

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting

November 18, 2025

4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

I. WORK MEETING - 4:00 P.M.

1. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update (Craig Hancock) - *20 min*
2. Heber Valley Funeral Home Caretaker Dwelling (Jacob Roberts, Planner) - *20 min*
3. Potential Development and Rezone Located at 830 to 844 East Center Street (Tony Kohler, Community Development Director, jacob ballsteadt) - *40 min*
4. Special Meeting Convening Process (Matt Brower, City Manager, Jeremy Cook, City Attorney) - *10 min*

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order
2. Pledge of Allegiance (Yvonne Barney, Council Member)
3. Prayer/Thought by Invitation (Scott Phillips, Council Member)

IV. CONFLICT OF INTEREST DISCLOSURE:

V. PUBLIC HEARINGS: (Council May Take Action Following Public Comment and Upon Conclusion of the Public Hearing)

1. Public Hearing and Possible Adoption of the First Budget Amendment for Fiscal Year 2026 Resolution 2025-17 (Sara Nagel, Finance Manager) -
2. Ordinance 2025-28 Adopting a Facilities Master Plan Including Capital Facilities Plans, Impact Fees Written Analysis, and Impact Fee Enactment (Russ Funk, City Engineer)

VI. CONSENT AGENDA:

1. Approval of October 7, 2025, City Council Meeting Minutes and October 21, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Addendum #4 to UDOT Cooperative Access Agreement for North US-40 (Russ Funk, City

Engineer)

VII. PUBLIC COMMENTS: (3 min per person/20 min max)

VIII. GENERAL BUSINESS ITEMS:

1. Monthly Development Report (Jamie Baron, Planning Manager) - *10 min*

IX. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Certification of Election Report by the Municipal Legislative Body Acting as the Board of Canvassers (Trina Cooke, City Recorder) - *10 min*

2. America 250 Banners Selection (Ryan Bunnell) - *15 min*

3. Ordinance 2025- 25 Bush Annexation (Jamie Baron, Planning Manager) - *30 min*

4. Ordinance 2025-29 Adopting the Water Conservation Element of the General Plan (Jamie Baron, Planning Manager) - *20 min*

5. Resolution 2025-20 Amending the Heber Valley Airport Bylaws (Matt Brower, City Manager) - *20 min*

6. Drafting of a Heber City Communications Policy (Scott Phillips, Council Member) - *10 min*

X. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

1. Consider Support for an Interlocal Agreement for the New London CRA (Community Reinvestment Agency) Project (The Ritchie Group)

XI. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

XII. COMMUNICATION:

XIII. CLOSED MEETING: (As Needed)

XIV. ADJOURNMENT:

Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media. In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on November 13, 2025, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.



Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Heber Valley Funeral Home Caretaker Dwelling
RESPONSIBLE: Jacob Roberts
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Owners of the Heber Valley Funeral Home would like to construct a caretaker dwelling of roughly 512 square feet to house an employee on site. Heber City Municipal code allows for caretaker dwellings (18.23.030 Permitted and Conditional Uses). All buildings in the commercial zones have design requirements. The owners of the funeral home have a pre-fabricated building they would like to use. The use of this type of building would decrease the cost of construction significantly. But the building would not meet the design requirements of the C-3 Zone. Please see attached documents for images of the building as well as site location.

RECOMMENDATION

Staff is seeking feedback from the council on the possibility of doing a Development Agreement for this property to allow the construction of a caretaker dwelling that is different than what the design requirements would require.

BACKGROUND

The owners of the Heber Valley Funeral Home approached staff and inquired about the possibility of constructing a caretaker dwelling. After discussions, staff determined that a Development Agreement would be needed to construct the style of building that was being requested due to design requirements in the C-3 Zone.

DISCUSSION

The C-3 Commercial Code permits caretaker dwellings, but there are no exceptions from design requirements for such dwellings. In order for the Heber Valley Funeral home to construct a caretaker dwelling in the style that is desired, a Development Agreement is required. That development agreement would be put together by Staff and the Applicant, a public hearing would be held by the Planning Commission and then would come back to the Council for a formal vote. Today staff is seeking feedback from the Council on the proposed Development Agreement. The proposed agreement would essentially allow the property owner to construct the caretaker dwelling in a style that is different from current city requirements. Staff currently feels that this building if built as proposed would not impose a significant impact on the character of the neighborhood as the

proposed building would be set back a significant distance from 300 North, and the design of the building (barn/farmhouse) is not an uncommon building typology for the neighborhood. Furthermore the proposed building would not have any frontage along main street.

FISCAL IMPACT

N/A

CONCLUSION

The owners of Heber Valley Funeral Home are requesting to construct a 512-square-foot caretaker dwelling on their property to house an on-site employee. While caretaker dwellings are a permitted use in the C-3 Commercial Zone, the proposed prefabricated building does not meet the zone's design requirements. To allow the project as proposed, a **Development Agreement** would be required between the property owner and the City.

Staff has reviewed the request and determined that a Development Agreement is the appropriate path forward. The process would include preparation of the agreement by staff and the applicant, a public hearing before the Planning Commission, and final consideration by the City Council.

At this time, staff is seeking **Council feedback** on whether to proceed with the Development Agreement. Staff notes that the proposed caretaker dwelling would be set back substantially from 300 North, would not front Main Street, and its barn/farmhouse design is compatible with existing neighborhood character. Therefore, staff does not anticipate significant visual or community impacts if the project proceeds as proposed.

ALTERNATIVES

POTENTIAL MOTIONS

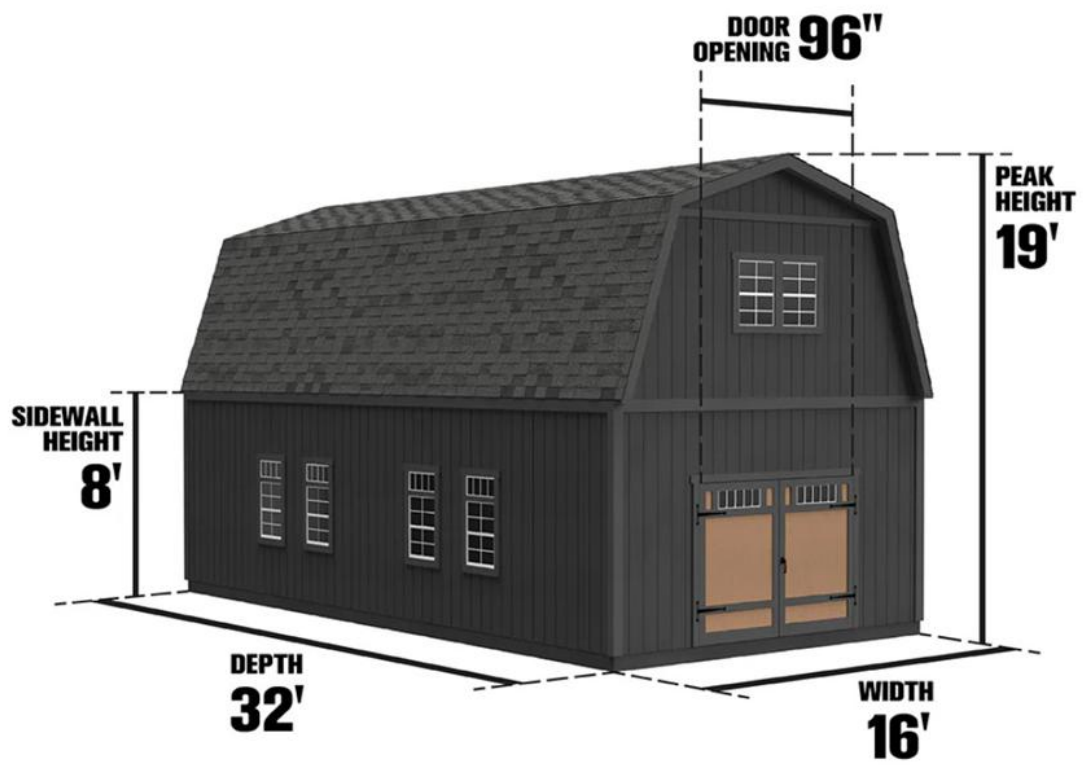
Staff is seeking feedback on a potential Development Agreement, no formal motion is required at this time.

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. Building Proposal
2. Site Map

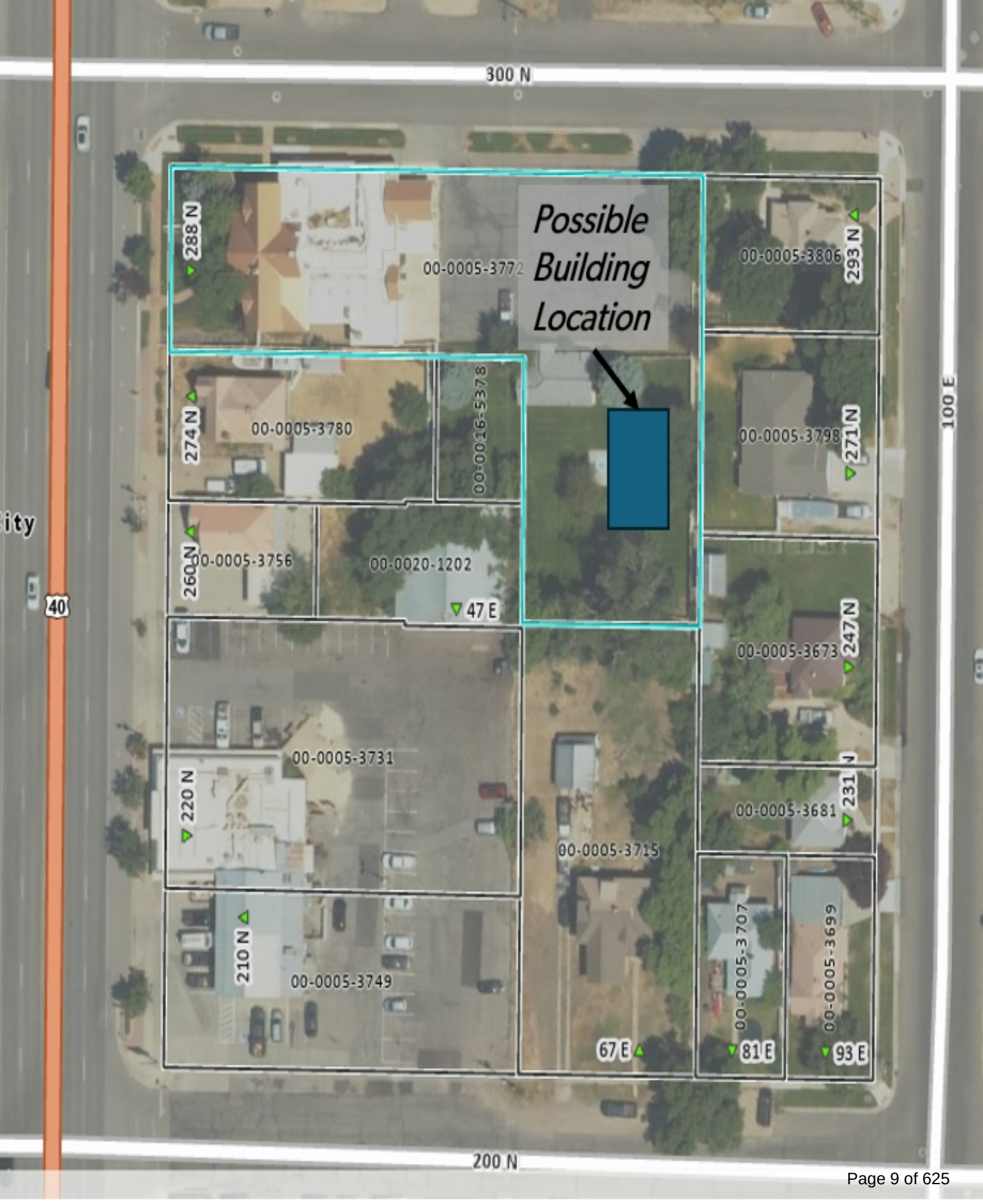






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300 N

Possible
Building
Location

00-0005-3772

00-0005-3806

288 N

293 N

00-0005-3780

274 N

00-0016-5378

00-0005-3798

271 N

260 N

00-0005-3756

00-0020-1202

47 E

00-0005-3673

247 N

220 N

00-0005-3731

00-0005-3681

231 N

210 N

00-0005-3749

00-0005-3715

00-0005-3707

00-0005-3699

67 E

81 E

93 E

100 E

200 N



Heber City Council Staff Report

MEETING DATE: 11/18/2025

SUBJECT: Potential Development and Rezone Located at 830 to 844 East Center Street

RESPONSIBLE: Tony Kohler, jacob ballsteadt

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

Garbett Homes has the property located at 844 East Center under contract and intends to request a zone change/development agreement for the construction of townhomes. The anticipated zone change would include changing the zoning to R-3 Residential with the Clustered Open Space Zone (COSZ) along with a development agreement.

1. Does Council support the applicant pursuing a zone change/development agreement process?
2. What issues would the Council like the applicant to address in the process?
3. Is Council comfortable with the proposed density and the location its proposed in?
4. Are there considerations the Council would seek in a development agreement, due to the proposed density, such as additional affordable housing requirements?

RECOMMENDATION

Staff is seeking feedback on a potential application for a zone change/development agreement. Staff recommends the development include key affordable housing objectives, the developer consider state financing tools, and the concept be refined by the developer during the rezone process to include buffering of the development along the southern and western boundaries with fencing, berms, landscaping and architectural treatments.

BACKGROUND

The property contains 3.19 acres. Currently, the property is located within the R-2 Residential Zone, which permits detached single family dwellings on lots sized 8,000 square feet and 80 feet wide, which would likely permit up to 6 homes. The concept proposes 40 townhomes, at a density of 12.5 dwelling units per acre.

The market price for the homes is anticipated to sell around \$550,000, hitting 120% AMI. The petitioner is proposing 5 of the units be affordable to those earning 80% of AMI, with the 2 bedroom unit selling at \$470,000 and the 3 bedroom unit selling at \$485,000. These 5 units will be deed restricted.

The General Plan identifies the area as MDR, Medium Density Residential, primarily with single-family residential uses at 3 to 6 units per acre. The Moderate Income Housing Element of the General Plan also recommends the City: 1) consider areas for mixed-use housing and mixed housing types, especially adjacent to the downtown and in emerging centers; and 2) create a mixed housing type cluster subdivision ordinance.

DISCUSSION

The proposed rezone would entail the R-3 Residential Zone and the Clustered Open Space Zone (COSZ). The COSZ Zone was adopted in 2007 to accommodate the Ranch Landing Community at 1200 South and 500 East. It was also used to accommodate the Villages on 12th Community at 700 East 1200 South, the Parkview Place Community at 1200 West 850 South and Kimball Villas at 700 South 1200 West. The COSZ requires, in summary, a 10 acre minimum project size, 12 units per acre max, a 30 foot perimeter setback and 42 foot height limit. It permits uses such as single family, townhomes, apartments and condominiums. This particular project would need a development agreement to address the particulars of this property, such as being smaller than 10 acres, slightly more than 12 units per acre, a perimeter setback of 20 feet instead of 30 feet and an affordable housing agreement.

The property is centrally located to the downtown, in a location conducive to affordable housing. Given the need for a zone change, there is an opportunity for the City to negotiate with the developer for needed affordable housing. There are financing tools the state has to offer that could help offset development costs. Questions to consider include: how much of the development should be affordable and to what level should the affordability entail?

The property is in a state of disrepair and needs to be redeveloped. A future trail is planned through the property along the canal, connecting to Center Street.

There is an opportunity for the placement of a pocket park, either private or public, on the east side of the canal. Would Council prefer to see a public or private park? Note, the park is not designated upon the City's Capital Facilities Plan as public, so impact fees are not collected for this park.

The property is surrounded by existing detached single family dwellings. Given the need for a zone change, there will be a public hearing with the Planning Commission and an opportunity for neighbors to be involved in a public process.

FISCAL IMPACT

N/A

CONCLUSION

A zone change on the property has the potential to assist in providing affordable housing, open space, trail connectivity and redevelopment of dilapidated property.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

No motion is necessary. The petitioner is looking for informal feedback from Council before making application to the Planning Commission for a zone change.

ACCOUNTABILITY

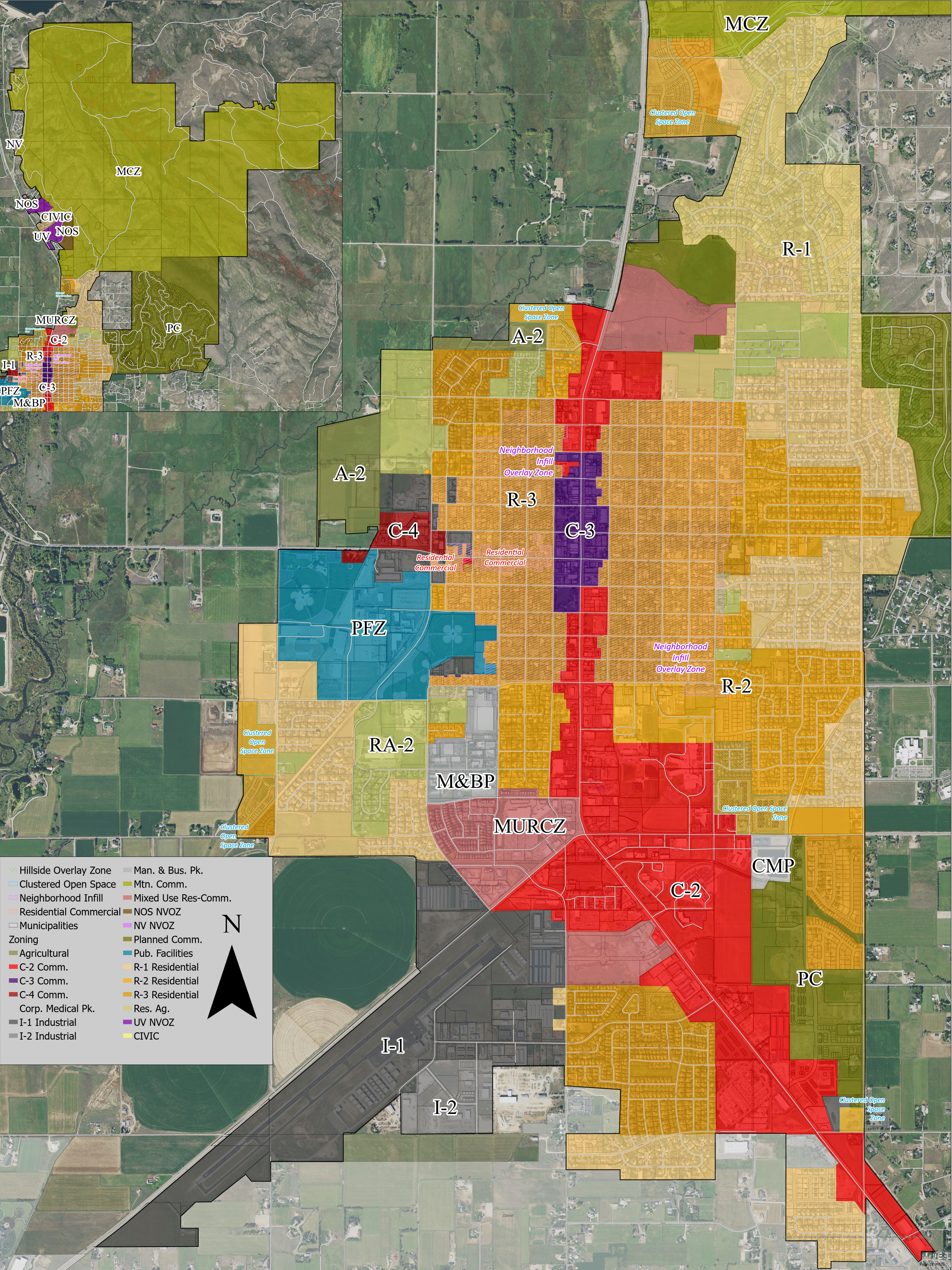
Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. 844 East Center Vicinity Map
2. Zoning Map
3. Garbett City Council Presentation_10-11-25
4. COSZ Zone
5. R-2 Zone Concept
6. Housing-Financing-Tools-2024-Comparison-Chart-June-2024
7. 2023 General Plan Update 101224 SMALL

“844 East Center, Heber City





Hillside Overlay Zone

Clusters Open Space

Neighborhood Infill

Residential Commercial

Municipalities

Zoning

Agricultural

C-2 Comm.

C-3 Comm.

C-4 Comm.

Corp. Medical Pk.

I-1 Industrial

I-2 Industrial

Man. & Bus. Pk.

Mtn. Comm.

Mixed Use Res-Comm.

NOS NVOZ

NV NVOZ

Planned Comm.

Pub. Facilities

R-1 Residential

R-2 Residential

R-3 Residential

Res. Ag.

