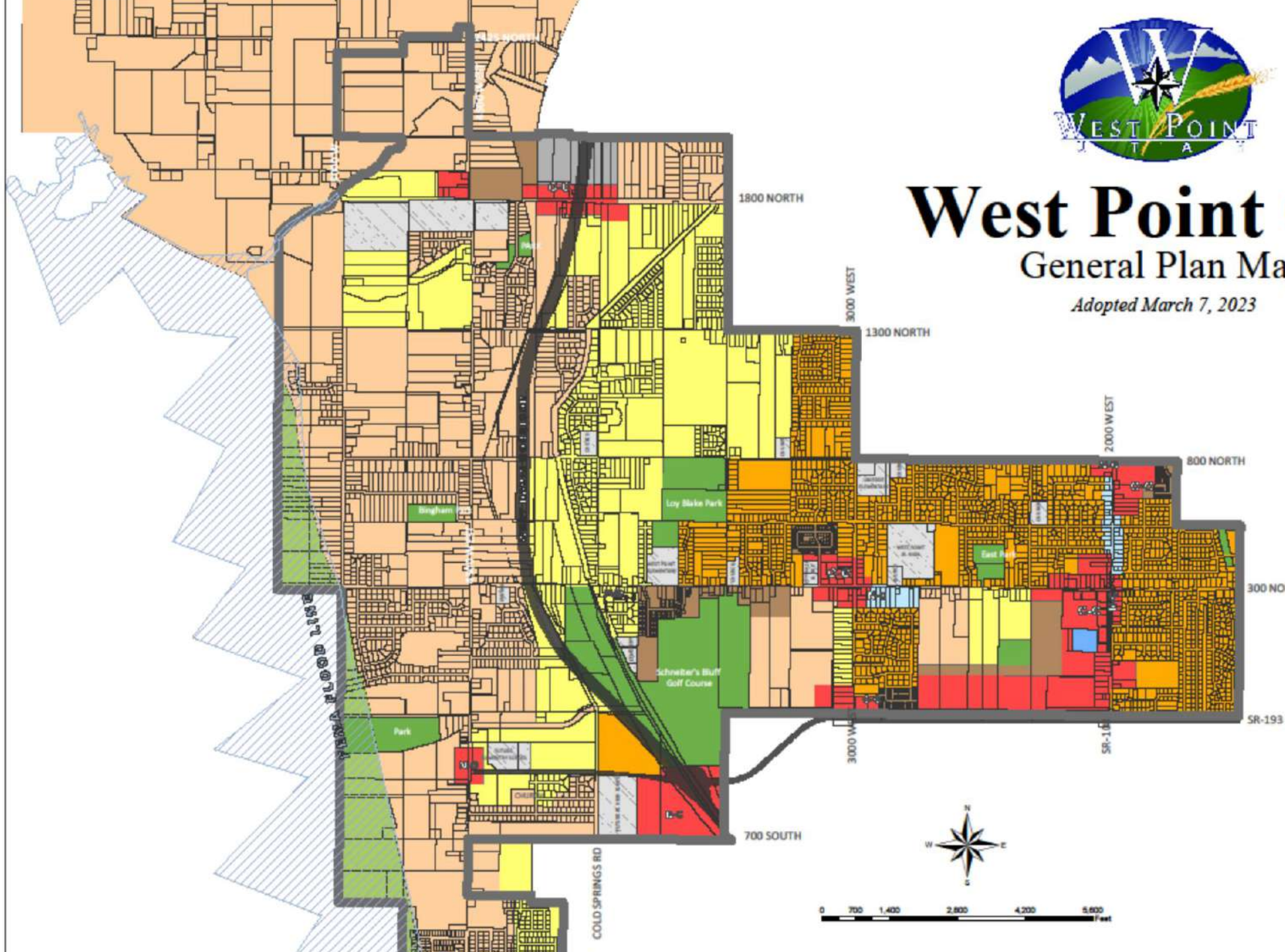
- Updating Master Plans
 - Sewer Master Plan and Impact Fee Analysis (IFA) (2018)
 - Water Master Plan and IFA (2019)
 - Storm Water Master Plan and IFA (2021, amended 2023)
 - Transportation Master Plan and IFA (2021)
 - Parks Master Plan and IFA (2023)
- General Plan Update
 - Text Update (major overhaul and update 2023)
 - Map Update (updated approx. Every 5 years)
 - Small Area Plan Studies