UV NVOZ

CIVIC

N

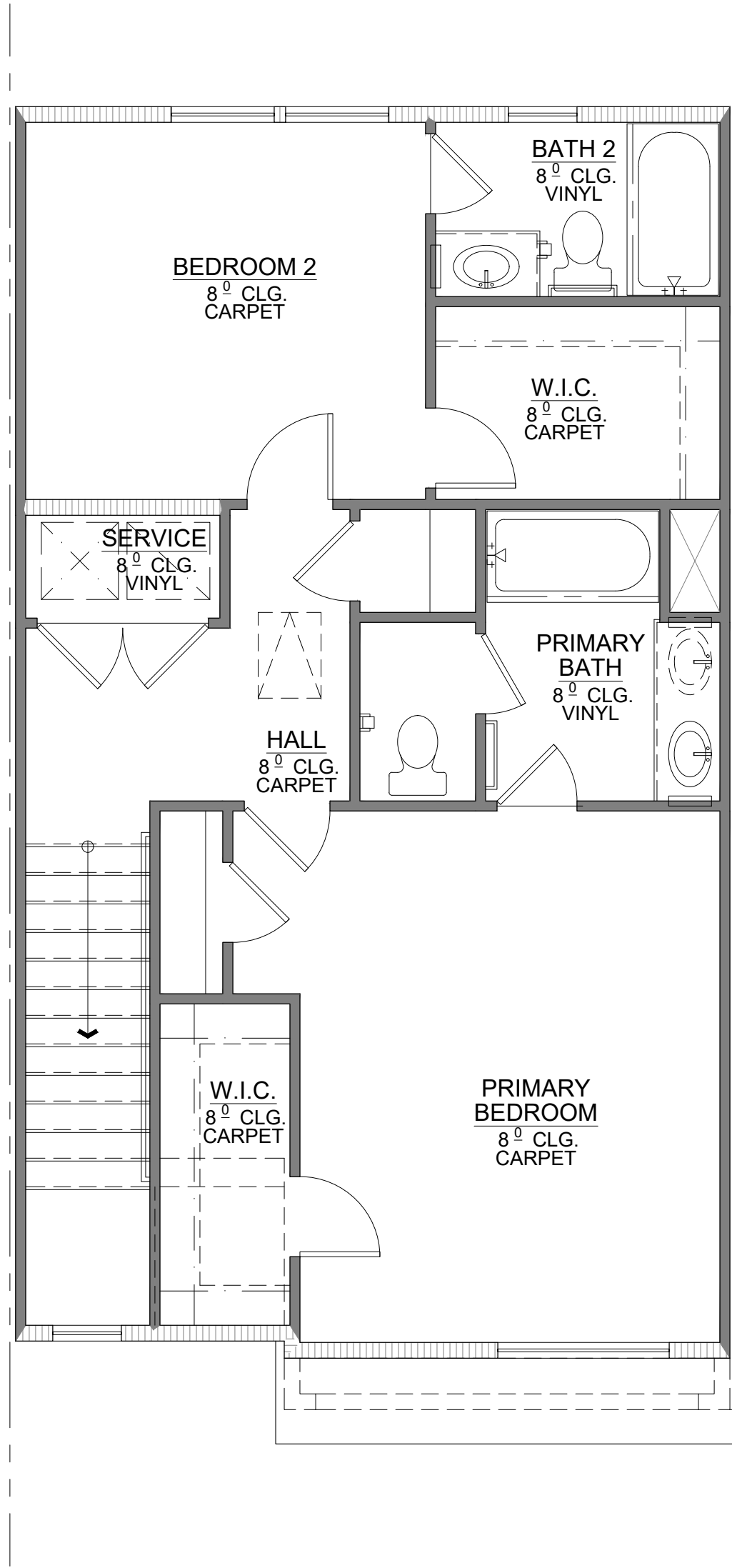
City of Charlotte, Department of Planning, Planning and Research Division, 1000 North Tryon Street, Suite 1000, Charlotte, NC 28206



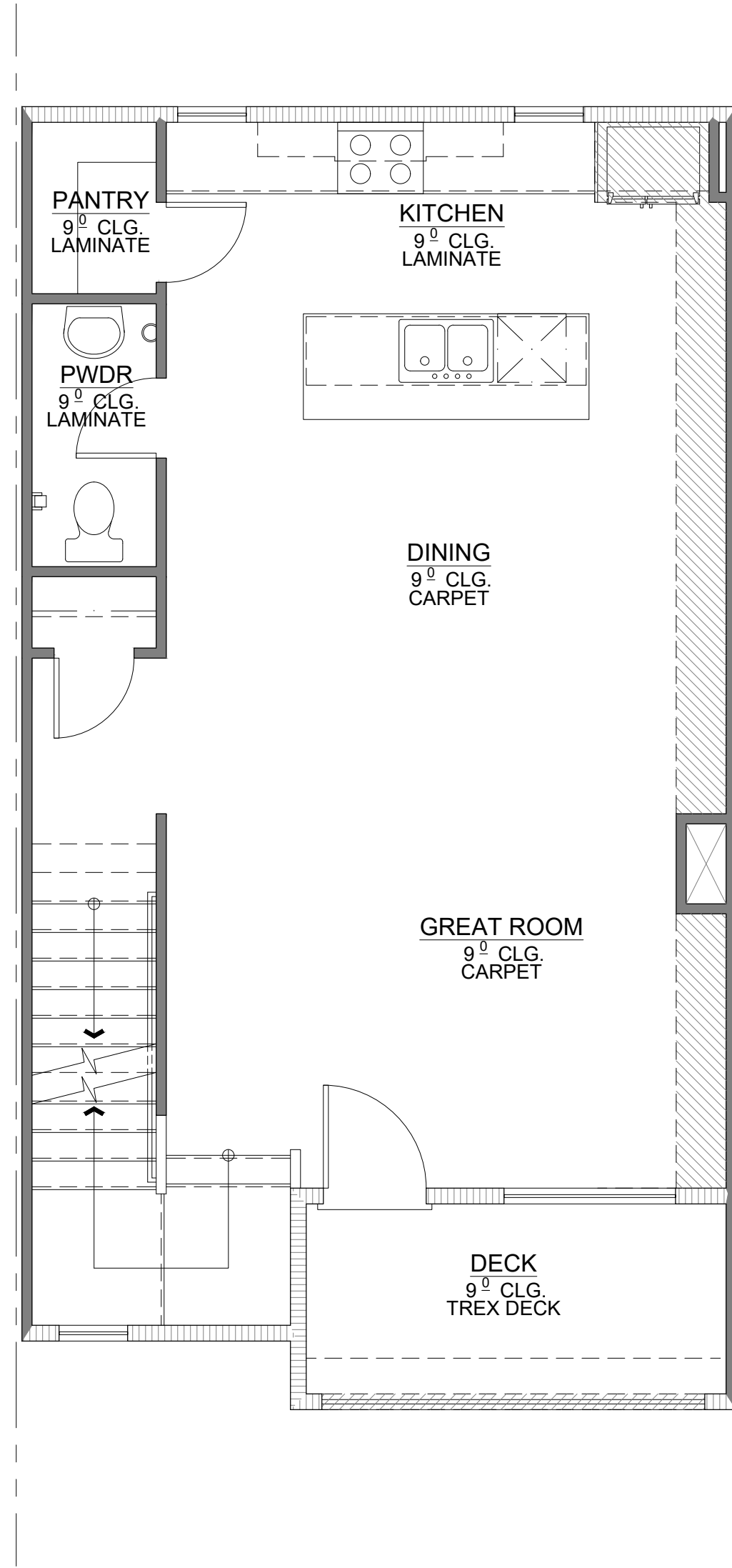
Site Info						
City:	Heber City, UT					
County:	Wasatch					
Zoning:	TBD					
Site Summary						
Gross Area	3.19 ac					
Units	40 du					
Density	12.5 du/ ac					
Unit Mix						
Type	Description	Garage	Gross SF	Count	SF total	Mix
Plan 1 - Hirst	3-Story/ 2 bd/ 2.5 ba	2-Car SXS	1,687	14	23,618	35%
Plan 2 - Caro	3-Story/ 3 bd/ 2.5 ba	2-Car SXS	1,766	26	45,916	65%
Total				40	69,534	100%
Parking Provided						
Garage	80					
Guest	15					
Total	95 Spaces		2.38 spaces / du			



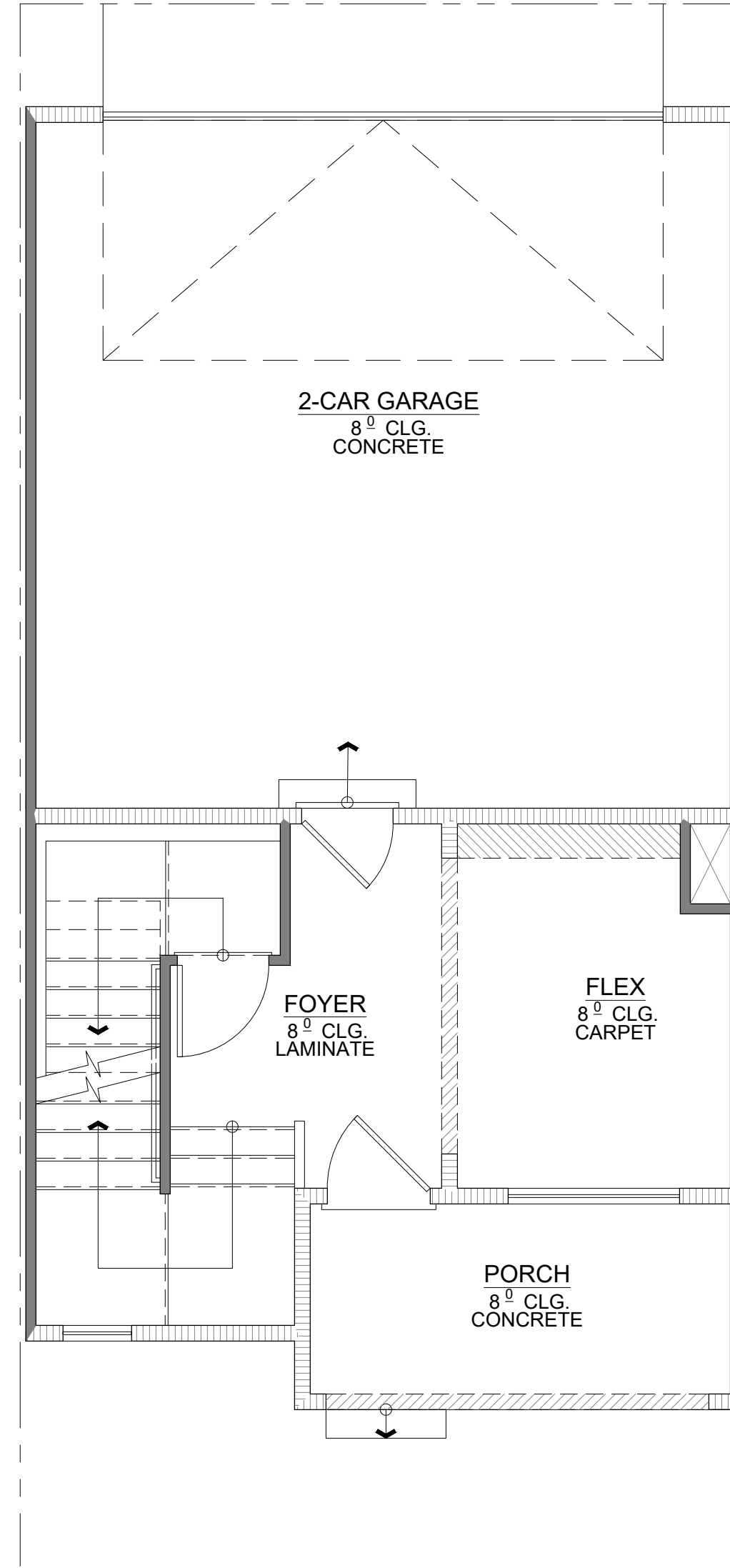




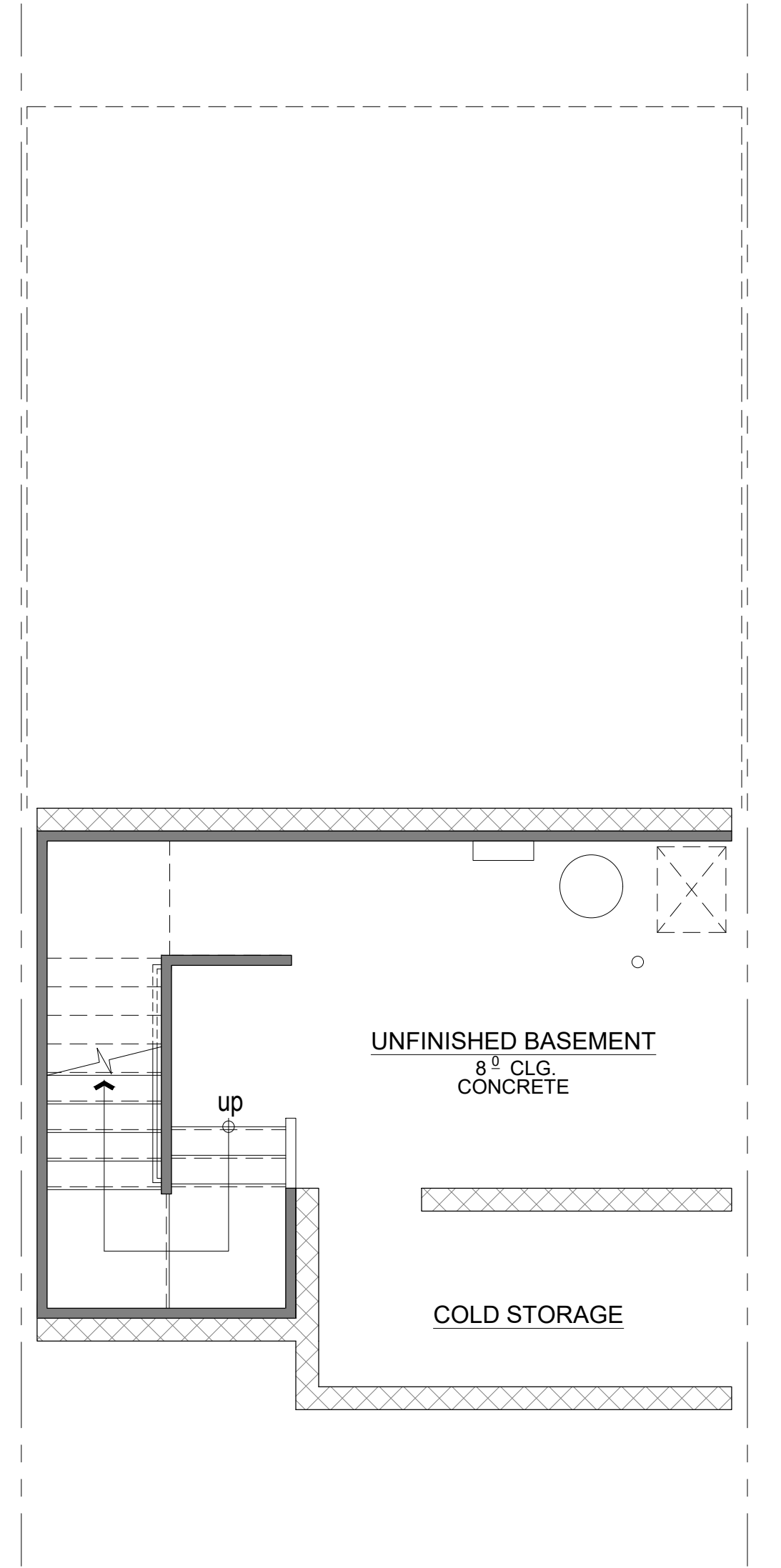
UNIT 1 FLOOR PLAN - LEVEL 3



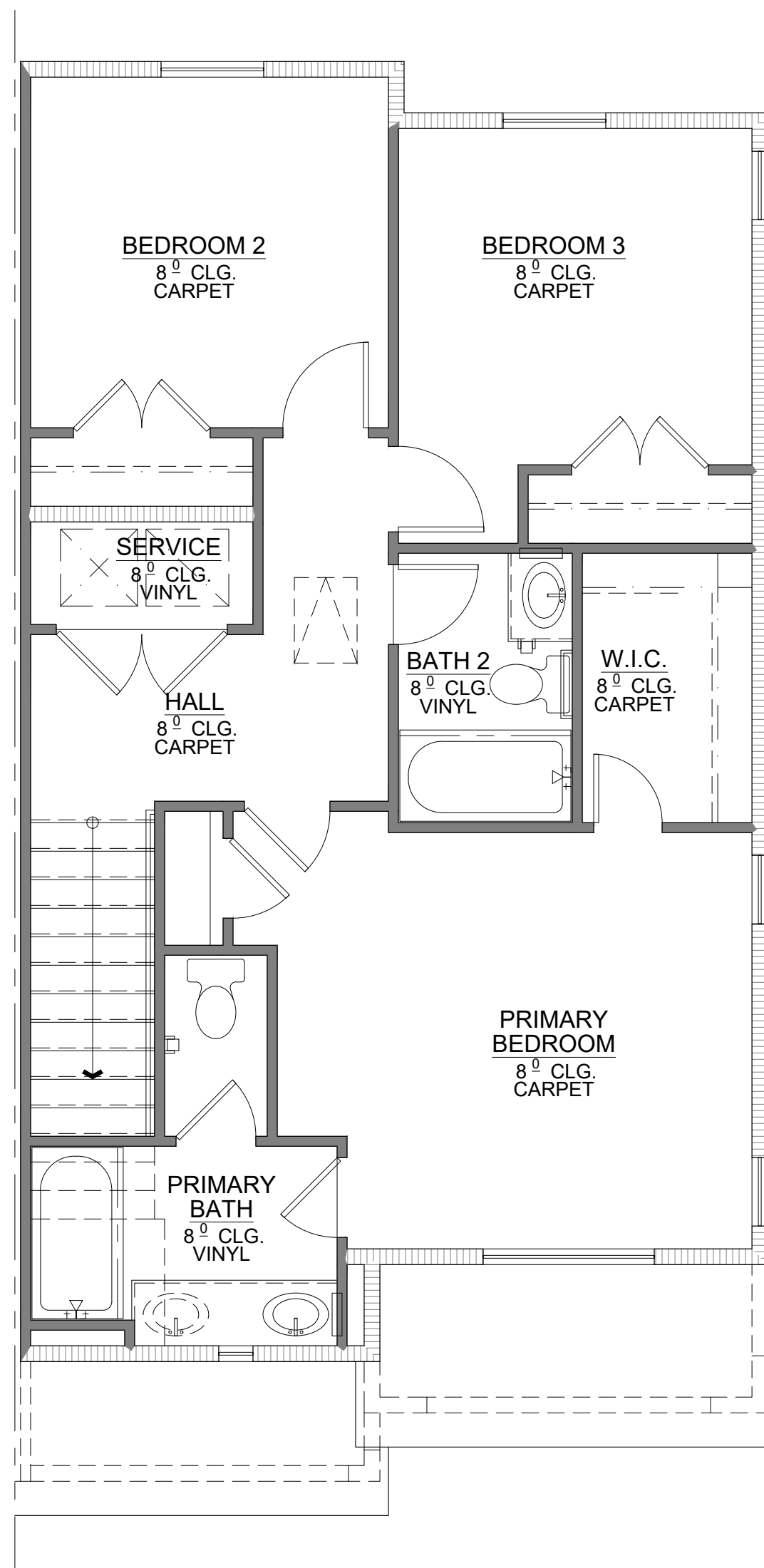
UNIT 1 FLOOR PLAN - LEVEL 2



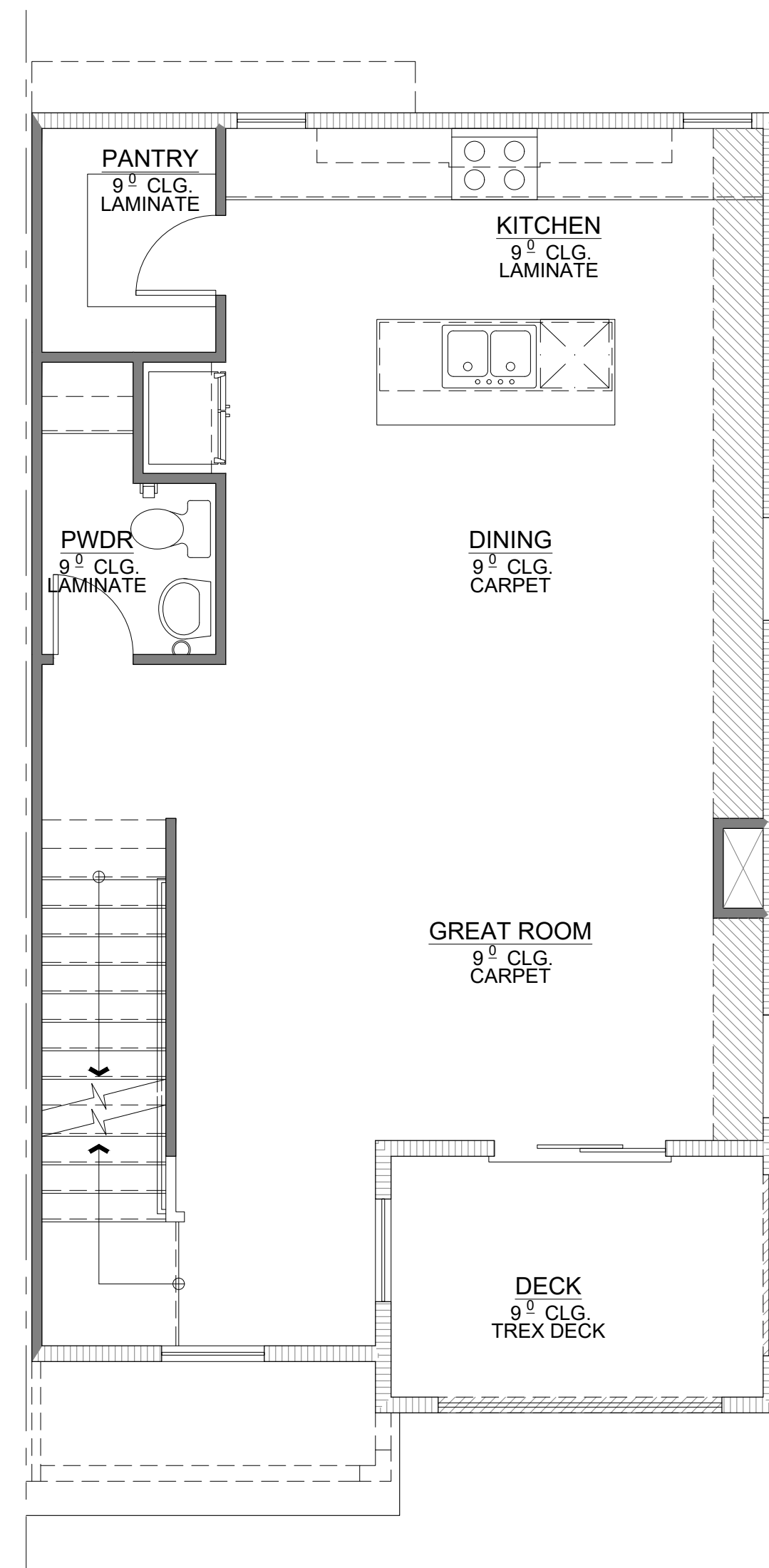
UNIT 1 FLOOR PLAN - LEVEL 1



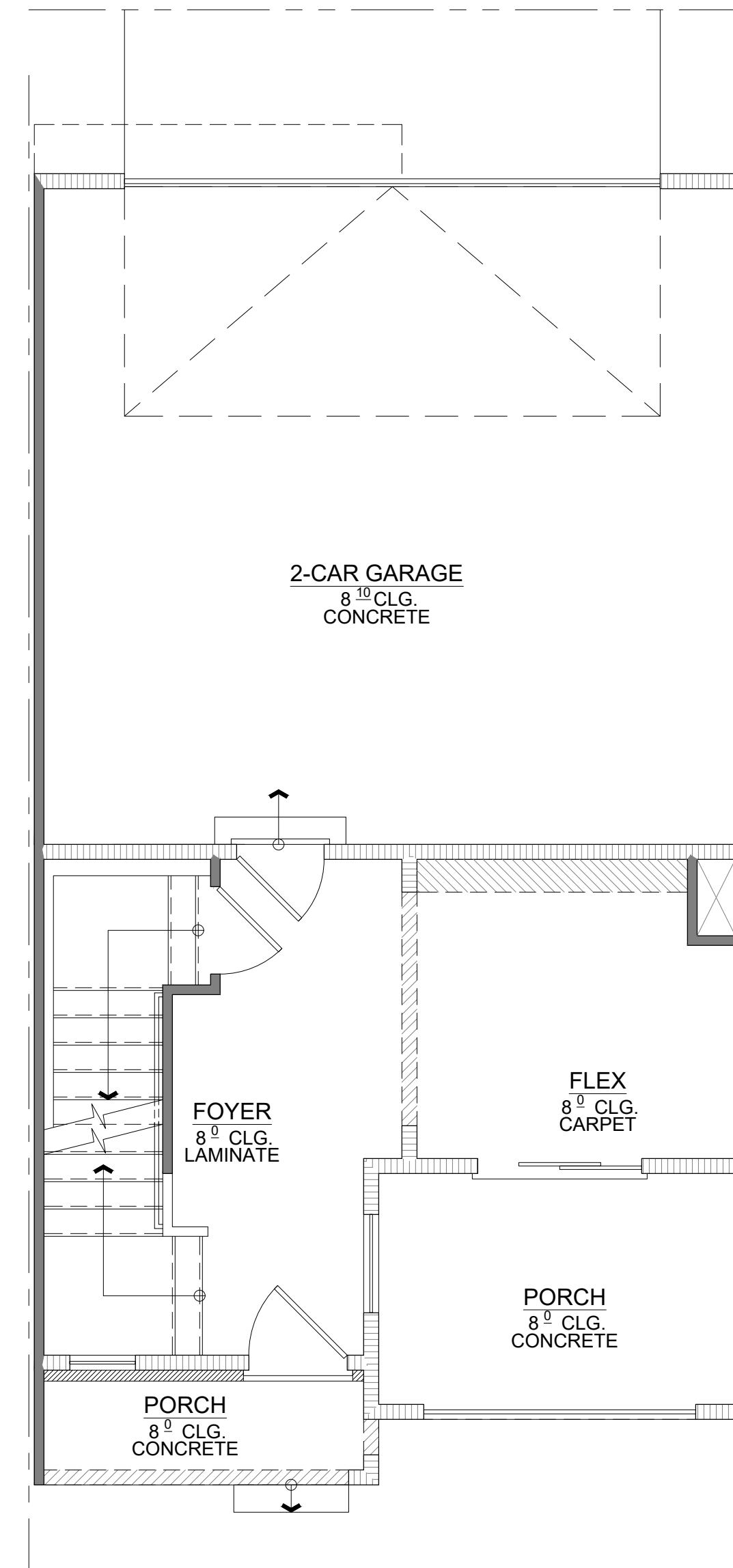
UNIT 1 FLOOR PLAN - BASEMENT



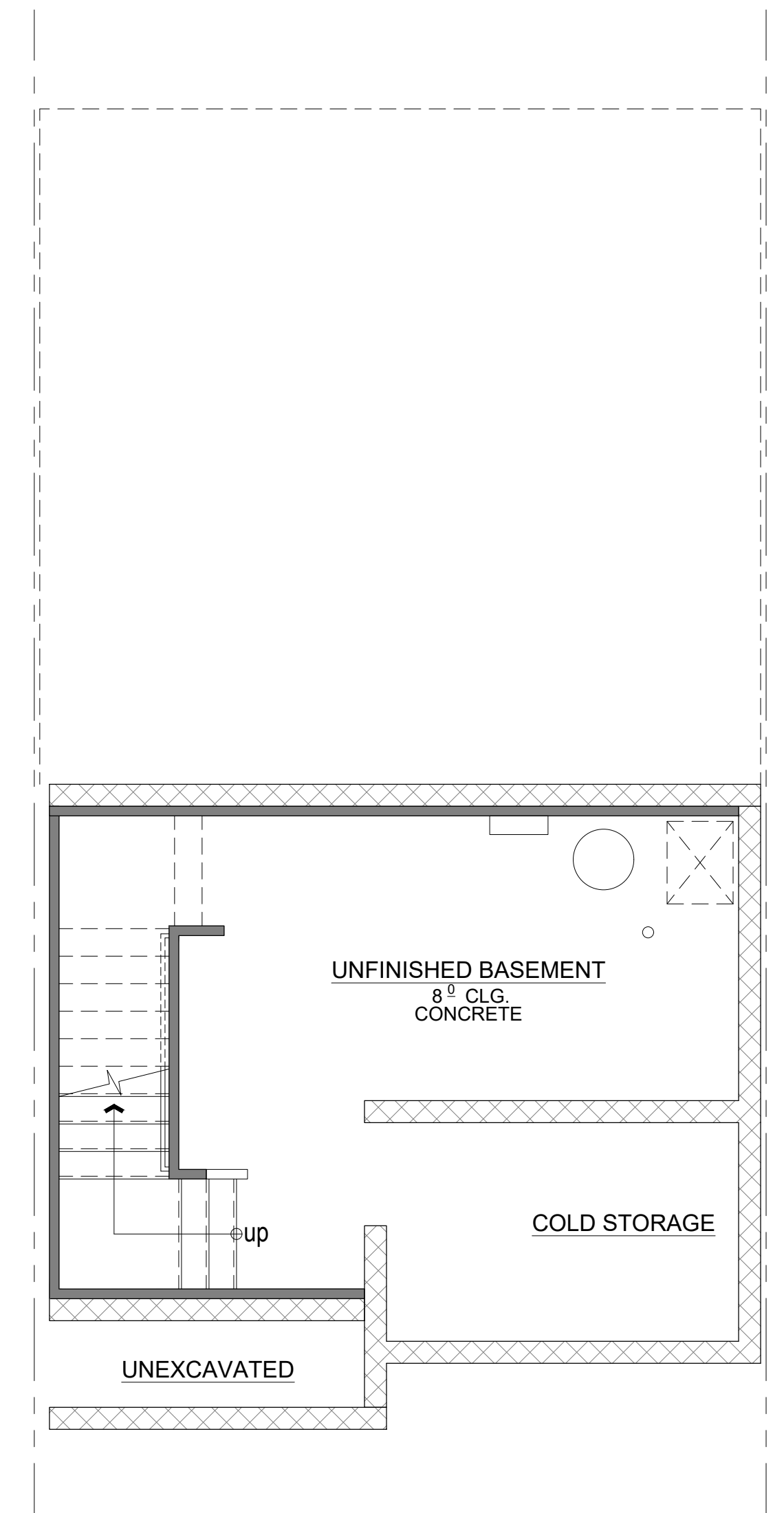
UNIT 2 FLOOR PLAN - LEVEL 3



UNIT 2 FLOOR PLAN - LEVEL 2



UNIT 2 FLOOR PLAN - LEVEL 1



UNIT 2 FLOOR PLAN - BASEMENT





END OF
TRAIL
NO PUBLIC
ACCESS

NO TRAIL CROSSING







Green Guide

High Performance

Green Homes



Tight Building Envelope

Controlling air flow, thermal flow and moisture flow using advanced framing techniques, sophisticated insulation, air sealing tight ducts and air barriers to prevent air leakage and keep your utility bills as low as possible.



Materials & Waste Management

Engineered framing members, precut floor joists and prebuilt bio-engineered trusses use less resources while being stronger than traditional materials. All construction wood waste is 100% recycled.



Energy Efficient Lighting

Light-emitting diode (LED) lighting uses 10 times less energy, emits less heat and last 10 times longer than traditional light bulbs. For an average yearly saving of \$500.



Water Conservation

Using less water for everyday uses: Low-flow faucets saves more of this precious resource and help to keep your costs low. Garbett also has begun making all standard landscaping grassless, but don't worry, no cold zeroscaping here.



Hight Efficiency Comfort

Every Garbett Home comes with a professionally installed 16 SEER Heat Pump. Providing all electric, zero emissions, heating and cooling it works as both furnace and high-efficiency AC system

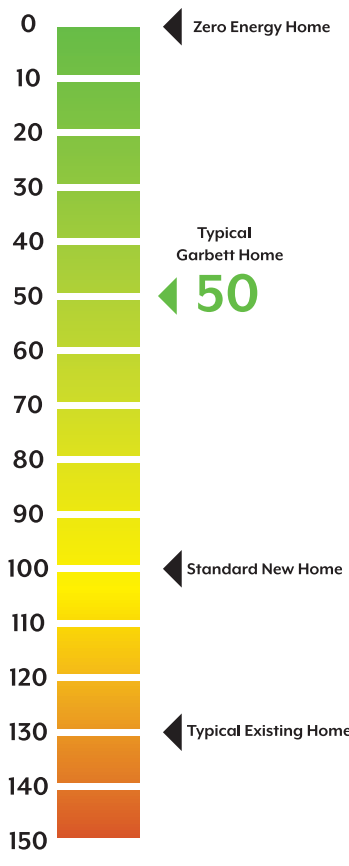
The Lower The HERS® Score The Better

The National Home Energy Rating System (HERS®) is an accurate measurement of a home's energy efficiency. It's the MPG for your home, a way to tell how many "miles" you're getting on your utility bills. The HERS® score also allows buyers to compare potential energy savings when considering the purchase of a home.

With home energy costs climbing, it only makes sense to find out how energy efficient a home really is, after all you wouldn't buy a new car without knowing it's Miles Per Gallon rating. The U.S. Department of Energy estimates that houses built in line with today's energy code use 30% less energy than older homes. Garbett Homes is building homes that use up to 70% less energy than existing homes.

The HERS® rating system is administered and controlled by the Residential Energy Service Network. Our homes are independently rated and certified by a 3rd party.

The higher the score the more energy is used/wasted in the home and the higher the utility bills. The lower the score the more energy efficient the home is, and the less the homeowner pays in utility costs.



Advanced Insulation

Enjoy the Clean Air

Your Garbett home is equipped with an advanced air exchanger that completely replaces all the indoor air with filtered outside air, helping to keep your home and family healthy. The system uses advanced Energy Recovery Ventilation (ERV) technology to precondition the incoming outdoor air. The system precools the air in the warmer seasons and preheats the air in the cooler seasons. The benefit of using energy recovery technology is the ability to improve indoor air quality and reduce the energy used by your heating and cooling equipment. This technology has demonstrated an effective means of reducing your energy costs by reducing your home's heating and cooling loads.

Low-E High Performance Windows

Your Garbett home comes with Low-Emittance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.

Programmable Thermostats

A programmable thermostat allows you to adjust the temperature of your home to be as efficient as possible, whether you're at home or away. All Garbett homes are equipped with programmable thermostats as a standard feature.

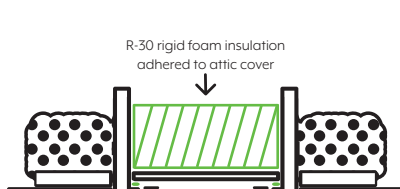
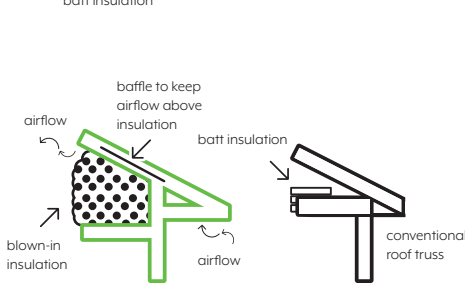
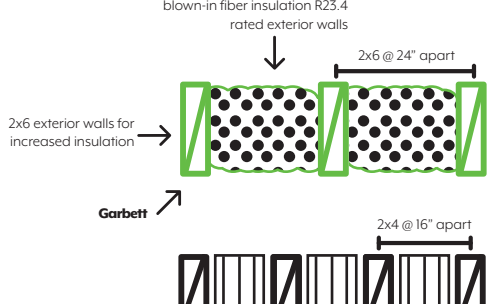
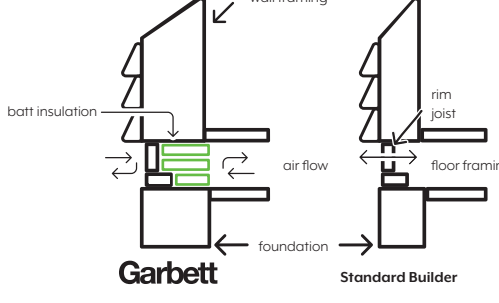
Air Duct Sealing

All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond

High-Efficiency Comfort & Smart Water *

Every Garbett Home comes with a professionally installed 16 SEER Heat Pump. Providing all electric, zero emissions, heating and cooling it works as both furnace and high-efficiency AC system. We also utilize hybrid electric heat pump 50 gallon water heaters, also zero emissions, that are 4X more efficient than a standard electric tank. Built-in smart technology allows you to control your water settings right from your phone.

*Garbett Homes is currently at the beginning of implementing higher standards of Green building. What you see may not perfectly reflect what is standard in an individual community, speak with a sales associate to learn more.



Smarter Strategies

Rim Joist Sealing

The rim joist can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical work. Garbett Homes uses batt insulation to air-seal and insulate the rim joist.

2"x6" Walls & 24" on Center Advanced Framing

By using 2" x 6" exterior walls instead of conventional 2" x 4" walls, and spacing studs 24" on center (instead of the standard 16" apart) we're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations, we're able to include more insulation and give you a higher performing home.

Blown-In Fiber

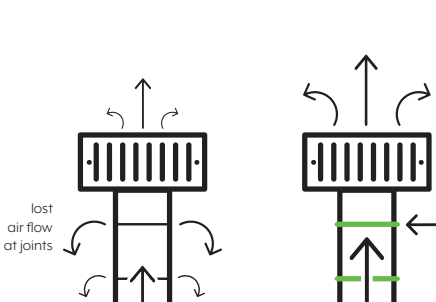
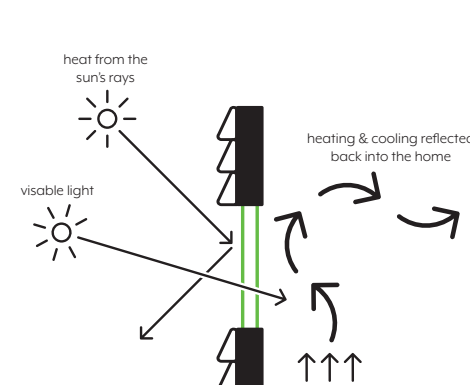
We use blown-in fiberglass insulation in all exterior walls to achieve an R-24 thermal rating (standard is R-19). We use blown-in insulation in our ceilings to achieve a true R-49 thermal rating. Blown-in fiberglass has many advantages: It is resilient, non-flammable, non-settling, eco-friendly (60% recycled glass & sand), non-absorbent, pest-resistant, and time-tested. And let's not forget that blown-in fiber fills ALL voids & gaps, creating a tighter seal and allowing a higher R-value per inch than standard insulation.

Raised Heel Roof Truss

Raised heel roof trusses offer the most energy-efficient roof framing. Getting full insulation coverage over the entire ceiling is difficult when ceiling trusses are not designed to allow the insulation to maintain its desired thickness all the way to the wall. Conventional roof truss assembly (insulated with standard batts) does not allow adequate ceiling insulation and the air passing through the vents is restricted. The Garbett raised heel system uses baffles to allow adequate air flow above the insulation. Blow-in fiber is used to insulate the ceiling to air-seal the raised heel, achieving a true and consistent R-60 thermal rating.

Attic Access Insulation

Attic access openings in ceilings severely compromise the thermal envelope. The Garbett system adheres layers of rigid foam insulation to the attic access cover to ensure the true thermal rating is maintained throughout the ceiling. Additionally we line the seam with a foam gasket to prevent any further loss of heat.



innovation
smarter homes

Our homes use advanced framing techniques to control moisture, thermal, and air flow creating an envelope tight seal.



design
slicker homes

Our award winning past has driven us to push the boundaries of what is possible in a home with design and building materials.



health
better homes

Our envelope tight seal helps keep impurities out of your home. Keeping you and yours healthy.



comfort
cozier homes

Our insulation strategies keep your home at a steady temperature to keep you comfortable everyday of the year.



energy
greener homes

Our homes not only help conserve Utah's precious resources they help you to conserve more of your hard earned cash.



Landscape for where you live.

An
Introductory
Guide

to an innovative,
practical landscape
designed for Utah.



Localscapes.com

Free resources & training for Utah homeowners.



Why Localscapes®?

Utah is different—Our weather, precipitation, climate, and even culture are unique from other parts of the country. So it only makes sense that in order to grow right, our landscapes need to be different too. That is why Localscapes® came about—a landscaping approach to help Utah homeowners “localize” their yards and create outdoor spaces that work in harmony with our diverse climates.

Throughout most of Utah, we have fierce winters, hot and dry summers, and sometimes salty secondary water. Localscapes consider each of these factors, plus other unique Utah challenges, in the way it approaches landscaping for Utah—and a Localscape is totally customizable to meet your needs.

The premise is straight-forward: following five simple steps, you can have a landscape that works for you . . . and thrives anywhere in Utah.

Before

Typical Utah
Landscape



A Utah
Localscape

After



Because Localscapes are designed with Utah in mind, they not only improve the curb appeal of your home, but also increase the functionality of your yard, simplify your irrigation, use water efficiently, and requires less maintenance. Localscapes are **landscapes for Utah.**

• Designed
for Utah

• Better
functionality

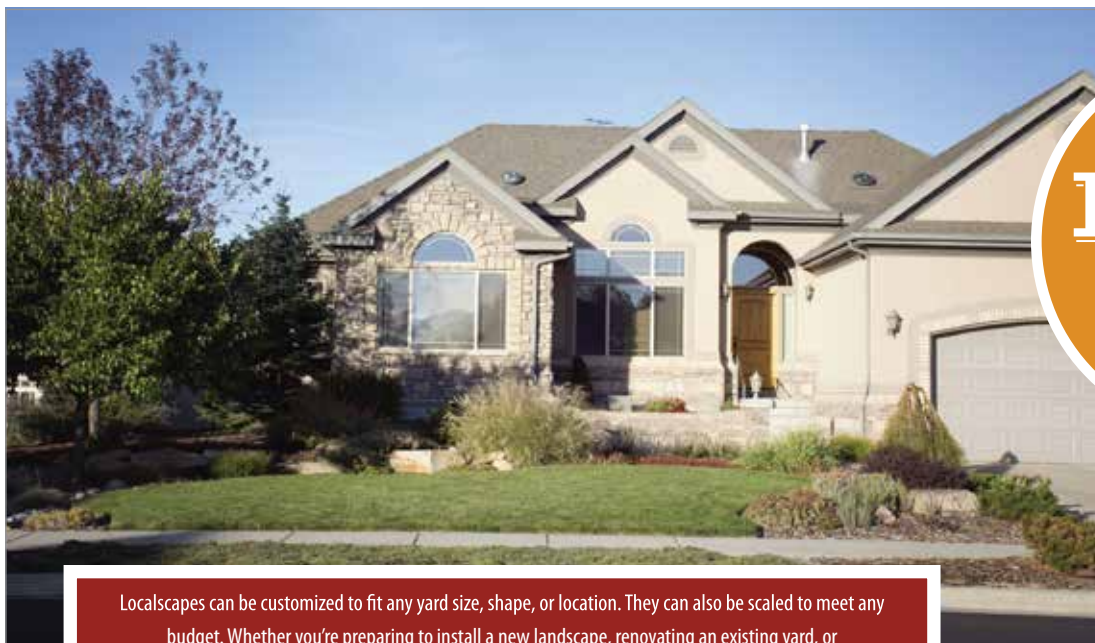
• Less
maintenance

• Enhanced
curb appeal

• Lower
water bill

• Simpler
irrigation

• Phased
installation



FAQS

about localizing
your landscape.

Localscapes can be customized to fit any yard size, shape, or location. They can also be scaled to meet any budget. Whether you're preparing to install a new landscape, renovating an existing yard, or **just focusing on one project at a time,** Localscapes makes it possible for even those without professional training to create a design that is both attractive and functional.

Localscapes is a moderate approach to landscaping that works for Utah.

Localscapes®

Lawn-Dominant



Xeriscape



Is a Localscape expensive?

What it costs is up to you. Localscapes can be scaled to meet any budget. If you want everything a Localscape has to offer but simply can't afford it, try installing one segment at a time. An easy way to start is in the park strip or side yard.

What if I like lawn?

Hey, we like lawn too! Lawn has a place in Localscapes, and in fact, becomes center stage. Now you can enjoy every square inch of your lawn—and your Saturdays too! Less mowing and edging each week leave you with more time to enjoy your yard.

Can I eliminate all lawn?

Yes. And it will still look amazing following our guide of design principles. If you want to go without lawn, use concrete, flagstone, gravel, etc. Consider adding an activity zone or gathering area instead. Your maintenance and water use will be even less.

Is it pet friendly? Of course. Pets will love the more diverse feel of your landscape. You can even create a pet activity zone, like a dog run, so your pet can have its own space outside.

How can it be lower maintenance if there are more planting beds and gathering areas?

Surprising as it seems, grass requires more maintenance than properly-planned and installed planter beds. And gathering areas require virtually no maintenance. Localscapes are lower maintenance by design: mulch and drip irrigation deter weeds, and weekly mowing is much faster. Weeding is typically once a month or less, instead of every week—but only if you follow the prescribed Localscapes weed control recipe. Find it at Localscapes.com.

What if I need help with my Localscape? You don't have to figure out what to do by yourself! You can find sample designs, classes, and tips to get you started at Localscapes.com.

Can my existing landscape be converted to a Localscape without redoing everything?

Yep, just follow the Localscapes installation process in reverse. You can even do it a little at a time.

What if I want something different in my Localscape?

Localscapes are completely customizable. These guidelines provide a process to help you design and customize your landscape to suit your taste while still reaping all the benefits.

5 elements of a Localscape®

1

Central Open Shape

Back Yard



A central open shape creates a focal point that makes your landscape appear organized and well maintained. Without it, landscapes can seem chaotic or disorganized. On the flip side, if all you have in your landscape is grass or gravel, there's very little interest.

In Utah, we rely on sprinkler systems because we don't get much rain during the growing season. Keeping lawn in a central open shape allows your sprinklers to work efficiently, and doesn't force them to water oddly-shaped or positioned lawn areas. Lawn is best used on a flat surface—plant slopes with flowers and shrubs. With this design, all of your lawn is available for recreational use with only a single edge to trim and maintain. As a general rule, keep lawn out of park strips and side yards unless they are large enough to create a central open shape and are wider than 8 feet.

Your central open shape can be made of other materials like gravel, pavement, pavers, ground cover, or any low-lying, relatively flat material—especially if you want something even more water thrifty. In a lawnless landscape, gathering areas and activity zones, like a seating area or courtyard, can also function as the central open shape.

5

2

Gathering Areas



Gathering areas are fun spots in your landscape where you can gather with family and friends or sit by yourself for some quiet time. They can be any size or shape, and are a great reason to get out and enjoy your yard. Always wanted a fire pit? Design it in. Want a sun deck, even if there's no pool? Ok! Think gazebos, sitting areas, etc. Think they're not for you? You'll be surprised how easy it is to incorporate one or many into a Localscape, and how much aesthetic value they add to your landscape. Plus, because gathering areas have no lawn or plants, they require no water and virtually no maintenance.

3

Activity Zones



Whether you're a retiree wanting to spend more time gardening, someone who enjoys hosting get-togethers, or someone with a young family, a Localscape can accommodate your situation. Activity zones are spaces to recreate, and are as customizable as you are unique. They can range from playsets to vegetable gardens, horseshoe pits, sheds, sport courts, hot tubs, pools or trampolines—whatever your imagination and budget allow. And they all increase yard function while decreasing yard work. (No grass in activity zones, please—you'll thank us later when you don't have to mow around swings and trampolines.)

6

4

Paths



Think connectors. Now that you have all of these great ways to enjoy your yard, paths help you connect and explore your outdoor space. Using appropriate materials will reduce maintenance and give you plenty of options for traversing your yard.

Great options for paths include: stone, pavers, flagstone, or other textured surfaces. The one material paths should never be made of is grass. Narrow lawn strips are difficult to irrigate and require a lot of work to keep them contained. In contrast, paths can save you time and entice you and your family to enjoy yard areas you used to ignore.