West Point City

General Plan Map

Adopted March 7, 2023

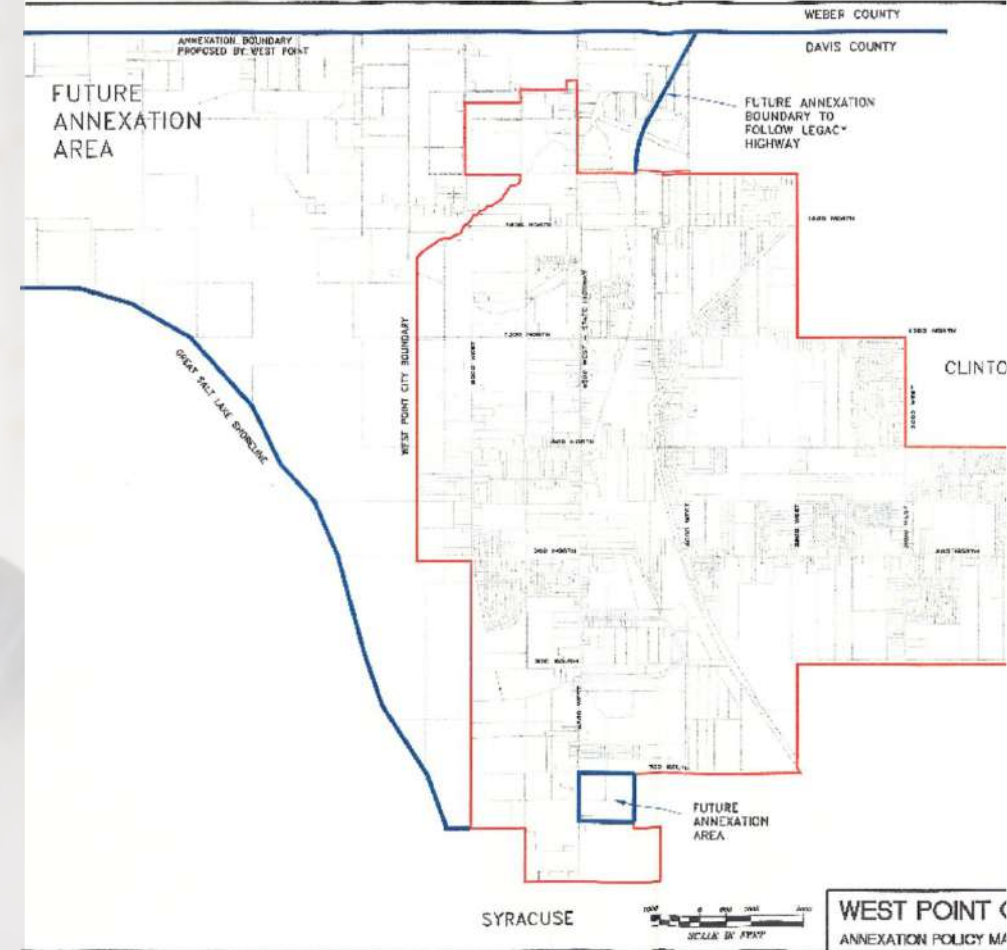


- R-1** (RESIDENTIAL 2.2 UNITS PER ACRE - 12,000 SQ. FT.)
- R-2** (RESIDENTIAL 2.7 UNITS PER ACRE - 10,000 SQ. FT.)
- R-3** (RESIDENTIAL 3.8 UNITS PER ACRE - 9,000 SQ. FT.)
- R-4** (RESIDENTIAL 6.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL 20 UNITS PER ACRE)
- A-40** (AGRICULTURAL 1 UNIT PER ACRE)
- A-5** (AGRICULTURAL AND FARM INDUSTRY 1 UNIT PER 5 ACRES)
- NC** (NEIGHBORHOOD COMMERCIAL)
- CC** (COMMUNITY COMMERCIAL)
- RC** (REGIONAL COMMERCIAL)
- P-O** (PROFESSIONAL OFFICE)
- R-I-P** (RESEARCH AND INDUSTRIAL PARK)
- PARKS / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**



Preparing For Growth

- Annexations Map
 - Update Policy Plan Map
 - Understand the State Statutes
 - Expect legislation during 2024 session overhauling this section of State Code
- City Zoning and Subdivision Codes
 - Update to meet the everchanging needs of the legislature