5

Planting Beds



The final element of a Localscape is the planting beds. They fill in the areas after you plan your central open shape, gathering areas, activity zones, and paths. There are three important things you need to know about the plants you'll use:

1) Selection

For a Localscape, choose Utah-friendly plants. Plants that do well here tolerate temperature extremes, use minimal water, and will grow well in the plant "zone" where you live (check with your nursery for what hardiness zone you live in). Choosing the right plants means you'll save money and time because Utah-friendly plants will survive and thrive in your yard for 15, 20, 25 years!

2) Placement

Proper placement of plants in a Localscape provides shade, privacy, beauty, and efficiency. For example, grouping plants with similar water needs will optimize your water use. Planting trees strategically will shade your home in summer, reducing your cooling needs. Strategic plantings can also hide meter boxes, electrical boxes, or other unsightly elements in your yard. And because plants and grass areas are always separated in a Localscape, maintenance is decreased.

3) Irrigation

Irrigation in a Localscape is just as important as the plants you choose and it's all about efficiency. The trick is to use drip irrigation in all planting beds, which gives each plant exactly the water it needs. Like a few thirstier plants? Group them together and water them appropriately and you'll still save significant amounts of water. Top everything off with 3 to 4 inches of mulch and you'll use less water, cultivate fewer weeds, and add a pretty "finish" to your planting beds.

Planting Beds cont'd.

Front Yard

1 Central Open Shape

A single open shape is created. May be lawn, groundcover or open gravel area.

Gathering Areas 2

"Hardscape" elements including: patios, seating areas, courtyards, and decks,

3 Activity Zones

These are dedicated use zones without lawn surfacing for activities, which are not as common in the front yard. The only example shown here is the shed in the side yard.

Paths 4

Connect the previous elements with pathways. Paths are never made from lawn but can be concrete, pavers, stone, compacted mulch.

5 Planting Beds

The remaining spaces become the planting beds. Always water planting beds with drip irrigation and cover with 3-4" of mulch for maximum weed reduction.

5 step summary

8

7



How
do I get
started?

Visit
Localscapes.com

for information about



Featuring hands-on classes where you'll learn how to proceed in your yard, step by step.

or to download **FREE** landscape designs and planting ideas.

Not ready for an entire makeover?

If you like the idea but aren't ready to makeover your entire yard, no problem! Localizing your yard can be accomplished in stages, as time and budget permit. Easy places to try it out are in your park strip, side yard, or by trying the "central open shape" idea with your lawn.

Flip Your Strip



Side Yard Swap



Shape the Lawn



Park Strips are a great place to start!

Check with your city and/or Homeowners Association for any codes or regulations before making changes to your park strip.

Irrigate park strips with drip systems rather than overhead spray to reduce weeds and water use.

Create pathways through the park strip to allow guests parked in front of your home to easily access the sidewalk.

Any plants in a park strip should be no more than 2-3 feet tall. Taller plants block views and impede safety, and can interfere with city maintenance.

Mulch used in park strips should be a heavy material, like gravel, so it doesn't drift into street drains.

To increase curb appeal, plant density should be at least 60 percent at maturity, not including tree canopies.

FREE pre-designed park strip plans are available for download at Localscapes.com

Localscapes Exhibit Park Strip

Full Sun
Perennial Design

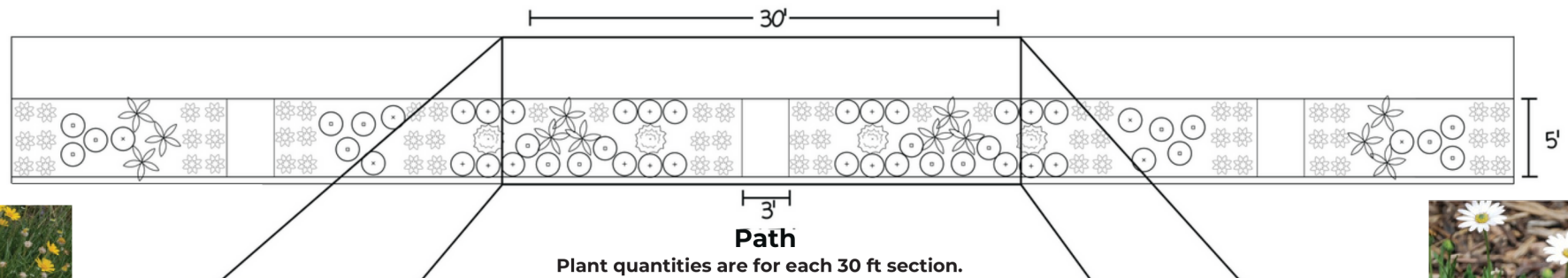
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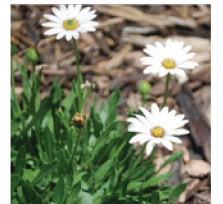
Utah
Park Strip
Design Plan

Local
scapes®

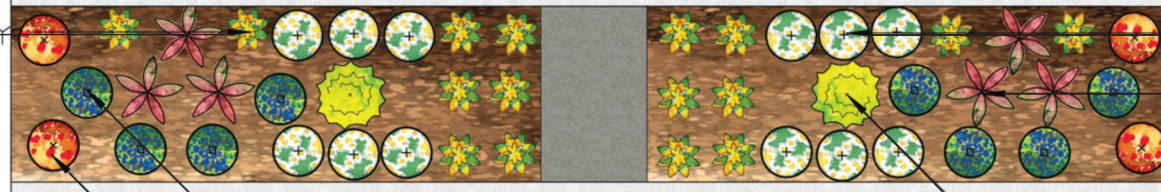
Localscapes.com



Sol Dancer Daisy



Avalanche White Sun Daisy



Autumn Joy Stonecrop

Little Trudy Catmint

Mountain Flame Fire Chalice

Carsten's Wintergold Mugo Pine



Qty	Botanical Name	Common Name
Perennials and Annuals		
8		
12		
16		
4		
Conifers		
2		
Succulents		
6		

	Annual Income	Utilities (mthly)	Services (mthly)	HOA (mthly)	Property Taxes (mthly)	PID mthly	Interest Rate	Loan Term (yrs)	Down Payment %	Max Housing Budget (after ALL fees)	Max Loan Amount	Max Purchase Price
120%	\$147,360	\$237	\$0	\$200.00	\$335.00	\$0	6.25%	30	5%	\$2,912	\$472,944.40	\$497,836.21
100%	\$122,800	\$237	\$0	\$200.00	\$260.00	\$0	6.25%	30	5%	\$2,373	\$385,404.21	\$405,688.64
80%	\$98,240	\$237	\$0	\$200.00	\$225.00	\$0	6.25%	30	5%	\$1,794	\$291,367.53	\$306,702.66
60%	\$73,680	\$237	\$0	\$200.00	\$160.00	\$0	6.25%	30	5%	\$1,245	\$202,203.22	\$212,845.49

AMI % (4)	Annual Income	Utilities (mthly)	Services (mthly)	HOA (mthly)	Property Taxes (mthly)	PID mthly	Interest Rate	Loan Term (yrs)	Down Payment %	Max Housing Budget (after ALL fees)	Max Loan Amount	Max Purchase Price
120%	\$163,680	\$301	\$0	\$200.00	\$385.00	\$0	6.25%	30	5%	\$3,206	\$520,693.59	\$548,098.52
100%	\$136,400	\$301	\$0	\$200.00	\$300.00	\$0	6.25%	30	5%	\$2,609	\$423,733.49	\$446,035.26
80%	\$109,120	\$301	\$0	\$200.00	\$245.00	\$0	6.25%	30	5%	\$1,982	\$321,901.03	\$338,843.19
60%	\$81,840	\$301	\$0	\$200.00	\$185.00	\$0	6.25%	30	5%	\$1,360	\$220,880.62	\$232,505.92

Purposed 80% AMI

We Purpose 3 Three-bedroom units at 80% AMI: \$338,843

We Purpose 2 Two-bedroom units at 80% AMI: \$306,702

Purposed Estimated Base Pricing

Two-Bedroom: ~\$470,000

Three-Bedroom: ~\$485,000

18.22 Clustered Open Space Zone (COSZ)

18.22.005 Preamble

18.22.010 COSZ Definition

18.22.020 Purpose

18.22.030 Definitions

18.22.040 Approval Process

18.22.050 Project Density

18.22.060 Permitted Uses

18.22.070 Standards And Requirements

18.22.080 Exceptions To COSZ Standards For Highway Bypass Right Of Way

18.22.090 Senior Housing

18.22.005 Preamble

The intent of this section is to provide regulations that will further the objectives of the General Plan relating to residential developments. It is the intent to achieve an excellent balance between open space and clustering of buildings, harmony between new development and the surrounding area, longer life expectancy for buildings, superior maintenance and appearance of the landscaping and building and an overall project open space atmosphere that concurs with goals for a more attractive City. These regulations are intended to create residential development which offers a better living environment with open space, trails, amenities (with no fences) and maintenance of all the grounds which provides enhanced value to the surrounding community. Upon approval of a Clustered Open Space Zone (hereinafter referred to as an "COSZ"), the approved site plan shall then constitute the zoning restrictions and regulations of the zoning district as applied to the territory shown on the plan.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

18.22.010 COSZ Definition

The COSZ is an overlay Zone, which may upon petition, and review and approval of the City Council, come into existence to overlay a specific portion of an existing R-2 or R-3 zoned area.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

18.22.020 Purpose

It is the intention of this Section to require the developer to demonstrate by the materials and plans submitted for approval that the objectives and goals of the General Plan have been enhanced. If this cannot be shown, approval of the clustered open space plan allowed through the use of these regulations shall not be given.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

18.22.030 Definitions

1. Open Space shall mean "a parcel or area of land or water within a development essentially unimproved or set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space."

2. Common area shall mean “land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.”
3. Convenience center shall mean “a retail building with less than 2,000 square feet of gross floor area, developed primarily for the use of the residents of the COSZ development, but shall not include the sale of fuel.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

18.22.040 Approval Process

1. All developments within the COSZ shall be approved by the Land Use Authority as outlined in Chapter 17.16.
2. Pre-application conference with staff member. Any person wishing to construct an COSZ shall meet with a staff member, check and review the zone information, obtain application and review procedures, obtain information from the City regarding the City's plan of land use, streets, water, sewer, traffic, trails and parks, and public facilities; and have discussion about public participation meetings and other requirements affecting the land to be developed. The developer shall then prepare plans and seek approval based on the information received and the process outlined below.
3. Master Plan. The purpose of the Master Plan Review is to establish general feasibility and clearly define major elements of the development early in the planning process. The Master Plan procedure does not insure or provide approval of the development. It is however an important preparation, review and educational component of the overall approval process. While more flexible in nature than the subsequent steps of Preliminary and Final Approvals, the Master Plan still needs to be carefully prepared and thoroughly reviewed to be useful. As part of the Master Plan, the developer shall submit:
 1. An application for development.
 2. A written description of how the development will comply with and promote Heber City's Vision and Clustered Open Space Zone.
 3. A description of the type of development and project name.
 4. A plan which shows a simple concept of the major features of the development including roads in relation to existing conditions and developments within one-fourth (1/4) of a mile of the outside boundaries of the development. Handwritten plans will not be accepted. The Concept Plan shall be submitted on two (2) full-size, 24" x 36" copies, and twenty (20) 11"x 17" copies of the Concept Plan shall be submitted to the Planning Commission.
 5. Title ownership information and a current Preliminary Title Report. If the applicant is not the owner listed on the Preliminary Title report a written consent to the application signed by the title holder must be provided.
 6. Lot or unit pattern and size(s).
 7. Number of lots or units and conformance with the zone.
 8. The types of buildings in the project by use and the architectural elevations and style.
 9. Any plans for common area.
 10. Any plans for common amenities.
 11. Any public dedication proposals.
 12. Conceptual Landscape Plan.
 13. Any open space provisions including the following information:
 1. Location.
 2. General size. (Meeting a 50% minimum open space requirement)
 3. Description of how the open space plan conforms to the standards for open space.
 4. Any off-site open space trading provisions as allowed by this Ordinance shall be taken to the City Council for approval before applying for preliminary plan approval.
 14. The trails proposed within the project.
 15. A topographic map that is suitable for electronic mapping analysis.
 16. With regard to any issues involving “Sensitive Lands”;

1. Topographic information related to such issues involving the project. 2. Information to identify potential sensitive land issues and a plan for how to address these issues. 3. Information regarding potential wildlife issues with the project, and surrounding area which might be impacted.

17. A summary of the water rights status for the proposed project detailing how much is owned now versus how much is estimated to be needed to complete the project and service the development.

18. Letter of submittal for the concept plans to the Heber Valley Fire Special Service District that transmits the plans to them.

4. Preliminary Plan. After review of the Master Plan, the developer shall prepare a preliminary plan and shall submit two (2) copies of the plan on 24" X 36" sheets and twenty (20) copies of the plan on 11" X 17" size paper to the Planning Commission for its review. The purpose of the Preliminary Plan is to demonstrate how the proposed development plan will be able to meet the standards required under the Zoning Ordinance and other applicable law or regulation after considering the issues and recommendations found during the concept review phase. While the preliminary plan is not expected to contain construction drawings, it is expected that the preliminary plan will demonstrate compliance with this code. The preliminary plan shall contain the following information (if any of the following information is satisfied by the information submitted during the concept plan review, that same information must be included again with the preliminary plan):

1. Description of how the development will implement Heber City's Vision. 2. Type of development. 3. Name of development. 4. Applicant entity's name, primary contact name, civil engineer, architect, designer and attorney, with respective contact addresses, phone numbers, fax numbers, and email addresses for each. 5. Legal description with recorded section coordinates tie. 6. Zone boundaries and designations. 7. North point and a scale consistent with a scale that is on a standard engineering scale ruler. 8. A statement that lists the issues discussed during the Concept Review and reconciles those issues with the Preliminary Application being submitted at this time. 9. A site plan showing location of all buildings, building pads, lots or structures, the elevation view of all structures accompanied by estimates of cost to purchase or rent, including a description of building materials to be used in the construction of all units. 10. Dimensioned side, rear and front yards, including the required side, rear and front set backs pursuant to City Ordinances and Requirements. 11. Location and description of all recreational and open space areas and facilities. 12. Topography shown by contours at no greater interval than two (2) feet except that a greater interval may be permitted when the property is outside the survey boundary if specifically authorized by the Planning Commission. 13. The outside boundary of the project. 14. Tabulation of land use, including:

1. Total area, open space, building area, and dedicated streets; 2. Drives and parking (all the above shown in acreage and percentage); 3. Number of units and project density; 4. Types of units by number of bedrooms, where applicable; and 5. Parking spaces (covered and uncovered), where applicable.

15. Identify who will hold title for any open space and open space easements at the conclusion of Development. 16. Adjacent property owners, including their respective mailing and physical addresses and telephone numbers. 17. Proposed circulation pattern including, private and public streets and sidewalks. 18. Typical street or roadway cross sections. 19. A detailed statement and illustration of how the project will mitigate "Sensitive Lands" identified in the Concept Phase. 20. Existing and proposed easements, waterways, utility lines, canals and ditches, with

specifications of ownership, and disclosures of who is responsible for, and how such will be maintained. This information shall include verification of compliance with all local, state and federal regulations with regard to said easements, waterways, utility lines, canals and ditches. 21. A plan for accommodating trails, waterways, ditches and canals. 22. Proposed and existing sewage disposal facilities. 23. Existing and proposed storm drain system with the related run-off calculations for the development site including routing the runoff water that leaves the site to a City storm drain or natural drainage approved by the City to accept the water. 24. Existing and proposed water system indicating size of water lines and fire hydrant locations. Indications as to the capacity of the water system as it relates to the project when required. 25. More detailed (than concept) landscape plan indicating areas of landscaping and irrigation and the various types of landscape materials. 26. A noxious weed control plan. 27. Letter of intent signed by the applicant stating the following information when applicable:

1. Design theme of project 2. List of common area amenities 3. Time schedule for completing common area amenities

28. Any other information City staff or the Planning Commission may determine necessary relating to the particular site of the proposed project. 29. Evidence of sending an 11" x 17" copy of preliminary plan to QWest, Questar Gas, Heber Light & Power, ComCast (Cable Company), Heber Valley Fire Protection Special Service District, and Wasatch County Solid Waste Disposal District. 30. An updated preliminary title report as of the date of the Preliminary application. 31. A list of the documentation that will be required at Final Approval to implement the plans for the development and keep it maintained after approval.

5. Final Approval. The developer shall submit final development plans to the City. Said plans shall conform to all City Engineering and Title 17 Subdivision standards and requirements of the Heber City Municipal Code.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

Amended by Ord. [2021-19](#) on 9/21/2021

18.22.050 Project Density

The permitted base densities allowed in a COSZ for each zoning district are listed below:

1. R-2 Zone: 5 units per acre; 8 units per acre for development on less than 10 acres that have buildings that do not exceed 1 story.
2. R-3 Zone: 12 units per acre

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

Amended by Ord. [2018-25](#) on 6/7/2018

18.22.060 Permitted Uses

1. The principal use permitted in the COSZ is the residential living unit. Other uses may be permitted where it can be shown they are accessory to the residential project. All uses permitted in the COSZ shall require Planning Commission review and City Council approval and be identified on the site plan and mentioned and approved as part of the application process. Uses not approved specifically by the City Council are prohibited.
2. Where the size, location and scope of a proposed COSZ are such that a convenience center would add to the convenience of the people living in the development, the Planning Commission may recommend and the City Council may authorize the construction of such a convenience center when the size of the project so

justifies. The convenience center may only be constructed after the residential units have been completed

3. The acreage of the project used to determine density shall be decreased by the amount of property used for the convenience center and its associated parking.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

18.22.070 Standards And Requirements

The following standards, requirements and conditions shall apply to all COSZ's:

1. The project must be prepared by a design team composed of at least a civil engineer, an architect and an attorney, all of whom must be licensed to practice in the State of Utah.
2. All dwelling units shall be served by a public sewer and a City-approved water supply. All utilities within the COSZ shall be placed underground, including telephone, power and television. Except for sewer, all dwelling units shall have separate utility connections and metering.
3. During the development stage, the real property and parcel proposed for a COSZ shall be titled with one owner to provide for full supervision and control of said development and to insure conformance with these provisions and all other conditions required by the City Council upon the preliminary and final development plans. The Planning Commission shall review all such conformance and condition requirements and shall make recommendations with regard thereto to the City Council.
4. In the event that the land contained within a development is traversed by a proposed collector or arterial street, the development shall be designed in accordance therewith and the right-of-way across the development for said collector or arterial streets shall be dedicated to the public with improvements.
5. All areas not covered by buildings, parking, streets or drives shall be planted with grass, trees, shrubs or other plant materials as approved by the Planning Commission in the submittal of the final landscape plan. Areas may be allowed to be left in a natural state or xeriscaped, if the Planning Commission and City Council finds this more desirable than traditional landscaping; also, a permanent sprinkler system shall be installed in all landscaped areas to provide irrigation of planted areas.
6. The minimum land area for a COSZ shall be ten (10) acres with the following exemptions:
 1. For developments that have buildings that do not exceed 1 story and do not meet the criteria as set forth in item 2; the minimum land area shall be at least 4 acres.
 2. A lot can be developed in the COSZ on a parcel that is less than 10 acres, provided the following standards are met:
 1. The parcel shall be at least 1 acre in size;
 2. The parcel shall be surrounded by other parcels that are zoned COSZ and be constrained to no other access option except through other COSZ zoned properties;
 3. The parcel shall access a publicly dedicated street.
 4. The parcel shall meet all other requirements of the COSZ.
7. With the following exceptions, dwelling and permitted structures may be located as recommended by the Planning Commission and approved by the City Council in the final development plans. Buildings should be arranged as to best comply with the intent of this Ordinance. These exceptions shall be considered, as minimum requires as they apply:

1. Set-backs along the peripheral property lines of the COSZ shall be a minimum of thirty (30) feet. For safety reasons, buildings may be required to be set back further from recreational areas, such as golf courses, ball fields, etc.
 1. Where a development contains multiple zones, including the COSZ, and a peripheral property line of the COSZ is internal to the same development as the adjacent zone, the setback shall be 15', unless reduced by the City Council.
8. Not less than fifty (50) percent of the area of the COSZ shall be retained in permanent open space, parks and playgrounds. For developments that have less than 10 acres with buildings that do not exceed 1 story, the minimum open space requirement shall be at least thirty (30) percent. Land proposed to be devoted to vehicular streets or roads, parking, and drives shall not be included in the computation of open space. Uncovered recreational facilities such as football fields, baseball diamonds, and playgrounds will be allowed in the open space requirements. Entry features such as roundabouts, median planter strips, fountains, etc. may count as open space if the design of such features is approved by the Planning Commission and City Council. To the greatest extent possible, open space areas shall be placed so as to be visible from both inside and outside the COSZ. Open space shall be either appropriately and attractively landscaped or actively used for agricultural purposes. An acceptable landscaping plan, including a noxious weed plan, must be submitted before preliminary approval of the subdivision and complied with thereafter. COSZ's shall be required to either (1) deed to each owner in the COSZ an undivided ownership interest in the open space contained within the COSZ and form a homeowners association which shall be responsible for maintaining such open space according to Covenants, Conditions and Restrictions recorded with the plat or (2) place the open space in a perpetual conservation easement granted to an established conservation organization. If the open space is placed in a conservation easement, a maintenance agreement shall be entered into with the conservation organization to guarantee proper maintenance of the open space.
9. All parking spaces, parking areas and driveways must be hard-surfaced and properly drained with no drainage running across public or private sidewalks.
10. The developer shall install all public improvements on-site and off-site as identified by the Planning Commission and City Council.
11. All street construction improvements in COSZ's shall be constructed in accordance with public street construction widths and cross-section standards, and City standards. Such construction shall be subject to the approval of the City Engineer.
12. All parking areas shall be screened from public view when reasonably and practicable to do so with berms and landscaped features.
13. The project shall connect any trails shown on the City Trails Master Plan for the area.
14. When it is necessary in order to implement the intent of this Section, the Planning Commission may recommend to the City Council specific development standards in excess of the minimums identified herein. The City Council may impose specific development standards in excess of the minimums identified herein. The City Council shall not be restricted to consider only those standards recommended by the Planning Commission, but shall have the authority to impose all such development standards in excess of the minimums identified herein that the Council feels are reasonable and justifiable. Gated communities shall not be permitted.

15. No building shall exceed 42 feet in height, measured from finished top back of curb to the highest point of the building, excluding chimneys and antenna. For COSZ developments in the R-2 Zone with less than 10 acres, no building shall exceed 1 story.

HISTORY

Adopted by Ord. [2007-07](#) on 2/1/2007

Amended by Ord. [2017-13](#) on 4/20/2017

Amended by Ord. [2018-25](#) on 6/7/2018

Amended by Ord. [2018-53](#) Amending Size Restriction Requirement on 10/1/2019

Amended by Ord. [2020-38](#) Amending Highway Bypass Right of Way Setback in COSZ Zone. on 9/15/2020

18.22.080 Exceptions To COSZ Standards For Highway Bypass Right Of Way

The City Council may, upon recommendation from the Planning Commission, make the following exceptions to the requirements of the COSZ, upon finding the exceptions are necessary to accommodate the alignment and standards established for the bypass.

1. Reduction to the required open space requirements from 50 percent minimum to 40 percent minimum;
2. Reduction by 15 feet to the required perimeter setbacks for areas that don't front along a public street;
3. Reduction to the required front setback of the underlying zone from 30 feet to 15 feet; however, any public street facing garage shall be setback at least 30 feet from any public street;
4. Exception to the maximum cul-de-sac length from 850 feet to 1320 feet;
5. Exception to the minimum area requirement for a COSZ development from 10 acre minimum to 9 acre minimum; and/or
6. Density be calculated based upon the gross land area that includes the right of way dedication.

HISTORY

Adopted by Ord. [2017-05](#) on 1/19/2017

Amended by Ord. [2020-38](#) Amending Highway Bypass Right of Way in COSZ zone. on 9/15/2020

18.22.090 Senior Housing

The city may grant exceptions to the COSZ standards as follows for a Senior Housing development in the COSZ Zone, provided the following conditions are met.

1. Underlying Zone. The underlying zone must be R-3 Residential.
2. Density. The density of Senior Housing units shall not exceed 30 units per acre.
3. Proximity. The proposed senior housing must be:
 1. Contiguous to and part of a larger master planned COSZ development meeting the requirements of the COSZ Zone, including availability of those open space amenities to the senior residents; and
 2. Located within ¼ mile of the following facilities as measured from the nearest property line of the facility to the nearest property line of the proposed Senior Housing:
 1. Hospital;
 2. Senior Citizen Center;
 3. Assisted Living or Skilled Nursing Facility;
 4. A Commercially Zoned area; and
 5. Other public facility such as a park, school or library.

4. Parking. The minimum parking ratio may be reduced to 1.5 stalls per Senior Housing residential unit.
5. Seniors. The housing must be targeted towards those aged 55 and older.
6. Unit Size. Each Senior Housing unit shall not exceed two (2) bedrooms per unit and no more than 1,000 square feet.
7. ADA Accessibility. At least 50% of the units must be ADA accessible.
8. Open Space. The minimum 50% open space requirement of the COSZ may be reduced to 25% minimum within the Senior Housing portion of the development.

HISTORY

Adopted by Ord. [2017-13](#) on 4/20/2017



CURRENT ZONE IS R-2
8,000 SQFT LOT MIN.

Comparison of Affordable Housing Funding Tools

Utah League of Cities and Towns

June 2024

	State Treasurer Investment Amendments (HB 572) <i>Low-interest credit</i>	Housing and Transit Reinvestment Zone (SB 208) <i>Tax increment</i>	First Home Investment Zone (SB 268) <i>Tax increment</i>	Home Ownership Promotion Zone (SB 168) <i>Tax increment</i>	Infrastructure Financing District (HB 13) <i>Assessment bonds</i>
Affordable Housing Definition	“Attainable housing” means new homes not exceeding initial qualifying purchase price of \$450,000. The Qualifying purchase price can be adjusted by Utah Housing Corporation.	The definition of “affordable housing” includes two different income thresholds that must be addressed: 1) housing reserved for households earning 80% of gross median income in the statistical area; and, 2) households earning 60% of gross median income in the statistical area.	Rental housing: 80% median gross income for households of the same size. Owner-occupied housing: 80% of the county median home price for homes that are owner occupied.	“Affordable housing” means housing offered for sale at 80% or less of the median county home price for housing of that type.	There is no affordability requirement.
Affordable Housing % requirement	At least 60% of funded homes must be sold at an attainable level.	At least 12% of the total units must be affordable. This includes at least 9% of units available at 80% of gross median income and at least 3% of units at 60% of gross median income. The local government must include an affordable housing plan in the proposal to ensure the affordable housing stays affordable. This plan may include deed restrictions.	For homes inside the FHIZ, at least 25% of the total homes must be affordable. At least 12% of the total owner-occupied homes and 12% of the total rental homes must be affordable. At least 20% of the extraterritorial homes are affordable housing.	60% of homes must be affordable housing.	There is no affordability requirement.
Owner occupancy requirement	Attainable homes must be deed restricted to owner occupancy for a minimum of five years. The local government and builder should establish a plan for managing deed restrictions, which could include an in-house process, a housing authority, or another third party.	One objective of the HTRZ is to promote and encourage owner-occupied housing. HTRZ proposals must address this and other objectives, but there are no specific requirements.	25% of homes within the FHIZ remain owner occupied for at least 25 years from the date of original purchase and 20% of the extraterritorial homes must be owner-occupied for 25 years.	All proposed housing units within the HOPZ must be deed restricted for at least 5 years from the time of the first purchase.	There is no owner-occupancy requirement.
What density is required	The builder and local government should reach an agreement on what density will facilitate the minimum of 60% affordability and five-year ownership requirements.	51% of the developable area within HTRZ must be residential with an average density of 50 dwelling units per acre near fixed rail or 39 dwelling units per acre near BRT stations.	At least 30 units per acre in 51% of the developable area of the FHIZ. Extraterritorial (ET) units can count toward the density requirement. For example, a FHIZ with 500 units/20 acres could meet the density requirement by including 100 ET housing units (600 total housing units/20 acres = 30 units/acre). ET units must be at least 6 units/acre. Up to 49% of the total units can be extraterritorial.	Must increase density from base zone to at least 6 units per acre within the HOPZ. Residential units may be detached or attached.	There is no density requirement.
Zoning sequence	None specifically. To receive the funding, financial institutions must have a qualified project. Qualified project means new construction with 60% attainable units. The bill expects that a local gov’t and a builder will have a written agreement confirming the entitlement so that the lender can provide the funding.	1) city submits plan to GOEO. 2) GOEO provides notice to affected taxing entities and contracts with independent entity for gap analysis—city pays. 3) Plan must include existing zoning and proposed zoning changes related to the HTRZ—no requirement to do all zoning changes prior to submission of plan. Note: creating an HTRZ qualifies as a moderate-income housing plan strategy.	1) city submits proposal to GOEO. 2) GOEO provides notice to affected taxing entities and contracts with independent entity for gap analysis and pro forma analysis—city pays. 3) Plan must include existing zoning and proposed zoning changes related to the FHIZ—no requirement to do all zoning changes prior to submission of plan. Note: creating a FHIZ qualifies as a moderate-income housing plan strategy.	Following the recommendation of the planning commission, the Municipality shall designate the HOPZ by resolution of the council. The HOPZ is created on the effective date of the resolution, subject to the approval by the HTRZ committee. Note: creating a HOPZ qualifies as a moderate-income housing plan strategy.	There is no specific zoning sequence for the IFD. Any development within the IFD follows a municipality’s normal zoning process.
What is the financing tool?	The program uses a new subfund of the Transportation Investment Fund.	Tax increment financing	Tax increment financing	Tax increment financing	Special Assessment Bond issued by the IFD are the primary funding mechanism. The IFD may levy a small property tax that can only pay for operation and maintenance of infrastructure being financed through the IFD.
What is the duration of the financing tool?	The deadline for new loans to be issued is December 31, 2025. All loans shall be paid back no later than June 30, 2027. The loan terms must be 24 months or shorter.	At commuter rail stations, a max of 80% capture above base year for no more than 25 consecutive years within a 45-year period. At BRT and light rail, up to 80% of each entity’s tax increment above base year for no more than 15 consecutive years within a 30-year period.	The FHIZ captures a max of 60% of each taxing entity’s increment above base year for a term of no more than 25 consecutive years within a 45-year period subject to approval by the HTRZ committee. The FHIZ cannot have more than three tax increment capture periods or triggers.	Municipalities determine the tax increment time horizons and amounts with a maximum of 60% of each taxing entity’s increment and 15 consecutive years of collection.	Debt cannot be issued for terms exceeding 30 years, but refinancing is allowed within the original 30 years. The district is dissolved within 180 days of the debt repayment.

	State Treasurer Investment Amendments (HB 572)	Housing and Transit Reinvestment Zone (SB 208)	First Home Investment Zone (SB 268)	Home Ownership Promotion Zone (SB 168)	Infrastructure Financing District (HB 13)
	<i>Low-interest credit</i>	<i>Tax increment</i>	<i>Tax increment</i>	<i>Tax increment</i>	<i>Assessment bonds</i>
Who receives the financing tool?	Lender (financial institution) applies for program and issues loans to builder.	Municipality or public transit county, who my pass along to a participant through development agreement.	Local governments may pass on to agency (community reinvestment agency) or participant.	Local governments	Developers/property owners
How to use the funds?	Financial institutions access program funds at a below-market interest rate and in turn lend to builders who use the money for installing infrastructure and construction costs. Builders must dedicate at least 60% of the homes in the project area to be attainable and owner-occupied. Program loans cannot be 100% of project financing or exceed \$60m for any single project.	Funds may be used for: Income targeted housing costs; structured parking within HTRZ; property acquisition costs; costs to administer program not to exceed 2%; enhanced development costs which include costs with parking, costs incurred due to increased height, “horizontal construction” and “vertical construction” including utility work, transportation infrastructure; and costs associated with construction above four stories to achieve development in HTRZ.	Local governments shall use the FHIZ funds on system and project improvements to promote home ownership and housing affordability and other community planning objectives (water conservation, air quality, childcare, employment, etc.). Funds may be spent within the FHIZ and extra territorial areas or outside of the boundaries if the improvements directly benefit those areas. Less than 2% of funds may be used to administer the FHIZ and complete gap analysis.	Funds may be used for project improvement costs, system improvement costs. Up to 3% of funds may be used for administration of the home ownership promotion zone. Improvements must be in the HOPZ or directly benefit the HOPZ.	Funds are used for infrastructure improvements, facilities, or buildings that benefit the public, or are maintained by a public entity. These include public facilities that provide sewer, storm drains, electricity, telecommunications, streets, roads, curb, gutter, sidewalk, solid waste, parking, public transportation, parks, green space, trails, and more. Public infrastructure specifically excludes any privately owned facilities.
Participation of other taxing entities	\$300m State Transportation Investment Fund Subfund Dollars.	HTRZ committee approves and compels participation by other property taxing entities. Other taxing entities are represented on the HTRZ committee. Notice must be sent to the State Tax Commission, state auditor, county auditor, GOEO and each affected taxing entity. School districts now have two representatives.	HTRZ committee approves and compels participation by other property taxing entities. Other entities are represented on the HTRZ committee. Notice is provided to affected taxing entities, including the State Tax Commission, municipalities, counties, school districts, and others. School districts now have two representatives.	Once a HOPZ is created, all property taxing entities are compelled to participate. The City must issue a Class A public notice and provide specific notice to either a taxing entity committee (if applicable) or other taxing entities.	Other taxing entities are unaffected.

Contact ULCT staff for more information on any of these tools:

- ULCT Executive Director, Cameron Diehl (cdiehl@ulct.org),
- ULCT Policy Director, Karson Eilers (keilers@ulct.org),
- ULCT Senior Land Use Manager, Meg Ryan (mryan@ulct.org).

Heber City Envision 2050

General Plan

Updated December 05, 2023



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2020 Heber City Council

March 17, 2020

Dear Heber City Residents:

The General Plan is the primary tool for guiding the future of Heber City. It contains the community's goals and policies on character and design, land use, open space and the natural environment, business and economics, neighborhood vitality, transportation and growth. It shapes the physical form of the City, yet it also addresses other aspects, such as community services, protection of sensitive lands and the character of neighborhoods and the community.

The General Plan provides a guide for day-to-day, short- and long-term decision making. Heber City's General Plan has three interrelated roles:

- It is an expression of the community vision, aspirations, values, and goals;
- It is a decision-making guide; and
- It fulfills State legal requirements.

The previous General Plan was adopted by a former City Council on July 3, 2003. The General Plan needed to be updated to reflect significant community changes and events such as rapid population growth, increased traffic and annexations. The City desired to have a very transparent and inclusive process for updating the plan so that its goals and policies would reflect the values of the community. Residents responded through several surveys, public meetings, public outreach at public events and online sources, steering committee meetings and open houses, and expressed concern about the need for better parks, gathering spaces, economic development, open space, trails, streets, dark skies, development patterns and the downtown.

The new General Plan incorporates the required sections of state law. Some of the state mandated elements have been combined, and some have been expanded beyond what is required. The plan is arranged into chapters categorized by the important principles identified by residents in developing the Heber City Vision Statement. These principles include (1) Quality Neighborhoods, (2) Centers and Gathering Places, (3) Open Space and Rural Character, (4) Outdoor Recreation, (5) Parks and Trails, (6) Mobility and Streetscapes and (7) Jobs and Economic Development.

The General Plan's goals and policies are implemented through ordinances, regulations, ongoing procedures, recommendations from City boards and commissions, and decisions made by the City Council. The General Plan is also carried out by private actions and initiatives in the community. This new plan will provide a new vision to guide the growth of the community for the next 30 years; thus, its name, Heber City Envision 2050.

Sincerely,

Kelleen Potter, Mayor

Heidi Franco

Wayne Hardman

Ryan Stack

Rachel Kahler

Mike Johnston



ACKNOWLEDGMENTS

Thank you to everyone who participated in
Envision Heber by attending a meeting, taking a
survey, spreading the word, or in any other way to
make Heber City's future brighter.

Mayor

Kelleen Potter, Heber City Mayor

City Council

Kelleen Potter, Mayor

Heidi Franco

Wayne Hardman

Ryan Stack

Rachel Kahler

Mike Johnston

Planning Commission

Keith Rawlings, Chairman

Darek Slagowski, Vice Chairman

Oscar Covarrubias

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Ryan Bunnell, Ignition Creative Group

The People of Heber City

Photography: A special thank you to Jake Young for providing project photography and for contributing numerous photos from his collection to this document.

2023 General Plan Update

Mayor

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City Council

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1: INTRODUCTION

Introduction

Heber City is at a crossroads in the midst of significant growth along the Wasatch Back. The City can choose to let development shape it, or the City can choose to shape development. Shaping a city is what planning is all about, and the effort to refresh city planning strategies is best initiated through a city's general plan – a vision for the future.

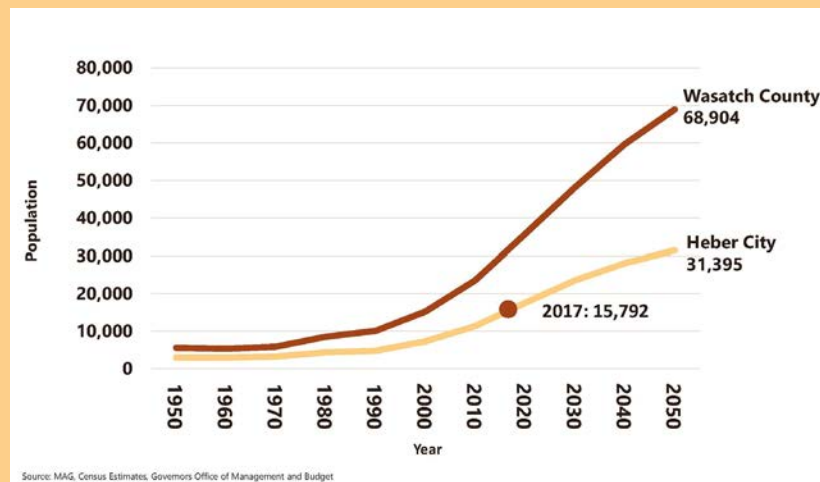
Heber City is located in a beautiful rural setting, but the growth that is being planned in areas beyond the community threatens the values that residents hold dear. They value open space, the rural atmosphere and the small town feel. These values could be compromised by the influx of new development if development does not meet the expectations of residents. This fact is not offered to imply that new growth is negative in some manner, but simply to suggest that new growth needs to help achieve Heber's vision for the future.

A Context of Growth

While Heber residents enjoy tremendous quality of life in the heart of a beautiful valley, the City also grapples with another reality: its context in a rapidly growing state and region. Utah's growth continues to be mostly homegrown due to the larger average size of our families, but the state

also attracts many new residents, who come for economic opportunities and the quality of life that places like Heber City offer. Just like the state as a whole, Wasatch County is experiencing rapid growth, expecting to double its population by 2050, reaching nearly 70,000 residents. Like the County, Heber City itself is likely to double its population by 2050, to reach a total of more than

The Big Question Is Not “Will We Grow?”, but “How Will We Grow?”



Heber's population is expected to double by 2050. This population projection reflects numbers developed by our state, which provides population projections as a part of its planning. The state effort is informed by local government input.

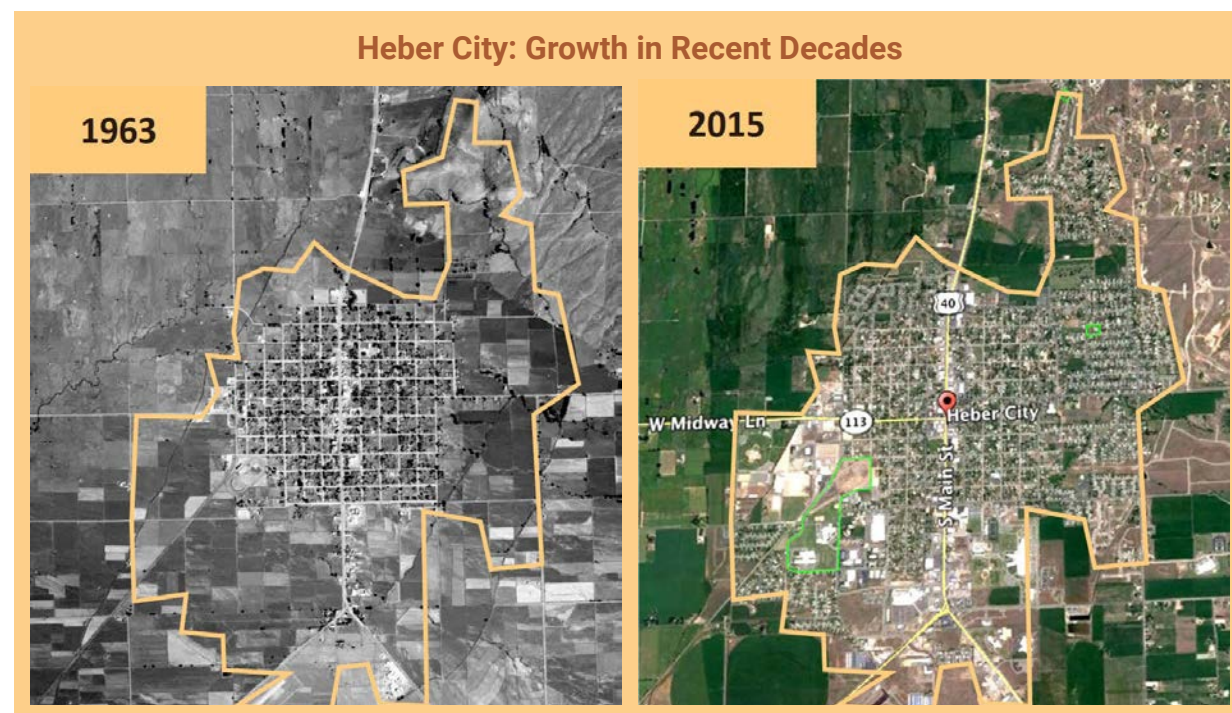
The larger context of Heber City is Wasatch County, which is experiencing similar growth

30,000 residents. And growth is nothing new to the City. A 2018 Salt Lake Tribune article noted that for the second year in a row, Heber ranked No. 1 for growth among the nation's smaller "micropolitan areas," with populations between 10,000 and 50,000. Growth is a part of Heber's past, present and future.

What Does Growth Look Like?

Until the 1990s, Heber City's growth was concentrated in its historic core, featuring a tidy grid of residential streets surrounding Main Street.

In subsequent decades the City's growth pattern changed. The City grew beyond its grid and into a pattern that included strip commercial and more dispersed residential growth. Between 1963 and 2015, the City's footprint grew by about 2.5 times, with most of that growth happening in the last couple of decades. The visioning process explored land well beyond Heber's current boundaries, so residents and the City could be proactive about lands surrounding the city—land that Heber influences and is influenced by.



Key Facts: Population

17,093

2019 Population



4.5%

2010-2019 Population Growth Rate

29.4

Median Age

3.4

Ave Household Size

\$62,826

Median Household Income (2019)

Educational Attainment

9%

No High School



Some College



High School Graduate



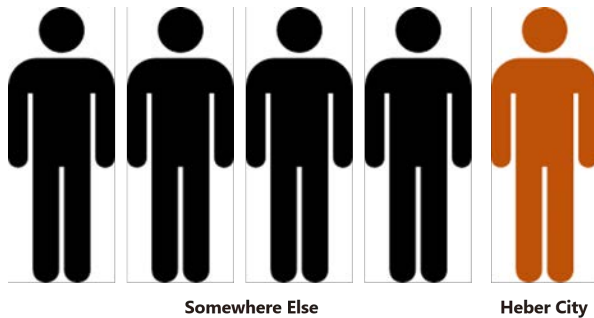
Bachelor's/Grad/
Prof Degree

Source: ESRI/American Community Survey

Issues Surrounding Growth

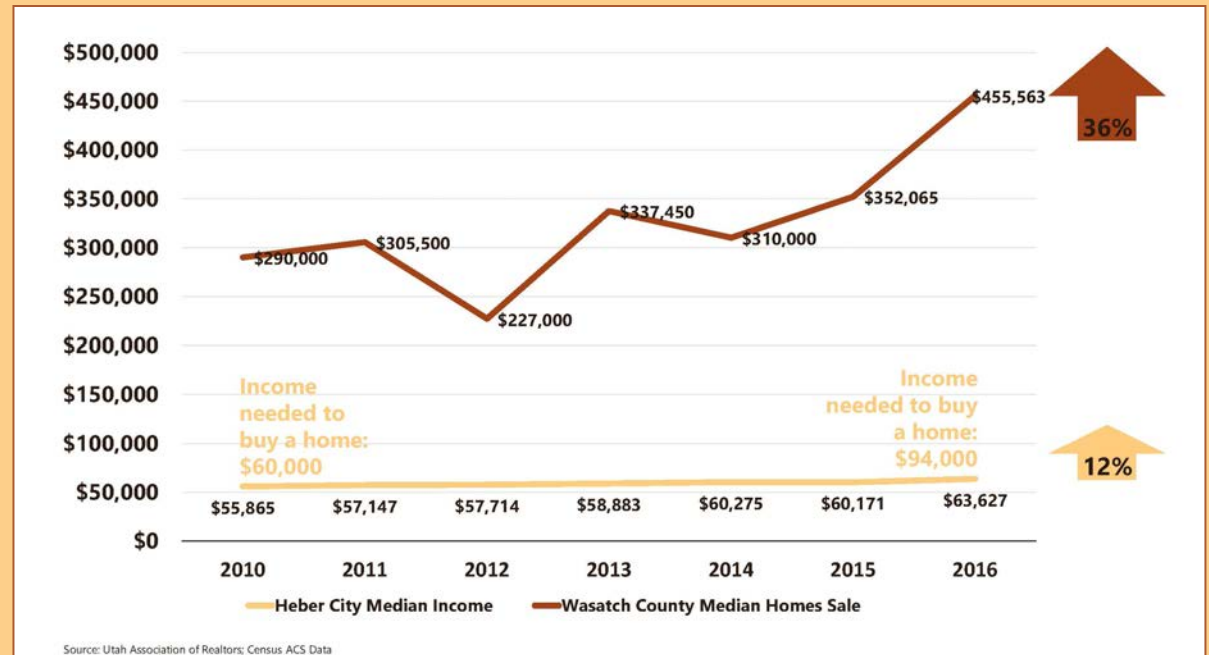
As the major regional hub for Wasatch County, Heber is central to many issues facing the greater area. The location, within a short drive of two major ski resorts with a third under construction, is in an area brimming with world class, year-round outdoor recreational opportunities, yet it is not far from the Salt Lake and Provo/Orem job markets. Combined, these factors suggest continued strong growth into the distant future. Rapid recreation-oriented growth and access to strong job markets also affect housing affordability. Increasingly, the ability to buy a home is out of reach for first-time home buyers, and workforce housing is in short supply. Household income is not keeping pace with rising housing costs in Heber.