Projects and Maintenance Schedules



**Street
Maintenance
Plan**



**Sidewalk
Maintenance
Plan**



**Infrastructure
Projects**

Sewer line along SR193
Annexation Area Sewer
Study and project



**School District
Partnership**

Gym expansion
Outdoor field space and
other amenities



**Small Area
Plans**

Matt Brower, City Manager, Heber City, Wasatch County

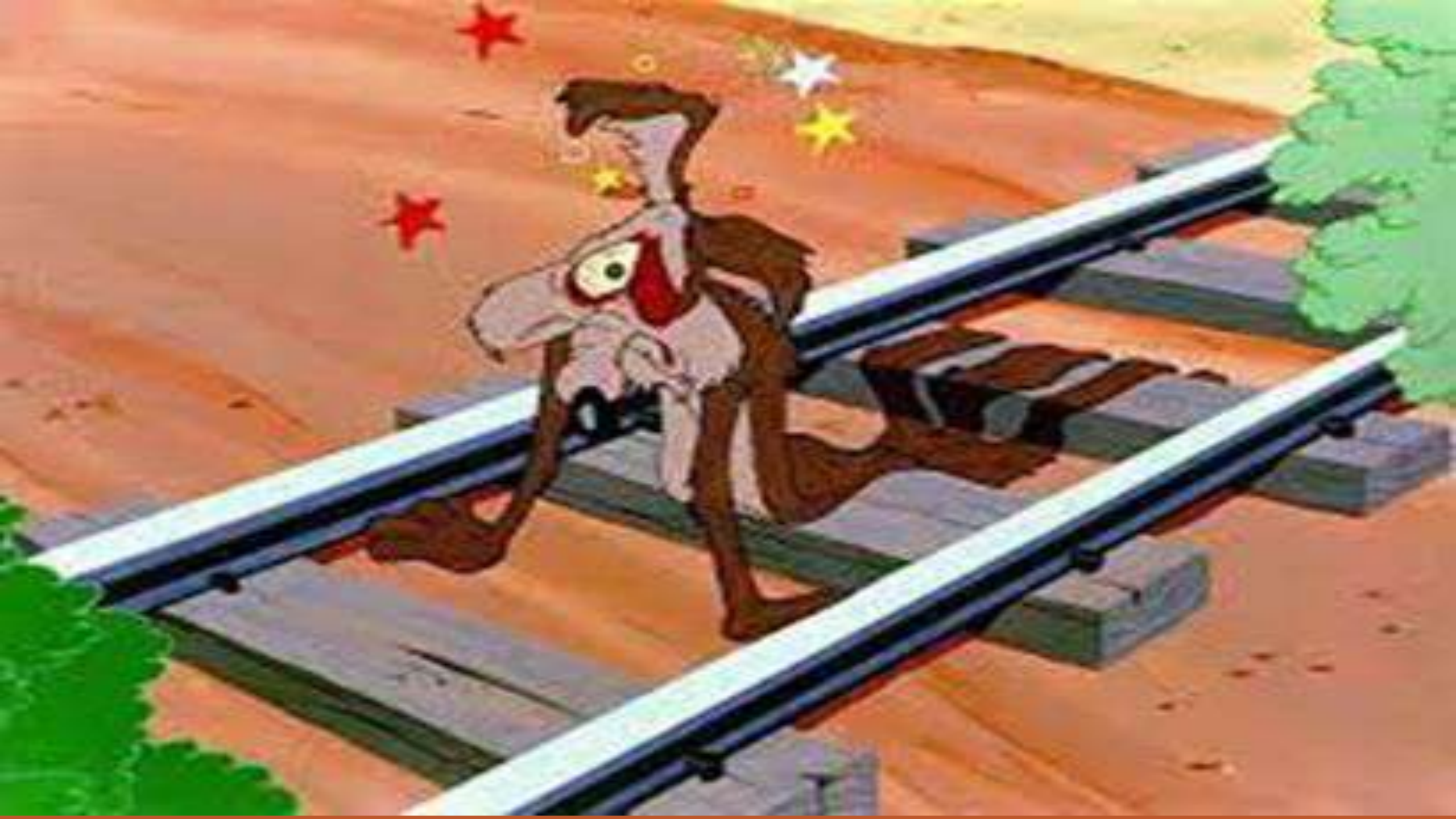


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HEBER CITY MANAGER MATT BROWER