Only 1 in 5 of Heber City residents work in Heber City proper; most others work in Park City, Salt Lake County, Utah County, or other communities in the area.



Median Household Income and Median Home Sales Price

This chart shows Heber City's median income in tan, and Wasatch County's median home price in brown. Income has not kept up with rising home prices. What's even more interesting is the annual income needed to buy a median priced home. In 2010, it was \$60,000. Now it's \$94,000. Increasingly, housing is out of reach for low to median income residents.



How growth is managed is a primary question for all of Wasatch County. In Heber itself there are many important issues that are being addressed with additional studies:

- The future of Main Street
- A new high school
- Airport expansion
- Bypass roads
- Housing affordability
- Transit feasibility
- A parks system master plan



Establishing Direction: The Role of a Vision and General Plan

General plans are the foundation that establishes direction on the “big” issues. Heber’s Envision 2050 visioning process started with a survey,

a web site and then a workshop intended to ascertain issues of importance to everyone in the community. A community values assessment and a land use visioning exercise resulted in a vision map and vision principles. The vision map and principles became the foundation for this general plan.

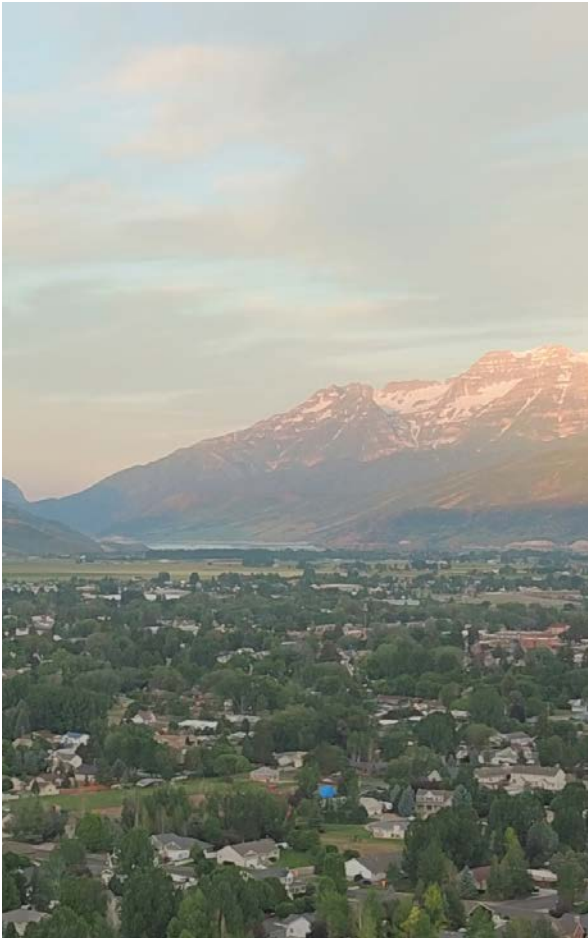
Heber City’s visioning process, Envision Heber 2050, described in Chapter 2, was a grassroots conversation about the future of the City. It provided an opportunity for Heber City residents to explore issues surrounding Heber’s future and, in that context, conceptualize together the future they want to create. The process identified what residents need to preserve and enhance quality of life today, but also the quality of life for the City’s children and grandchildren. Finally, the process laid the foundation for the development of this general plan, which represents a road map to the future envisioned by the public. Rather than diving into the general plan update, the visioning process provided the space to ask, “*What do people want and how will our City provide it?*” before moving directly to implementation strategies, which are embodied in the general plan.

2023 General Plan Update

In 2023, Heber City updated this general plan to include the Central Heber Vision, a guide for future growth and development in the Downtown District blocks surrounding Main Street, the Central Neighborhoods in the City’s core, and the Recreation and Arts District on the west side of town. Chapters two and five contain most of the updates.



2: HEBER CITY VISION



Heber City Vision

Heber City is nestled in a green valley, brimming with **historic agricultural** uses, the **beautiful Provo River**, and unmatched views of the **Wasatch Mountains**.

Our residents value this **beautiful and unique setting** and are committed to **preserving its character** while **growing and nurturing** our City. **Together**, we desire to:

- preserve the **beautiful open lands** that surround us;
- create **friendly neighborhoods and centers** that focus homes, jobs, shopping, and recreation into places where we gather and interact regularly;
- enhance and strengthen **downtown—the heart of our community**; and
- grow, promote and diversify our **recreational opportunities**.

By **focusing our growth** in specific areas, we **foster a vibrant community** and a **quiet countryside**—a place residents and visitors alike will **enjoy for generations to come**.

Topic Area Vision Statements and Guiding Principles

Quality Neighborhoods

Heber City's neighborhoods thrive because all of them are valued for their unique characters, amenities and context. Residents with a range of incomes have access to great places to live, and all residential neighborhoods are stable, attractive options.

Principles:

1. Heber City will honor and enhance existing neighborhoods and increase their walkability.
2. Heber City's new neighborhoods will be walkable and blend a variety of housing options and shared open space amenities. New neighborhoods will be within walking distance of a center, where neighbors can



gather.

3. Rural and mountain residential clusters will enable residents to live in neighborhoods where housing is focused in a smaller area, resulting in the majority of natural lands reserved for shared open space with recreational, equestrian or agricultural uses.
4. Heber will maintain its clean air and dark skies so the City is a healthy and beautiful place to live.

Centers & Gathering Places

Centers enable Heber to maintain a small town feel by focusing new growth into distinct areas rather than dispersing growth across our City's surrounding open lands. Centers focus activities, providing a home base for visitors and a "living room" for residents.

Principles:

Downtown, Heber's historic center, will develop into an even stronger center and remain the heart of the community. Main Street, together with surrounding blocks, is a local and regional destination.

1. Heber preserves, enhances, and improves access to its valued places and buildings on Main Street.
2. Heber improves pedestrian and bike accessibility, parking, and traffic conditions along Main Street.

Shared Values

Heber City residents share common values that will guide our growth:

- We value our people and the friendly, caring atmosphere that we create together.
- We value maintaining a small town feel even as we grow.
- We value an outdoor lifestyle and recreational opportunities, with the ability to access and enjoy the lands that surround us.
- We value the beauty of our mountain valley setting.
- We value a thriving downtown, the heart of our City.
- We value proactive planning to realize the future we envision.



3. Underused spaces are reimagined into significant new places to work, live and enjoy time together.
4. Downtown is a regional destination for annual gatherings and traditions that Heber residents and visitors enjoy.

New centers will be strategically located, connected to each other and the greater community, and offer walkable access to amenities and day-to-day needs.

1. New centers should encourage many distinct features: outdoor gathering spaces; parks and plazas, schools; community centers; a mix of shopping, restaurants, offices; as well as a variety of housing choices, including more affordable options.

Open Space & Rural Character

Heber City draws a clear distinction between what is city and what is country, maintaining a distinct city that is surrounded by open land, valuable for



its beauty, ecology and agricultural function.

Principles:

1. Heber actively works with neighboring communities and Wasatch County on strategies to implement the permanent protection of farmlands, natural open spaces, and rural character, to keep the distinct separation between communities.
2. Heber City will work with the County and surrounding communities to create permanent farm and mountain land protection through such mechanisms as conservation easements and partnerships.
3. Heber actively clusters development to focus growth and protect remaining open land from dispersed development.

Outdoor Recreation, Parks & Trails

For Heber residents, outdoor recreation is a lifestyle and a passion. Both new and existing homes should have walking access to parks, trails and other outdoor amenities.

Principles:

1. Trails connect residents to other neighborhoods, downtown and new centers.
2. Trails provide access to the City's beautiful setting, including nearby canyons, mountains, lakes and the Provo River.
3. All neighborhoods have access to a park

within walking distance, whether it be a neighborhood park or a regional recreation facility.

4. In general, recreational opportunities are diverse, well-maintained and accessible.
5. Heber City meets its current and future park system needs through obtaining lands and trail corridors for a connected system of parks and trails.

Mobility and Streetscapes

Heber's streets are safe and inviting for all travel modes, including pedestrian, bike, car and bus.

1. Heber emphasizes walkable streets that are comfortable and inviting for people walking and biking.
2. As Heber grows it continues using a well-connected street network system, similar to the historic pioneer grid.
3. Heber maintains a system of bike routes around town, with access to desired destinations, and collaborates with neighboring communities on regional bike routes.



- 4. Heber works with neighboring communities and the County on a bus system to connect our City with surrounding cities and nearby regional centers, including Salt Lake, Park City and Provo/Orem.

Jobs and Economic Development

Heber’s economic vitality enables most residents to work in town if they choose. The City attracts and partners with employers in key industry sectors to locate downtown, in new town centers and in the business center on the south end of downtown.

Principles:

- 1. Heber fosters an environment that supports local business.
- 2. Heber supports and grows its emerging recreation and tourism industry, as well as opportunities in technology, research and development, professional/office, medicine/ healthcare and light manufacturing.
- 3. Heber continues to support its historic economic status as a support center for

“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

What is Envision Heber 2050?

Heber City’s visioning process, Envision 2050, was a grassroots up conversation about the future of the City. It provided an opportunity for Heber City residents to explore issues surrounding Heber’s future and, in that context, imagine together the future they want to create. The process identified what residents need to preserve and enhance quality of life today, but also the quality of life of the City’s children and grandchildren. Finally, the process laid the foundation for the development of this general plan, which represents a road map to the future envisioned by the public. Rather than diving into the general plan update, the visioning process provided the space to ask, “What do people want and how will our city provide it?” before moving directly to strategies, which are embodied in the general plan. The vision and principles on preceding pages are the result of the Envision 2050 process.

Vision Process Goals

- 1. Identify, honor and address values and “big ideas/issues.”
- 2. Create a vision statement and principles to the guide general plan and to be a standard to weigh current and future decisions against.

Even a minor course adjustment can have significant long-term impact. Visioning helped residents and leaders take a 30,000 foot view of Heber and to look out a few decades. It may seem hard to see the effect of a visioning process when so much is happening in our community in the present time. However, like a rudder that turns a ship, even small adjustments, while they may not seem to make much difference initially, over the long term make a giant impact on where a ship ends up. The

A Public Stakeholder Process

The process included a large steering committee of residents and community leaders—a diverse group of people with varied ideas but with a commitment to a public process and the greater good of Heber City. The steering committee met regularly, ensuring the visioning process would:

- 1. Provide research and information to the public both in person and online;
- 2. Seek broad public input through a variety of events and online opportunities;
- 3. Build the vision directly from public input;

The steering committee reviewed all feedback from the public and used it throughout the process as it worked alongside City leaders and consultants to create options for further public consideration as well as the final vision and principles.

Envision Heber's website, EnvisionHeber.com, provided transparency throughout the process, supplying project updates, breaking news and project progress, while also providing ways for people to share their ideas through several online surveys. Combined with in person events, the website delivered a locally unprecedented level of transparency and public outreach so that citizens could easily understand and trust the process.

While the visioning process was a public process, it was also a scenarios process, which built a range of potential futures based on various conventional trends (trend scenario) and the public's ideas (alternative scenarios) and compared them, to explore the long-term consequences of the choices they could make today. Ideas from

citizens shaped the scenarios, and feedback on those scenarios shaped the vision. The visioning process enabled residents to identify the best options while acknowledging the reality of growth.

Heber City's 2050 baseline projection (at right) is a picture of what growth might look like in 2050 if we simply follow existing zoning and grow in the patterns we have in the recent past. This scenario contains 12,900 new households, which includes the state's 2050 projection for Heber City, while also capturing approved units outside the City but in the vision study area. Will Heber add 12,900 households to the vision study area by 2050? We don't know. We might by 2040, or by 2060—we just know that

In this image, recent growth trends are projected out to 2050. Each red or pink dot represents a new household. If we follow recent trends, our future includes a dispersed pattern of growth.



we are likely to grow a lot, and it will be helpful to identify the growth patterns Heber residents prefer, so that when more growth comes, the City will be well prepared. The baseline projection is helpful because it shows our likely growth pattern if Heber follows recent trends. We can ask proactively, *“Is this how we want to grow? What does this growth pattern mean for community identity? Jobs? Recreational opportunity? Rural atmosphere and agricultural heritage? Housing affordability? Downtown?”* In contrast to the 2050 baseline projection, which simply carries current trend forward, a vision scenario charts a deliberate course toward a future that residents want.

Public Meetings and Online Feedback

First Public Workshop (March 2019) and Online Survey

Heber residents participated in a public workshop to explore Heber’s context of growth and brainstorm options for the City’s future. Residents were asked, *“What do you value?”* They added dozens of sticky notes to posters, answering questions about what they cared most about. A second activity at the workshop asked people to

imagine Heber’s future in 2050, and to answer the following questions through a mapping exercise:

- *As we grow, what do we need to hold on to?*
- *How shall we accommodate anticipated growth?*

Tables of residents created 25 maps identifying how the City should accommodate and plan for growth while preserving and enhancing quality of life. Together, these activities enabled residents to identify what matters most to them and to voice preferences in the context of both their values and the reality of growth. Workshop presentations and a companion survey were also available online.



Thousands of Heber Citizens Helped Create the Vision

- 3 = public meetings
- 2 = mailers to every household
- Lots! = print/radio presence
- 23,324 = social media reach
- 2,500 = unique visitors to website
- 1200+ survey responses



What do Heber Residents Value?

In addition to basic values, there were also a number of big ideas that rose to the top after hearing from residents at the workshop and reviewing online feedback. Six big ideas were identified:

1. Open Space/Rural Character Preservation

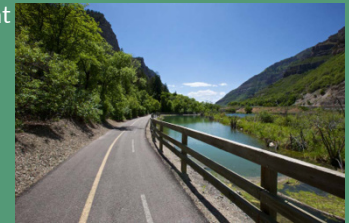
The desire to preserve open space and Heber's rural character is not a new idea, but it was a loud and clear message, especially in regard to the North Fields. As the City and its residents contemplate open space preservation, they will need to acknowledge that property owners possess a "bundle of rights" that run with the land, including development rights, based on their zoning classification. Permanent open space preservation involves employing many strategies, including moving development rights and building them elsewhere, selling development rights, exchanging open spaces, conservation easements, zoning for large agricultural parcels, etc. Many of those strategies require both a voluntary seller and a funding source, likely a public one.



Source: Jake Young

2. Trails

Heber residents want to connect their neighborhoods with the mountains and lakes that surround them. They imagine



continuing the Provo River Parkway up the canyon and into the valley (connecting Deer Creek Reservoir and Jordanelle Reservoir), accessing the mountains, and connecting priority destinations, including new centers.

3. Centers

A center combines the ability to live, work, learn and play all in one walkable place.



This idea is similar to historic town development, in which most places, including homes, shops, workplaces and schools, were connected to one another with a series of walkable streets. New centers were identified as important to future development.

4. Downtown Enhancement (Preservation and Redevelopment)

There is significant interest in enhancing Heber's



historic center, downtown. One concept embodied in this idea is preserving and restoring the spaces and buildings

downtown that make Heber, Heber. The second concept is reimagining spaces that are underused. Most newer retail spaces turn over every 25 years or so. As these spaces do so, there is opportunity to revitalize downtown. Adjacent mixed use is also embraced.

5. Neighborhoods with Open Space



Heber residents want to build subdivisions that include a variety of homes as well as significant open space amenities—a

neighborhood a park, tree-lined streets or trails, maybe a community garden. They also explored neighborhoods that are mostly open space, with larger acreage reserved for farming, recreation, or shared equestrian facilities, with homes clustered onto a small amount of the land.

6. Small Town Character (Even as We Grow)

Heber residents want to maintain a small town feel even as the City grows. The following encourages small town feel:

- **Separation:** open lands surround the town, so it remains distinct from nearby communities
- **Downtown:** a distinct and vibrant place, the destination and commercial center of a community
- **Building heights:** building heights encourage a vibrant downtown with enough stories to promote a strong economy without feeling like a big city
- **Unique character:** preserve historic architecture; support local businesses
- **Gatherings/gathering places:** city residents gather and celebrate together at more regular traditional annual events
- **Village/neighborhood component:** residents live in neighborhoods or villages that enable them to see the people they know more often



Second Public Open House (May 2019)

The maps created by workshop participants and online survey feedback were used as the basis for alternative scenario development. The scenarios created from public feedback explored different ways Heber could grow, in contrast to the trend scenario. At an open house and online, residents reviewed the scenarios to identify the components of each scenario they preferred and didn't prefer.



The Numbers: Survey Results

Preferred approach to community life?

79%....prefer centers, either smaller town centers or larger destination centers over conventional subdivisions.

Preferred approach for new development? There's a lot of interest in new neighborhood forms over conventional subdivisions.

46%: Neighborhoods with open space
44%: Rural residential clusters
9%: Conventional subdivisions

Best approach for affordable housing?

75%: Blend it in [*Blend compact single family, townhomes, apartment homes into neighborhoods (38%) or centers (37%).*]
25%: Isolate it [*Edges of town or along Hwy 40*]

Streets: preferred emphasis?

85%: Walkable streets with sidewalks and street trees, with buildings lining the streets and parking to the side or behind buildings

Level of support for a bus system?

84%: Support [Fully support (59%) or somewhat support (25%)]

Trail you're most excited about?

66%: Lake-to-lake (*Connect Jordanelle and Deer Creek via Provo River*)

Preferred approach to economic development?

68%: Attract more/substantially more family-sustaining jobs
33%: Remain a bedroom community

Industries most important to Heber's future? (Top 3)

- Recreation and tourism
- Agriculture
- Tech/research & development

Preferred approach to conserving the North Fields?

Almost half want to permanently protect the North Fields by purchasing land or development rights, and there's a lot of support for maintaining 20-acre zoning.

Approach to conserving the Jordanelle Mountains?

77%: In addition to precluding development on steep slopes, significant open space is permanently preserved by clustering development in town centers

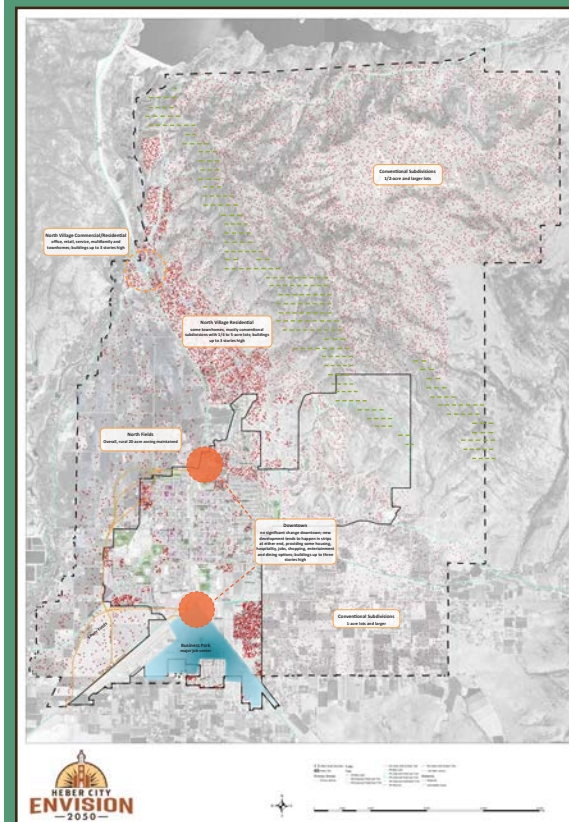
Components that best define "small town"

1. Unique character
2. Separation (open space between communities)
3. Gatherings/gathering places

% that prefer scenarios C/D, featuring centers & open space, to address the following values and goals:

78%: small town feel
78%: goals for open space
77%: goals for preserving views & scenic beauty
79%: fosters a friendly atmosphere
76%: overall preferred scenario
79%: best addresses needs of future residents

Trend Scenario

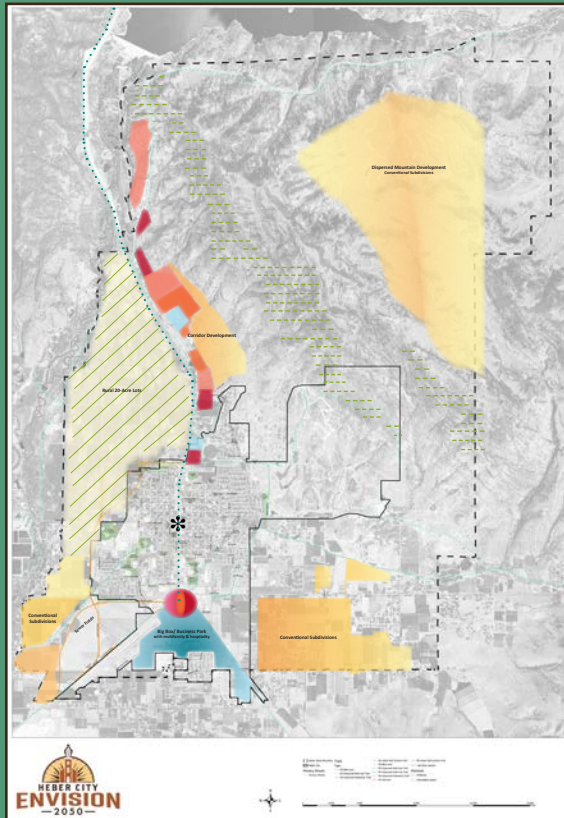


Scenario A:
 Bedroom Community (Baseline Projection)

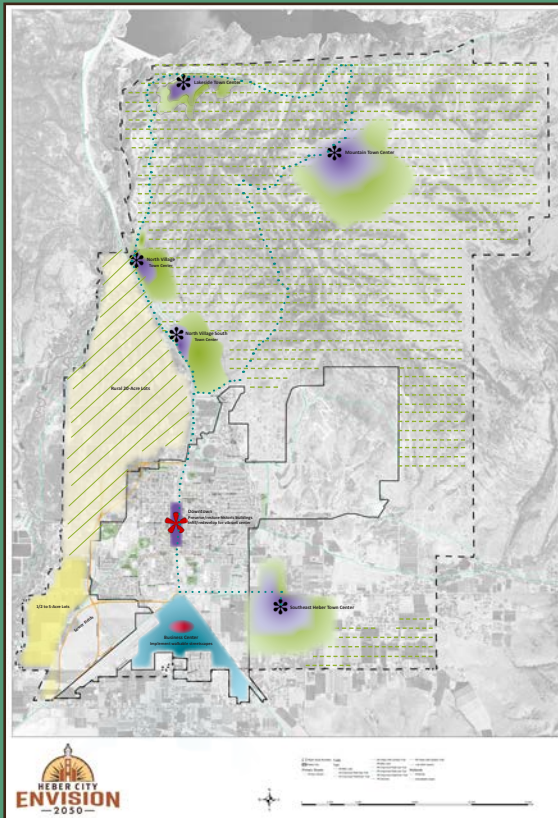
Public Preferences: What Did We Learn?