9/7/23





Setting the Stage



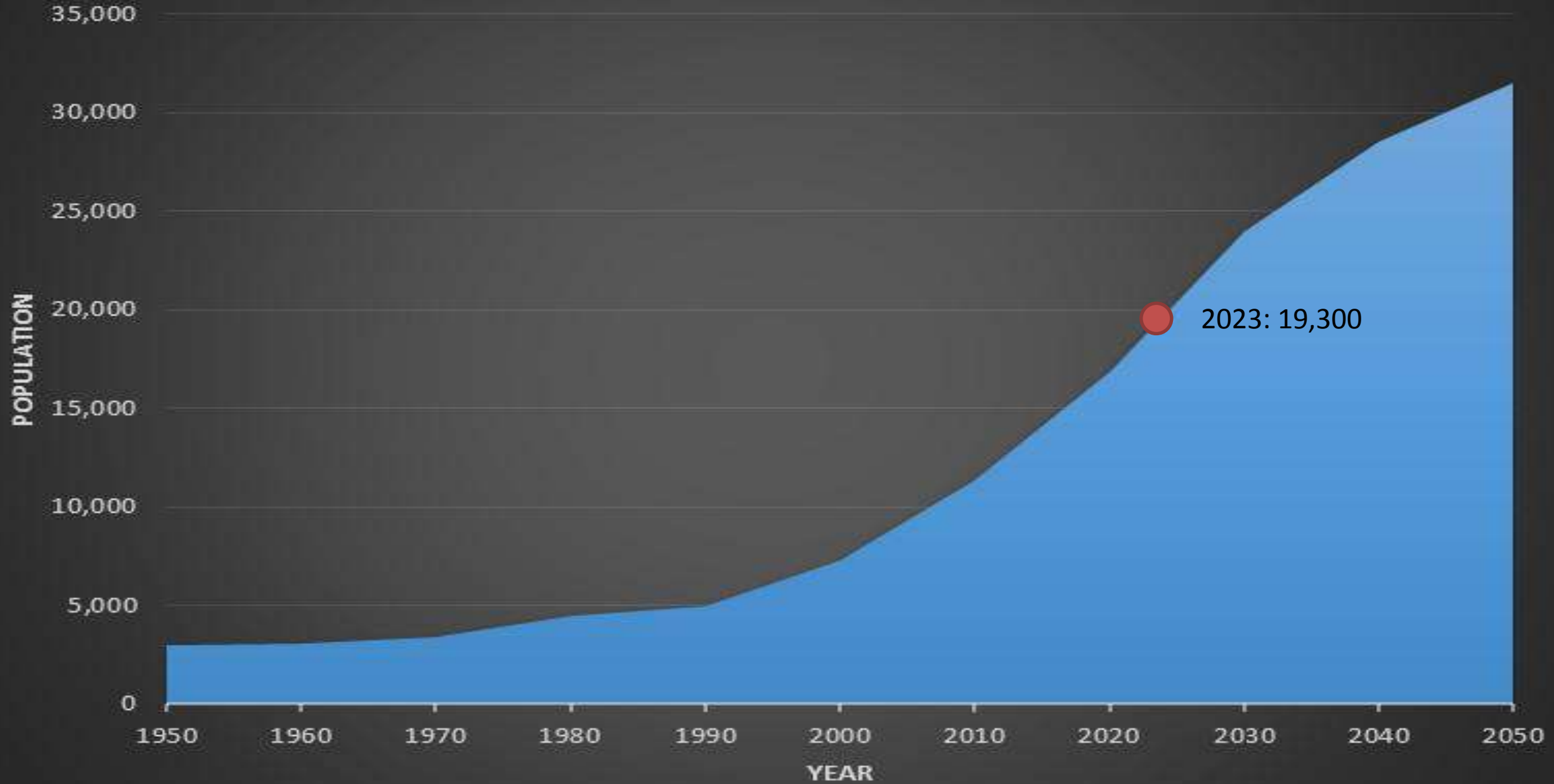
The Salt Lake Tribune

Updated: March 2018

For the second year in a row, Heber ranked No. 1 for growth among the country's smaller "micropolitan areas," with populations between 10,000 and 50,000.