Overall, 76% of residents preferred Scenario C or Scenario D, with only 24% preferring the

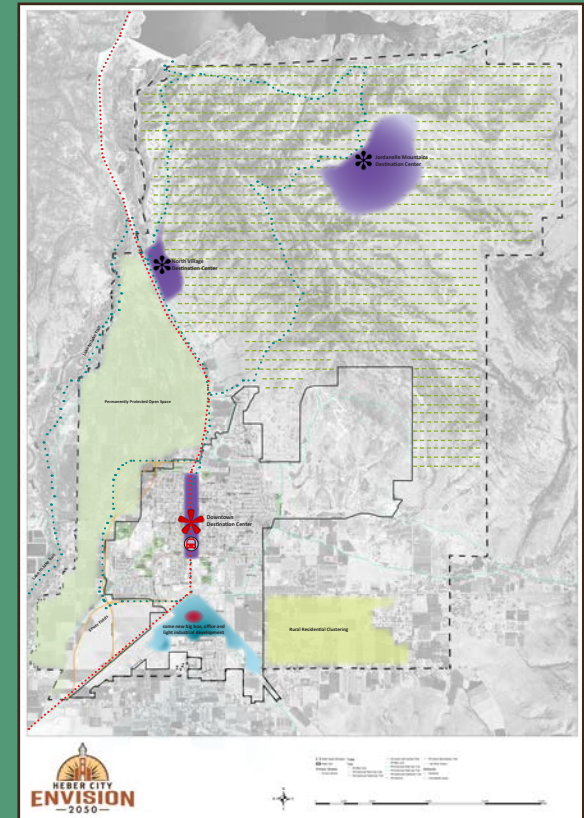
Scenarios Created with Ideas from the Public



Scenario B:
Corridor Focus



Scenario C:
Town Centers with Neighborhood Open Space



Scenario D:
Destination Centers with Rural Open Space

Scenario A or Scenario B. Scenarios C and D explored variations of the “big ideas” that came from the public at the initial public workshop, whereas Scenario A simply projected trend, and Scenario B was judged by many residents not to

be much different than Scenario A, though it did capture the feedback from some residents at the public workshop. Clearly, Heber residents want a future that is much different than a projection of recent trends. Heber residents embrace a future

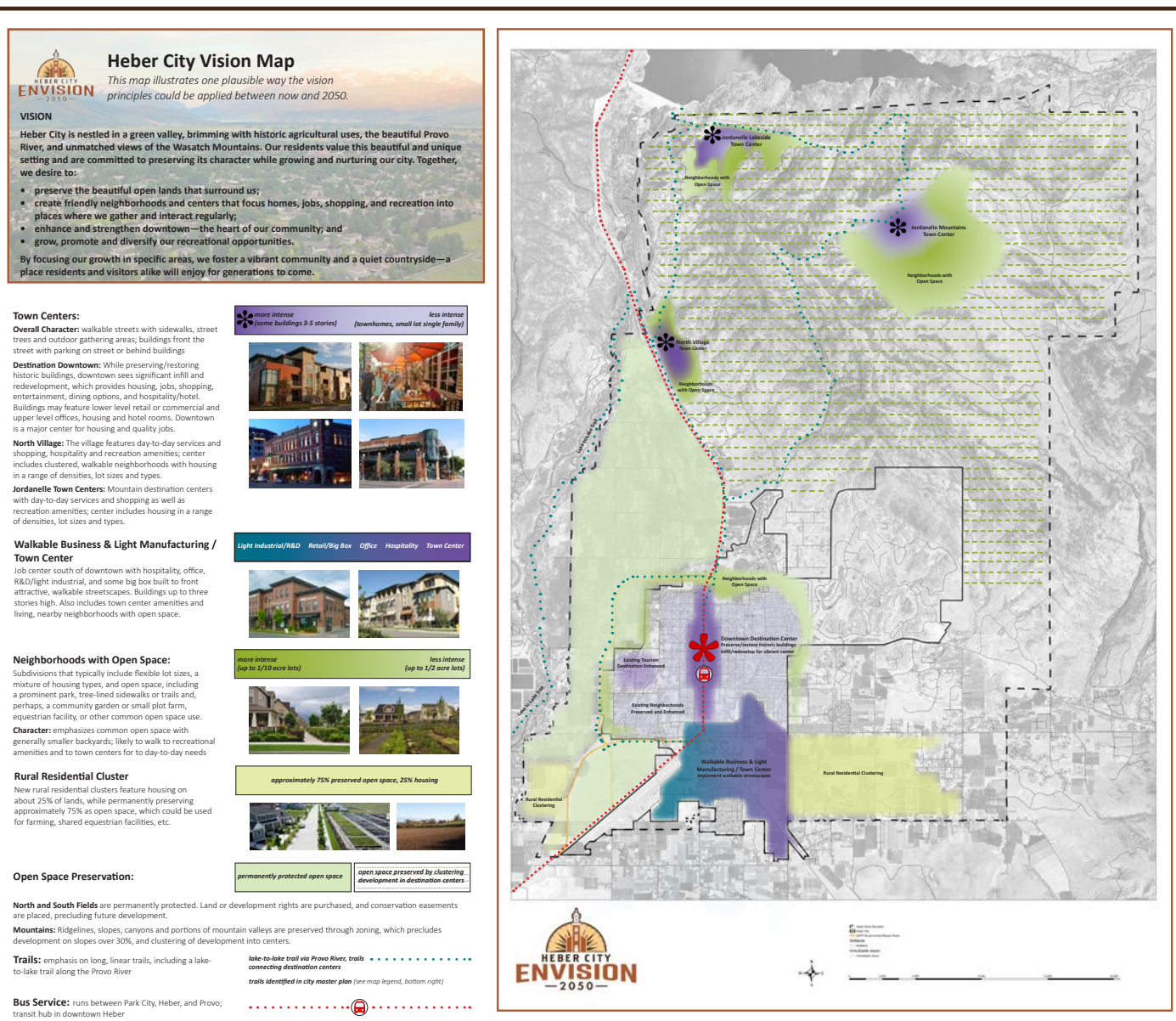
that preserves its open lands and creates vibrant centers for living and working.

Public Vision Celebration

The steering committee, City leaders and consultants used feedback from the public's review of alternative growth scenarios to create a vision (see the vision and principles at the beginning of this chapter) that represents Heber's values and hopes for the future.

This vision was warmly received and celebrated at a final open house in August 2019. As with each step in the process, the website provided a complete summary of the process and its findings, as well as the vision itself. Heber City's vision represents a collective effort of hundreds of citizens over many months to identify how they would like to grow between now and 2050. It's inspiring to see the common ground among Heber's residents, and to know the City's future direction!

The vision map depicts one plausible way the vision principles listed at the beginning of this chapter could be applied between now and 2050. It features significant open space preservation; a vibrant downtown, town centers and business center; neighborhoods with open space; rural residential clusters; trails; and bus





A Vision for Central Heber

In 2023 Heber City updated its vision to include a detailed vision for Central Heber, which includes the Downtown District blocks near Main Street, the Central Neighborhoods in the City's core, and the Recreation and Arts District on the west side of town and encompassing the Heber Valley Railroad depot area.

The Central Heber visioning process engaged hundreds of residents, business leaders, and other stakeholders in a variety of meetings, activities and events. Stakeholders guided the process, meeting six times over the course of the process. Six public meetings to enabled people to brainstorm possibilities through mapping and online surveys, evaluate scenarios through keypad polling and poster sessions, and come together at a final vision celebration. The vision and general recommendations from that process appear below. A large poster, pictured on the following page, provides detailed maps, recommendations, and illustrations, and is best viewed at envisionheber.com.

Central Heber's Vision

The heart of our community and region, Central Heber is a destination area featuring unique shopping, dining, and gathering areas for residents

and visitors who enjoy a welcoming and peaceful environment with a sense of history and place in a beautiful mountain valley. Downtown is our economic catalyst, featuring our historic center and working, living, and public gathering areas in a mixed use environment, which help support street level retail, restaurants, and entertainment. Outdoor-oriented local and regional recreation are features at our Recreation and Arts Destination, which is the place to go to enjoy the train, rent a bike, enjoy a ballgame, or plan regional recreational adventures. Heber's quiet central neighborhoods provide places to live that are rooted in our history while also conveniently located nearby places to work, play, shop and dine.

General Recommendations

1. Highlight Heber's sense of history and place in a beautiful mountain valley, and its welcoming and peaceful environment.
2. Create a walkable, bikeable central city, with safe and pleasant streets.
3. Connect destination places and districts with interesting, pedestrian-friendly routes.
4. Create increased living and working opportunities in the Downtown area, for economic resilience and to better support uses like shopping, dining, gathering, and entertainment.
5. Activate and connect public spaces on Main Street, including Heber City Park, Civic Center Block, and the Public Safety Block, adding amenities, activities, and attractions that people return to again and again.
6. Enliven the streets in Heber's Downtown with features that provide interest and comfort and encourage repeat visits.
7. Create a new recreation/lifestyle gateway on the west side of town that supports existing and new arts, recreation, tourism, and outdoor-oriented pursuits, better positioning Heber as a destination for regional recreational opportunities.
8. Provide a small neighborhood dining/shopping area near the train station to provide amenities adjacent to tourism and sporting events.
9. Create a new missing middle neighborhood east of the planned high school to provide needed housing options.
10. Preserve Central Heber's neighborhoods, enhancing their quiet, friendly atmosphere while providing options for new housing that fits into the historic fabric.



3: FUTURE LAND USE



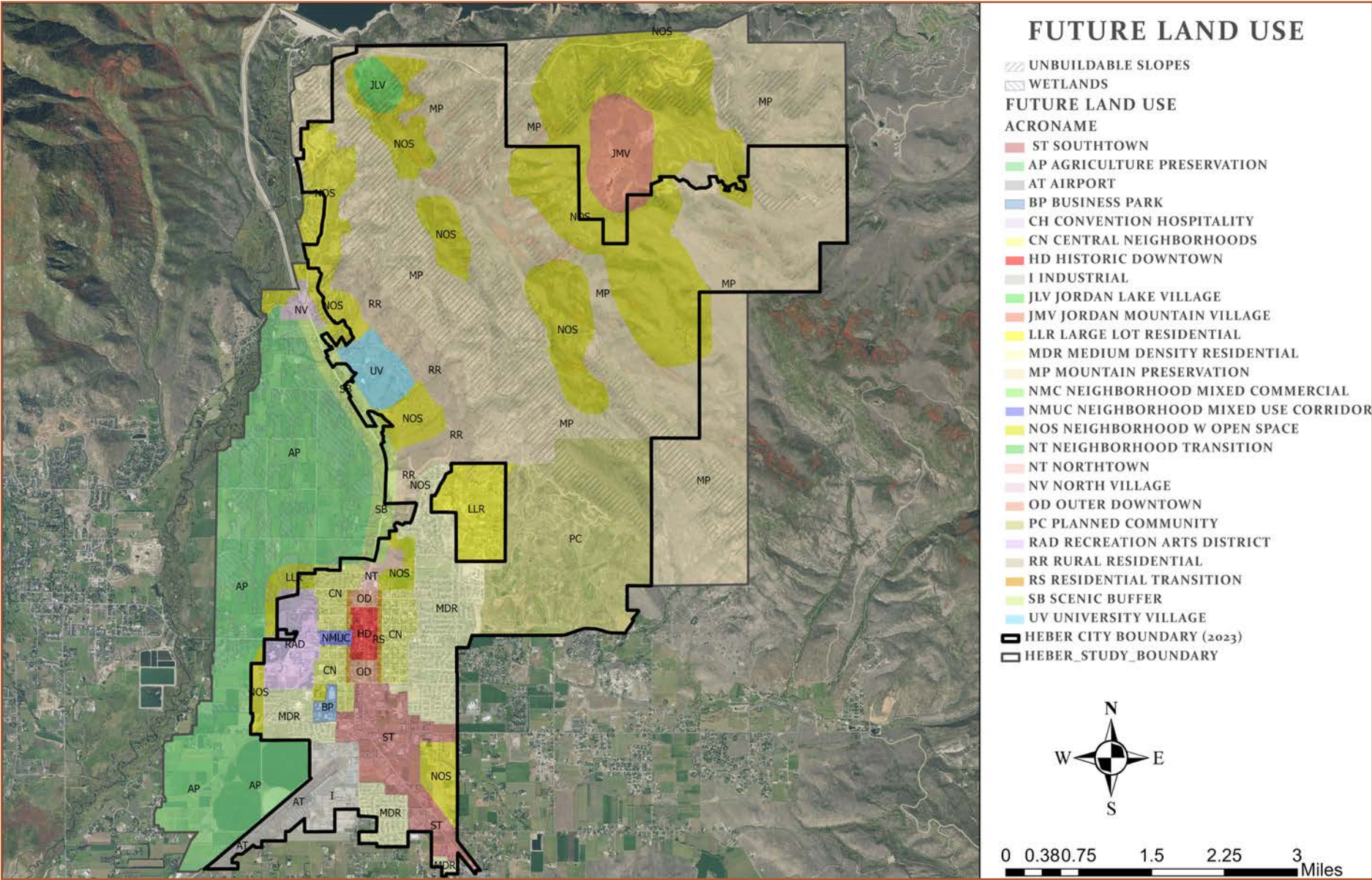
Future Land Use Map and Definitions

Heber's spectacular setting makes creating a future land use plan that embraces the vision for Heber particularly important. The design and patterns within new development areas are expected to follow the guidelines described in this general plan, which will be translated into updated ordinances. This chapter provides direction and guidance for future decisions to expand, modify or rehabilitate City infrastructure. It suggests where prudent public and private investments should be placed. It illustrates the future land uses that the City will support.

This chapter is comprised of a Future Land Use map which identifies various land uses that the City believes are consistent with the vision for Heber. Land uses are divided into categories which are identified on following the map. The edges or lines for each land use category on the map are not meant to be precise. Future land use

maps in general plans are purposely intended to be "general" and do not strictly follow property lines like a zoning map. They are a guide to the future land uses that the City has determined help achieve the City's vision.

Since the intent of the map is to guide with flexibility, future zone changes should generally conform to the land use districts described in this chapter. There can be discussions of "intent" and "general conformity" when there are situations where a proposal under consideration follows the City's vision and principles but where exact adherence to the map suggests a different outcome. The Planning Commission and City Council have discretion in applying the concepts found in this plan.



Future Land Use Map Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
	Central Neighborhoods (CN)	Primary: SFDs on smaller lots, with options for detached ADUs, flag lots Secondary: connective and corner small scale retail/ restaurants, bed and breakfasts, community gardens, along 100 South	3-8 units per acre 1-3 story height	A mixed neighborhood emphasizing a variety of housing types. Strong street connections to the downtown and the tourist center; bicycle and pedestrian friendly. Historic structures and homes enhanced.
	Neighborhood Mixed Use Corridor (Frontages of Center Street and 100 South from 150 West to 600 West) (NMUC)	Primary: A mix of residential, missing middle housing, hospitality, retail, restaurant, office	3-12 units per acre 1-3 story height	Single family in scale (e.g. mansion homes, townhomes), transition area to central neighborhoods, historic structures and homes enhanced, possible activated alley, history walk, bicycle and pedestrian friendly.
	Historic Downtown (300 South to 300 North, 200 East to 200 West) (HD)	A mixed residential and commercial town center with historical architecture and active open spaces	Up to 4 story heights with step backs (interior block locations encouraged) Consider 2 story minimum height	Small business storefronts with historic architectural elements on first floors along Main Street. Interior block commercial/office uses blending with higher density residential. Includes on-street parking and bike accommodations, parking structures, and shared parking. Emphasis on historic beautification, placemaking, plazas, parks, historic walk, and activated alley.
	Outer Downtown (300 South to 600 South; 300 North to 500 North; 150 East to 150 West) (OD)	A mixed residential and commercial area supportive of historic downtown	Up to 5 story heights with affordable housing and additional design features	Gateway to Historic Downtown with mixed use blocks. Streets to include on-street parking and bike accommodations.
	Residential Transition Area (150 West to 200 West and 150 East to 200 East; generally 500 North to 600 South) (RT)	Single family and missing middle housing, retail, restaurant, office, neighborhood commercial, home based business, attached/detached ADUs, pocket parks and plazas	1-2 story height	Mixed use transition area to central neighborhoods. Streets to include on-street parking and bike accommodations.

Future Land Use Map Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
	Recreation and Arts District (RAD)	A recreation/arts mixed use center including residential, missing middle, hospitality, retail, restaurants, outdoor recreation, tourism, office, craftsman industrial, civic, educational uses.	1-4 story height (West Gateway) 1-2 story height (Railroad Area) 1-3 story height (New School)	Recreation and arts-oriented feel that highlights the railroad and recreational amenities and trails. New School a key area for multifamily/missing middle.
	Jordanelle Mountain Village (JMV)	Primary: commercial and service uses intended to reduce trip generation to other town centers Neighborhoods: low, medium and higher density residential areas on slopes less than 30%, clustering options, schools	Base density established by a master development agreement. Overall property base densities may be transferred to the center and adjacent NOS by concentrating and clustering land uses. Up to 3-4 story heights in mixed use village 1 to 14 units per acre in residential areas adjacent to centers	A mixed use town center intended to serve the significant population on the upper mountain area, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Natural lands are preserved. Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas, schools.
	Jordanelle Lake Village (JLV)	Primary: hospitality, mixed uses, service and commercial uses Secondary: medium to higher density residential, schools	Base density established by a master development agreement. Overall property base densities may be transferred to the center and adjacent NOS by concentrating and clustering land uses. Up to 4 story heights in the town center	A mixed use town center with adjacent neighborhoods to serve the region's growing recreation/tourism industry, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Development blends into the slopes, and natural lands are preserved. Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas.
	North Village (NV)	Primary: hospitality and commercial/retail uses, higher density residential adjacent to the southern two quadrants at the intersection. Offices complement the town center. Secondary: SFDs, townhomes, limited multifamily complexes	14 to 30 units per acre Overall property base densities established by the North Village Overlay Zone may be transferred to the Village and adjacent NOS to create open space. Up to 4 story heights in the village center Residential clustering up to 3 stories with 4 to 20 units per acre in clustered locations	A mixed use village to serve the region's growing recreation/tourism industry and retail needs, characterized by Mountain Modern architecture and a greater range of mixed uses that include gathering spaces. Small lot, townhouse, and apartment developments, clustering, open space.

Future Land Use Map Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
	Utah Valley University Village	Primary: an array of uses supportive to the University, including hospitality, training centers, small retail, gathering places, mixed use, and student housing. Secondary: tech uses, affordable housing	14 to 30 units per acre Overall property base densities established by the North Village Overlay Zone may be transferred to the Village and adjacent NOS to create open space. Up to 4 story heights in the village center Residential clustering up to 3 stories with 4 to 20 units per acre in clustered locations	A mixed use village created to support the growth and desirability of the UVU campus, characterized by Mountain Modern architecture and vibrant pedestrian gathering places.
	New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	3 to 20 units per acre Overall property base densities, established by the North Village Overlay Zone may be transferred to adjacent Villages to create open space. 2-3 story height limit	Small lot clusters, townhomes and open space achieved through clustering and generally located adjacent to centers
	Agricultural Preservation (AP)	Agricultural uses on large lot (20 acres), with minor residential use	1 unit per 20 acres	Dairy, grazing and grazing supportive crops with a homestead. Agricultural areas provide separation between communities.
	Mountain Preservation (MP)	Recreational uses using the preserved natural areas	1 unit per 20 acres transferred to mountain residential areas	Steep slopes over 30%, stream corridors, wetlands, areas providing separation between communities. Clustered housing with density transfers to the villages.
	Scenic buffer (SB)	Scenic highway corridors with adjacent trail systems, storm water retention and significant use setbacks	Setback minimum 150 feet from highway right of way	Natural and enhanced landscapes with trail systems adjacent to existing and proposed highways.

Future Land Use Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteristics
	Rural Residential (RR)	Residential and agricultural mix in clustered patterns of development	1 to 2 units per acre; base density with clustering incentives for higher densities	Rural streetscapes with clustered housing and large open spaces in a natural, grazing, or agricultural use.
	Medium Density Residential (MDR)	Primary: single family residential uses	3 to 6 units per acre	Existing single family neighborhoods with a mix of suburban and rural street standards.
	Large Lot Residential (LLR)	Primary: single family residential uses	1 unit per five acres	Mostly existing single family neighborhoods with expansive views due to large separations between homes.
	Planned Community (PC)	Primary: large lot single family homes	1 to 2 units per acre	Existing neighborhood with significant open space and recreation uses.
	South Town Center (ST)	Primary: regional commercial/office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential	14 to 20 units per acre Up to 3 story heights	A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities.
	North of Downtown Center (NT)	Primary: regional commercial/office uses, health services, incubator business complexes Secondary: medium to high density residential	14 to 20 units per acre Up to 3 story heights	A secondary regional hub.
	Business Park (BP)	Office and tech uses	NA	High quality design and architecture.
	Airport (AT)	Airport and air traffic related uses	NA	Runways, hangars, service shops and supportive commercial uses.
	Light Industrial (LI)	Manufacturing uses located generally within enclosed buildings, plus office warehouse uses	NA	Limited outdoor storage and activity; may allow for accessory apartments



4: QUALITY NEIGHBORHOODS

Quality Neighborhoods Vision

Heber City's neighborhoods **thrive** because all of them are valued for their **unique character, amenities, and context**. Residents with a range of incomes have access to great places to live, and all residential neighborhoods are **stable, attractive** options.



Guiding Principles

1. Heber City will preserve and enhance existing neighborhoods and increase their walkability.
2. Heber City's new neighborhoods will be walkable and blend a variety of housing options and shared open space amenities. New neighborhoods will be within walking distance of a center, where neighbors can gather.
3. Rural and mountain residential clusters will enable residents to live in neighborhoods where housing is focused in a smaller area, resulting in the majority of natural lands reserved for shared open space with recreational, equestrian or agricultural uses.
4. Heber will maintain its clean air and dark skies so the City is a healthy and beautiful place to live.

Existing Neighborhoods

Heber City's existing neighborhoods have provided and will continue to provide a variety of housing options and living environments for the City's residents. Options include large single family dwellings with views of the region's open lands on the edge of town; historic homes on shady, tree-lined streets in the historic core; new, smaller lot subdivisions; and a variety of townhome and apartment/condominium homes closer to the City's center and along Highway 40. As Heber grows, investments in existing neighborhoods should enhance unique neighborhood characteristics and features. In general, the City's existing neighborhoods will benefit from continued investment in existing housing stock,

During the Heber City's recent visioning process, 85% of survey respondents were supportive of working toward more walkable streets. Access to parks, trails and open space was a common theme across both new and existing neighborhoods.

context-sensitive infill, streetscape enhancements to improve walkability and better access to parks and trails.