Heber City: A History and Future of Growth



Metros with the biggest change in net in-migration

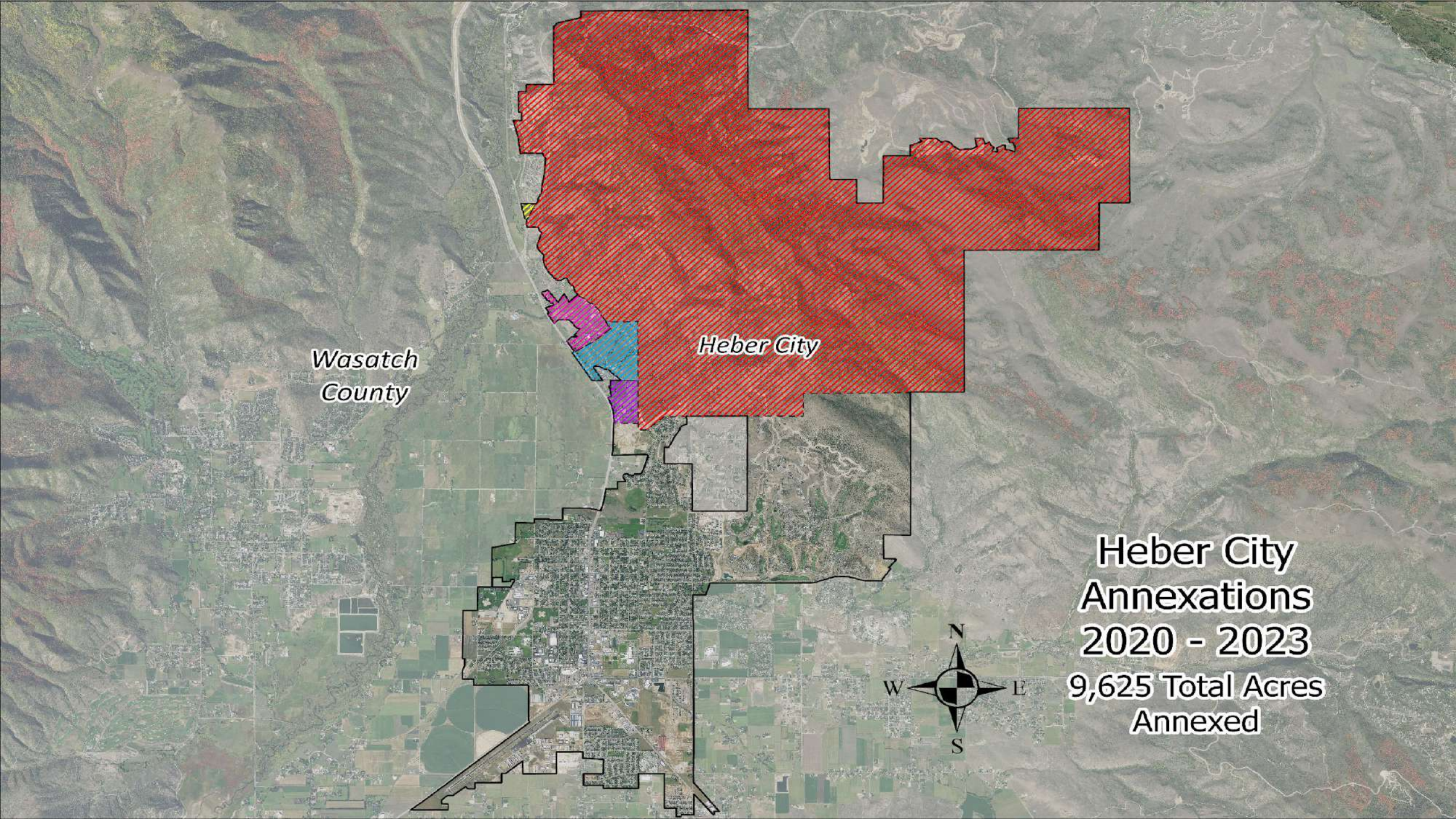


(Out of 926 metro areas)

| METRO AREAS | 2019 CHANGE | 2020 CHANGE | SHIFT |
|-------------------------------|-------------|-------------|----------|
| 1. Hudson, N.Y. | -1.0% | +8.7% | +9.7 pts |
| 2. Kingston, N.Y. | -1.6% | +3.6% | +5.2 pts |
| 3. Torrington, Conn. | -0.8% | +3.6% | +4.4 pts |
| 4. Barnstable Town, Mass. | -0.7% | +3.4% | +4.2 pts |
| 5. Heber City, Utah | +0.7% | +4.7% | +3.9 pts |
| 6. Pittsfield, Mass. | -1.4% | +2.5% | +3.9 pts |
| 7. Lebanon, N.H. | -2.6% | +1.1% | +3.7 pts |
| 8. Panama City, Fla. | -0.8% | +2.6% | +3.4 pts |
| 9. Aberdeen, Wash. | -3.3% | 0% | +3.4 pts |
| 10. Naples-Marco Island, Fla. | +2.6% | +6.0% | +3.3 pts |



SOURCE: New York Times



Wasatch
County

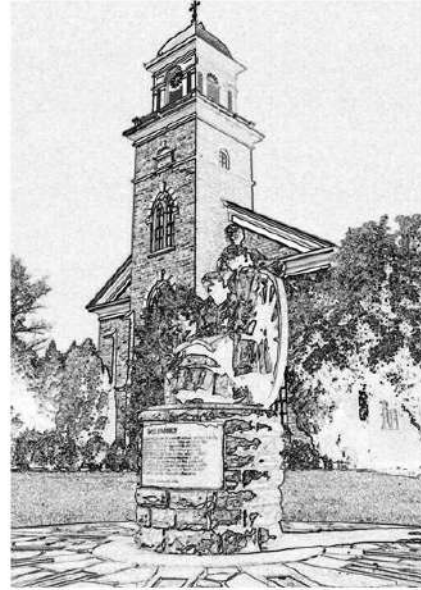
Heber City

Heber City
Annexations
2020 - 2023
9,625 Total Acres
Annexed



HEBER CITY GENERAL PLAN

Future Vision 2020



-Adopted 2003 (15 + years out-of-date)

-165 pages in length

PLAN

“Those who fail to plan, plan to fail.”



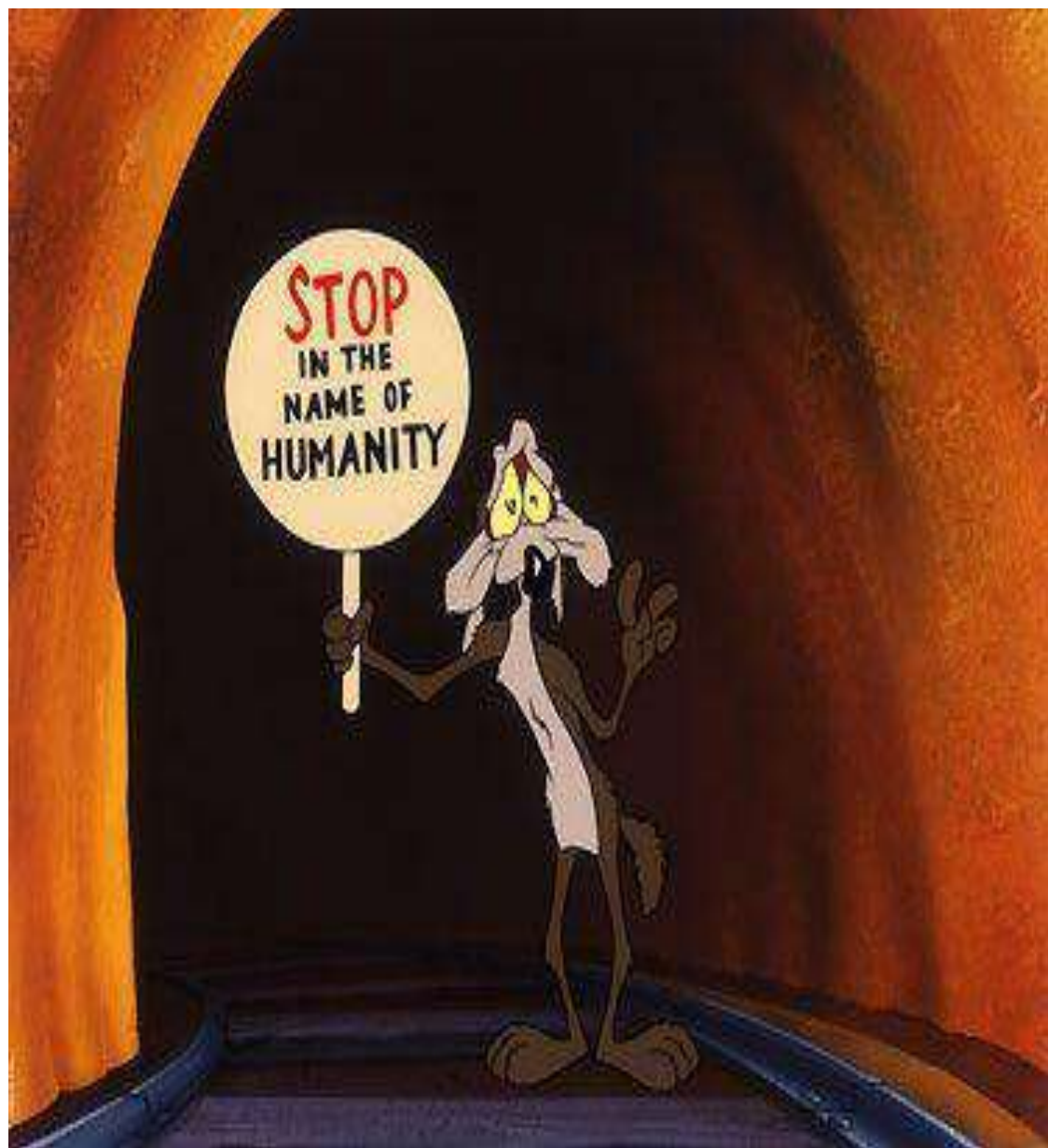
“If you don’t know where you’re going, then any old road will do.”

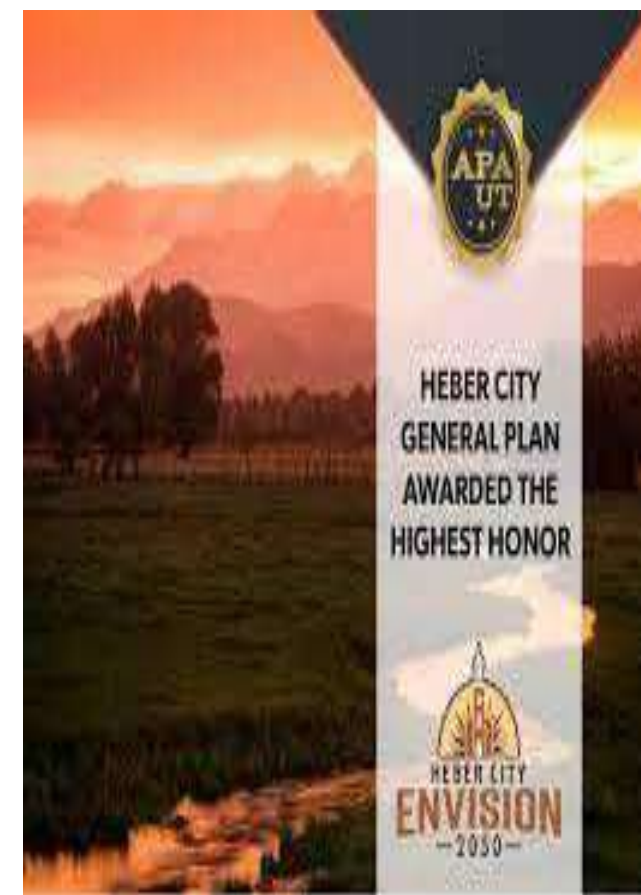
Alice in Wonderland, Lewis Carroll

“If you don’t know where you are going, you’ll end up someplace else.”

Yogi Berra







What is Envision 2050? It's about our city...



The future is not some place we're going to, but a place we are creating. The paths to it are not found, they are made.

Jane Garvey

We're going to grow. Why not identify and realize our vision?

Let's prepare now for the future that we want to create.



Improved Process

1) Public Stakeholder Process (Vision & Values)

2) STRATEGY (General Plan: How do we implement?)

3) POLICY (Alignment of Ordinances)



Hundreds of Citizens Involved

Envision Central Heber Outreach and Involvement

6 stakeholder/public meetings; 6 steering committee meetings

2 mailers to every household and business in study area (2800 addresses)

Emailed invitations to every household and business in study area (letter from Mayor Franco)

Invitations hand delivered by city staff to Main Street businesses

276 survey responses

1100 = unique visitors to website, 3200 page views

300 social media post interactions

1,459 hours of focus

A Public Stakeholder Process

1. Provides research and information to the public
2. Seeks broad public input
3. Builds plans directly from public input
4. Uses transparent methods
5. Builds momentum for implementation



Premise

1. The public has the right to choose its future—public officials should serve that vision.
2. The public will make good choices if presented with real options.





<https://envisionheber.com/>

Steering Committee

HEBER CITY MAYOR

CITY MANAGER

PLANNING DIRECTOR

MARIANNE ALLEN

BRIAN BALLS

KRISTEN BYBEE

STACIE FERGUSON

RACHEL KAHLER

LANE LYTHGOE

JIM MORTENSEN

MATT PARKER

KEITH RAWLING

DAVID RICHARDS

RYAN STACK

RYAN STARKS

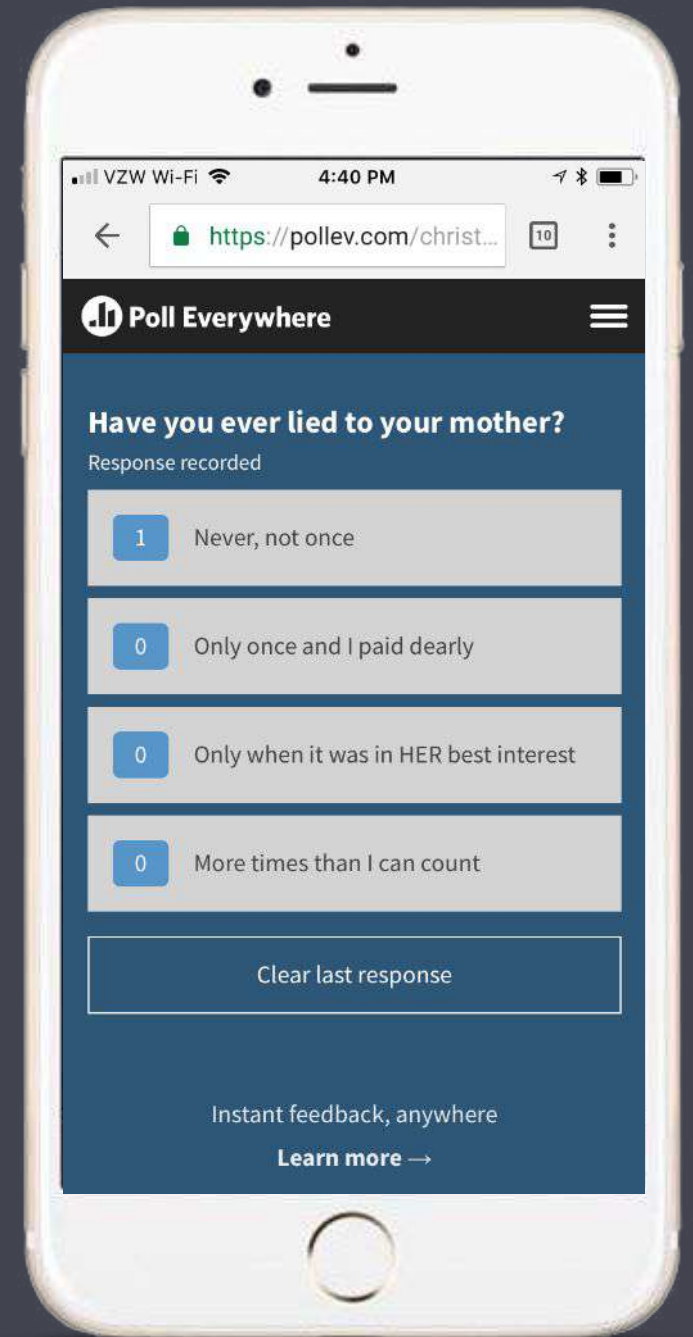
TOM STONE

DON TAYLOR

DEBRA WEST



Everyone gets a vote



Scenario Approach

25 Maps Created by Groups of Citizens



Improved Process

- 1) Public Stakeholder Process (Vision & Values)
- 2) STRATEGY (General Plan: How do we implement?)
- 3) POLICY (Alignment of Ordinances)

General Plan Drafting: Things to Consider

- Avoid creating a traditional government document
 - Rather consider a document that's user friendly—concise, incorporates graphs and pictures
- Internal collaboration—Council, Planning Commission and Staff
- Consider using a consultant: People + Place (Envision Heber general plan: \$80,700)
- Assistance and funding:
 - MAG-Technical Assistance for Government
 - UDOT-Technical Assistance for Communities
 - State of Utah-Governors Office of Planning and Budget
- Process will take time (Envision Heber--8 month public stakeholder process)
- Land use analysis

Imagine 2050...





Improved Process

- 1) Public Stakeholder Process (Vision & Values)
- 2) STRATEGY (General Plan: How do we implement?)
- 3) POLICY (Alignment of Ordinances)

Ordinance Drafting: Things to Consider

- Rubber put to the road—“the laying of the tracks”
- Successful stakeholder process sets foundation to address controversial issues
- Lengthy, hard process (Envision Heber 2050—3 years)
- Consultant help



All Aboard The
Tracks To Heber!

Thank you!

Seth Perrins, City Manager, Spanish Fork City, Utah County



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