Central Neighborhoods District

In central neighborhoods, changes to housing is typical of older neighborhoods: maintaining and enhancing existing homes, rebuilding those that owners deem are no longer satisfactory, and adding attached accessory dwelling units. Detached accessory dwellings and flag lots are allowed to provide more neighborhood housing options, but in keeping with the feel of a predominantly single family residential area. The district includes the Neighborhood Mixed Use Corridor, an area along 100 South and Center Street between 600 West and Main. It includes new missing middle housing and neighborhood retail, restaurants, and services.

Character

- Quiet, pedestrian-friendly streets with a range of homes built across decades, supported by a neighborhood corridor that includes additional housing options and convenient neighborhood retail, restaurants, and services.

Focus

- Residential, with some neighborhood retail and commercial along 100 South

What Could Heber's Central Neighborhoods Become?

Over time, the historic core could become a consistently beautiful area. Imagine tree-lined streets, upgraded homes, new architecturally pleasing housing, and a wonderful place to walk and bike, with connections to the entire City. Heber's Central Neighborhoods and Neighborhood Mixed Use Corridor could be the most desirable neighborhoods in Heber, offering a range of housing types, convenience and historic character.



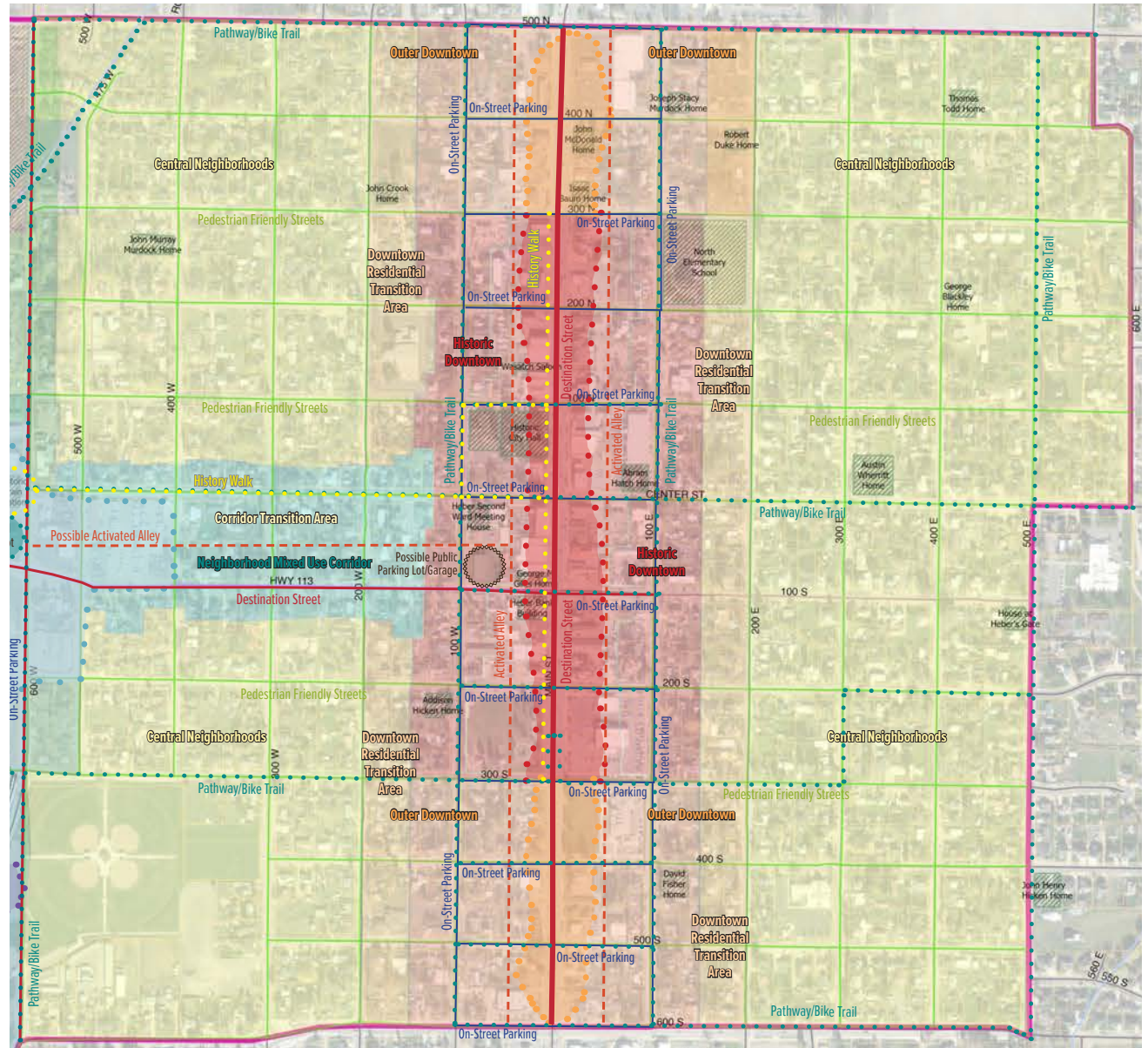
Features

- Pedestrian-friendly streets with bike network, neighborhood parks, a potential alley pilot project between 100 South and Center Street, history walk connecting the original train depot and the Civic Center Block, historic structures and homes enhanced



Central Neighborhoods District Vision Map: Excerpted from the Central Heber Vision Map, this illustration highlights key subdistricts, which are explained in the text on the surrounding pages. Central Neighborhoods are shaded yellow, and the Neighborhood Mixed Use Corridor is shaded blue.

Examples below and on opposite page of potential building types and neighborhood forms for the Central Neighborhoods District



Use Mix

Central Neighborhoods

- Residential: single family
- Open Space: neighborhood park
- Accessory Uses: home-based business, attached accessory dwelling units, detached accessory dwelling units with height equal to or lower than main home height, flag lots

Neighborhood Mixed Use Corridor

- Residential & Lodging: missing middle multifamily, hotel
- Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office (on commercial corners on 100 South)
- Open Space: pocket park/plaza, neighborhood park
- Parking: on-street public parking, private parking lots behind buildings

Corridor Transition Area (area between mixed use corridor and neighborhoods)

- Residential: missing middle, single family
- Open Space: pocket park/plaza, neighborhood park

Building Height

- Up to three stories

Strategies - Central Neighborhoods District

1. Consider land use changes to grow the connection between Historic Downtown the Recreation and Arts District along 100 South. Consider tourism-based businesses, and more flexible options for homeowners, such as more flexible home occupation ordinances, live/work opportunities, bed and breakfasts and other residence-based businesses.
2. Consider additional upgrades to existing zoning that promote reinvestment and infill.
3. Support improvements to existing homes. Establish and/or identify grants and/or loans for home repairs, façade improvements and efficient, attractive landscaping. Work with local business and historic groups to establish a historic home walking tour. This will encourage residents to improve and maintain their historic homes.
4. Use dark sky compliant lighting throughout the historic core.
5. Promote ordinance revisions for infill and flag lots to increase redevelopment potential, where appropriate.



What Could Streets in Central Neighborhoods Look Like?

Heber's historic core features many charming characteristics. As streets are improved, there is opportunity to retain desirable qualities and add new elements that increase beauty and safety. The image below features reduced pavement width, wide parkstrips, consistent walkways, street trees, lighting, swales with some irrigation ditches preserved, and both natural and more formal parkstrip plantings.



Where possible, Heber should retain the rural feel that Heber's open irrigation ditches convey. As the City moves toward pressurized irrigation and working irrigation ditches are slowly replaced, some streets should be designated to preserve historic ditches and retain related rural context. Since existing ditches and street-adjacent swales will accommodate storm water for the near future, a phased approach is suggested. A more detailed streetscape plan and streetscape options should be considered.

Existing Neighborhoods Outside the Historic Core

Heber residents that live in neighborhoods outside of the historic core enjoy a wide range of living opportunities, all relatively nearby the City's center. Like the historic core, as these neighborhoods age, Heber should support reinvestment to improve or enhance the quality of existing homes, encourage infill and new investment where possible, and implement context-sensitive streetscape plans that highlight the unique character of neighborhoods while improving walkability.

Strategies – Existing Neighborhoods

1. Create a citywide streetscape plan, strategy and program that explores distinct options for various neighborhoods, including older

areas of the city encompassed in the historic grid as well as options for newer existing neighborhoods and future neighborhoods. Streetscape improvements include sidewalks, trails, street tree planting, street parking and setbacks. (see Chapter 8, Mobility and Streetscape for more detail)

2. Enhance park access from existing neighborhoods. Add trail connections and new parks. Look for opportunities to consolidate stormwater detention in multi-purpose ponds that can also be used for recreation. (see Chapter 7, Open Space, Parks and Trails for more detail)

New Streets in the Mountains

While most of Heber's new streets will be in traditional neighborhoods and can implement ideas from the historic core image at left, some streets will be "collector" in nature, moving traffic between new and existing centers. These streets provide enjoyable travel through open spaces, whether driving a car or walking/biking on the adjacent trail. These streets feature narrow pavement width with right turn lanes, swales and off-street trails.



New Neighborhoods and Rural Clusters

Heber City embraces a range of new neighborhood options designed to provide a variety of beautiful, comfortable, convenient and safe places for all of its residents to live their lives.

New Neighborhoods with Housing Variety and Amenities

Public feedback during Heber's recent visioning process uncovered a strong desire for new neighborhood options that include both housing variety and amenities. This desire should be realized with new guidelines that enable flexibility in lot size, setbacks and housing type. This option provides for a broader range of household types—including young families, mature families and empty nesters—to live in a more diverse neighborhood setting with common open space areas for socializing and recreating.



Further, when combined with incentives, such as density increases, varied lot sizes and housing types allow developers to cluster housing to reduce the development footprint in order to establish common open space areas. This encourages higher quality design and distributes shared maintenance costs among more homeowners, keeping costs sustainable over time for each household.

The examples at right explore a more limited amount of high-quality open space over a larger percentage of open space. When ordinances require a high percentage of open space (30% to 50%), the result is often a configuration of homes on pad sites with a private outdoor patio area, but without a building lot containing individual yard space. With pad sites, the common open space is typically provided as shared landscaping surrounding homes, in addition to a landscaped detention area. This design format provides limited usable open space area for recreation, socializing and gathering.

What Could Heber's New Neighborhoods Be Like?

As Heber grows, residents have a strong desire to create neighborhoods that include a variety of housing options and recreational opportunities. A recent survey found that 46% want this type of neighborhood compared with only 9% who want to continue building conventional subdivisions.

What's in every example at right?

- A concept for a 10-acre parcel
- 10% - 20% common usable open space for recreation, socializing and gathering
- Quality streetscapes with street trees, lighting, and trails, pathways and/or sidewalks

31 units | 10,000 sq ft lots



(above) A standard 10-acre subdivision with minimal streetscape features and no common open space. This plan suggests moving away from this pattern of growth in new neighborhoods.

1. Neighborhood with Agriculture & Open Space

38 units | 6,000-10,000 sq ft lots
single family
1-acre farm/community garden
.5-acre park



2. Traditional Neighborhood with Open Space

44 units | 5,000-10,000 sq ft lots
single family
1-acre park



58 units | 4,000-6,000 sq ft lots
single family | rowhomes
1.5-acre park



3. Compact Neighborhood with Open Space

91 units | 4,000-6,500 sq ft lots
single family | rowhomes | multifamily
2-acre park & plaza



4. Mixed Use Neighborhood with Gathering/Open Space

Most open spaces in new neighborhoods will be the responsibility of homeowners in the development and will be governed by a homeowner's association. The developer or association will improve the space for recreation, restore it to a natural state, create a community garden or perhaps lease it to a small plot farmer. However, the City may want to assure public access through acquisition in the development process or agreements to that effect. A systematic approach to consider is for the City to determine priority areas for open space that might further other goals such as stormwater retention or trails. Trail systems along creeks, canals and utility corridors, connected to mountain area trails, could provide a more functional and distinctive connected series of open spaces.

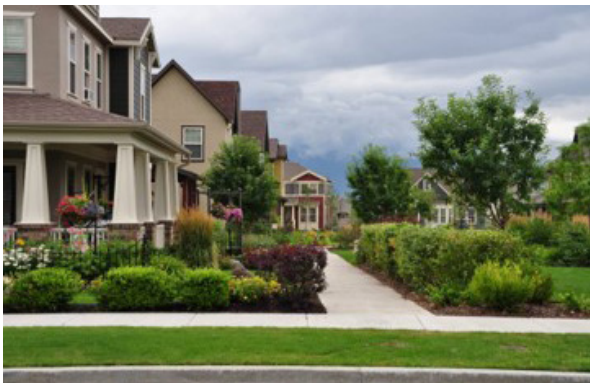
Common open space area(s) should be right-sized for recreational needs, and right-priced

for residents to sustain long-term care and maintenance costs through a homeowners' association. Open space quantity and design should be informed by an appropriate integration of storm water detention without compromising recreational use, and by an appropriate balance between outdoor common area and private yard space. In some cases, the City may want to acquire open space during the development process, to provide public access. These decisions should be informed by the City's parks and trails master plan.

Strategies - New Neighborhoods

1. Create incentives or new zones to build neighborhoods that include a variety of housing types and quality open space amenities.
2. Include quality building materials and architectural standards as part of new ordinances.

3. Sustain the long-term quality and value of these neighborhoods through:
 - a. Superior neighborhood design;
 - b. Quality building materials;
 - c. Integrating a variety of lot sizes and housing types;
 - d. Establishing private development covenants and homeowner's associations to ensure continual reinvestment in and maintenance of the neighborhood.
4. Open space amenities should be a central feature in a neighborhood and may include parks, plazas, trails, community gardens, small plot farms or other space that can be used by residents. Quality open space amenities include long-term management and maintenance plans.
5. Develop and implement streetscape standards to ensure walkability. Create new residential street cross sections that are comfortable



and safe for pedestrians. Consider crossings, pavement widths, traffic speed, park strip width, street trees, sidewalk widths, etc. (see Chapter 8, Mobility and Streetscapes for more detail)

- a. Connect new neighborhoods to centers with sidewalks, pathways and/or trails.
- b. Connect new neighborhoods to existing regional or local trail systems when possible.
6. Consider a new neighborhood design process that analyzes priority destinations for pedestrians and focuses the design process on achieving a walkable community first, as opposed to the greatest number of lots.
7. Consider an incentive-based system with a base lot size that can be reduced by exceeding city goals for open space, walkability, trails, views and stormwater reduction.
8. New neighborhoods at Jordanelle Mountain,

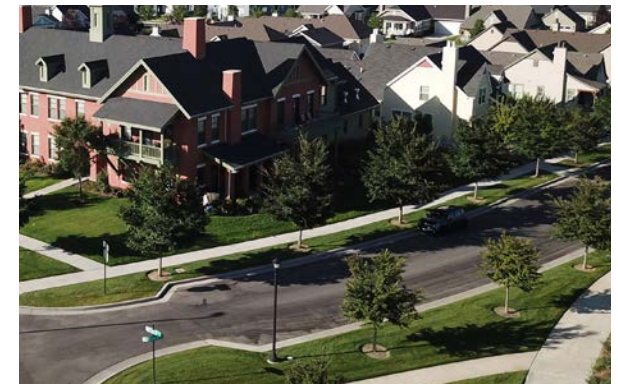


Jordanelle Lakeside and North Village

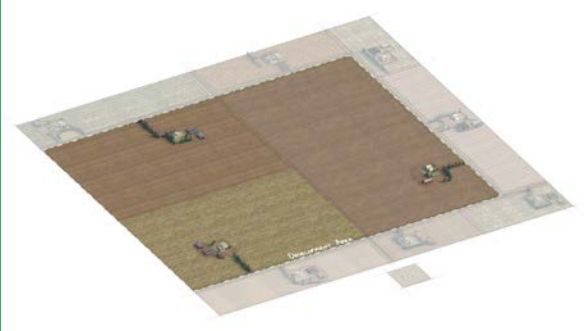
- a. Create walkable, compact neighborhoods with significant natural open space and mountain-themed village town centers.
 1. Create design standards for interesting “mountain modern” residential architectural features.
 2. Promote deed restricted workforce housing in the villages and inclusionary affordable housing for a portion of new housing.
 3. Create trail systems with greater separation from roadways.
 4. Encourage increased residential densities in village town centers.
 5. Develop a street connectivity and circulation plan that does not rely on the highways to reach destinations. (see Chapter 8, Mobility and Streetscapes for more detail)



6. Consider more hospitality and entertainment options near the highways.
7. Consider design standards for outdoor and indoor storage facilities, and promote the placement of such facilities in less visually prominent locations through ordinance amendments.



How Are Rural & Mountain Residential Clusters Developed? (100-acre example)



Existing Condition:

Parcels feature historic farming operations, and owner is considering options for future development.



Conventional Development Pattern: 88 units

Underlying one-acre zoning employed to create standard subdivision with uniform lot sizes, eliminating agricultural uses.

75% open space | 25% housing
124 units | 71 detached; 51 attached
3 neighborhood parks
40% density bonus



Residential Cluster

Alternative:

Clustered housing, flexible lot sizes and a density bonus enable a profitable project while **permanently preserving** remaining agricultural uses. This alternative could also be used to preserve natural areas in the mountains.

Rural and Mountain Residential Clusters

After the New Neighborhoods with Housing Variety and Amenities option described above, the option second most desired by Heber residents is the Rural Residential Cluster. This option clusters housing on about 25% of the development parcel, while permanently preserving approximately 75% of a parcel as open space. This option is best employed where larger acreages exist, so preserved open space is large enough to be viable for continued farming or ranching, for shared passive recreation (e.g. trails in a natural area), shared equestrian use or to provide a large open space that remains or is restored to its natural state. Developments should include clear plans for long-term open space management and maintenance. Areas for these types of neighborhoods include lands adjacent to north village and university village.



Strategies - Rural and Mountain Residential Clusters

1. As part of a new zoning ordinance, create incentives or new zones to enable rural and mountain residential clusters that permanently designate open space for agricultural, natural, passive recreation or shared equestrian uses.
2. Update trail plans as new rural and mountain residential clusters are developed.
3. Promote neighborhood safety by reviewing and updating as necessary community wildfire prevention plans and wildfire ordinances and development standards for hillside and mountain areas.

Clean Air: Options for Residential and Business Land Uses

Heber has relatively clean air today, but keeping that clear blue sky is a concern for residents. The Wasatch Front is notorious for temperature inversions, when warmer air gets trapped below colder air. Such inversions trap pollution close to the ground, creating air that is both ugly and unhealthy to breathe. Occasionally, Heber residents can see the inversion from the Wasatch Front creeping up the canyon toward the Heber Valley.

Like the Wasatch Front, Heber Valley can experience temperature inversions. If we want to maintain air that is healthy and skies that

are beautiful, we will need to be mindful of the pollution that we create and release into the air as the City grows. As our vehicles become more efficient, our homes and businesses will be the largest source of air pollution and should be a focus for maintaining air quality.

Water heaters and furnaces that burn natural gas and have not been updated create emissions that we do not see, but, as a percentage of the overall air pollution problem, our house and business heating systems start to take on a greater role because vehicles are getting cleaner and more are electric. In the Salt Lake Valley, on red burn days, wood stove fires are not allowed. Wood stoves add significant amounts of particulates, especially when the air is not moving, during an inversion.

Strategies - Clean Air

1. Explore ways to reduce air pollution from homes and businesses and improve efficiency.
 - a. Promote a water heater replacement program. Promote no “nox” water heaters and more efficient furnaces for long-term clean air benefits.
 - b. Eliminate wood stoves and/or prohibit use on stagnant air days.
 - c. Encourage rooftop solar installations.
 - d. Explore potential strategies with Heber Power and Light.

2. Explore no idle programs for vehicles and electric vehicle facilities such as charging stations.
3. Promote and support the Heber Valley Regional Air Quality Board.
4. Adopt a clean air program with priorities, time lines and strategies.

During Heber City's recent visioning process, a number of survey respondents and meeting participants were concerned about long term air quality. Blue skies are one of Heber's valued assets.



What's the best approach to affordable housing?

75% Heber residents say, "Blend it in!"

Based on survey responses from Heber's recent visioning process, **38%** prefer to blend compact single family, townhomes and apartment homes into neighborhoods, and **37%** say to blend these housing types into town centers. Only 25% wanted to isolate affordable housing at the edges of town or along Highway 40. The picture below depicts a home with limited square footage to reduce overall cost.



General Housing/Moderate Income Housing Plan (MIHP)

When Heber's neighborhoods and centers provide housing for a broader range of household types and consider our school teachers, police officers, and service industry employees, more of our residents can enjoy living in a safe and comfortable environment, with convenient access to goods, services and amenities.

Heber City has recognized the great need for and difficulty of providing affordable housing for many years and has been innovative in its approaches to creating more affordable housing. The City adopted its revised Moderate Income Housing Plan (MIHP) as part of the General Plan by Ordinance 2018-31 on August 16, 2018. Utilizing property values, census data, building permit data and data from the Utah State Department of Workforce Services, the City identified the existing supply of moderate income housing and identified the five-year moderate income housing need. The City analyzed residential zoning and identified how zoning densities affect opportunities for moderate income housing. Based on this analysis, the plan identified the following affordable housing needs for the next five years:

- 517 units of 30% AMI or less
- 429 units of 50% AMI or less

- 138 units of 80% AMI or less

The four primary goals of the MIHP include:

1. Heber City will continue to provide a realistic opportunity to meet the estimated needs for additional moderate-income housing.
2. Heber City will continue to foster partnerships with non-profit organizations and developers, and identify new funding sources to implement affordable housing policies.
3. Heber City will continue to work with the County Housing Authority to increase the supply of affordable housing
4. Heber City shall biennially review the moderate-income housing plan element of its general plan.

The implementation strategies identified below exceed the requirements of Utah State Code Section 10-9a-403. The following four strategies from the 2018 General Plan update mirror Utah State Code recommendations for implementing three or more implementation strategies. Not only have these strategies been identified by the MIHP, they have also been adopted into the City's zoning ordinance and are already being implemented.

1. **Utilization of accessory apartments (aka accessory dwelling units).** Accessory dwelling units are allowed in all residential zones in Heber City.

2. **Consider inclusionary housing ordinances to close the future housing need gap.** Heber City has adopted an inclusionary housing ordinance that requires 10% of all new residential units to be affordable housing that is aimed at those earning 30%, 50% and/or 80% of County average median income. The ordinance permits increased density, open space and spatial incentives to developers for providing affordable housing.
3. **Consider deed restriction programs to keep new moderate income housing units affordable to target populations.** As part of the inclusionary housing ordinance, Heber City requires that certain affordable housing units in the 50% AMI or lower category be deed restricted and often works with the County Housing Authority to accomplish this.
4. **Consider general fund expenditures to waive or reduce construction related fees that are otherwise generally imposed by the City.** The inclusionary housing ordinance permits the waiver of building permit fees.
4. aimed at the 50% AMI and below category, and track City progress.
4. Study the pros and cons of waiving building permit fees for qualifying projects or portions of projects. Track additional units produced.
5. Consider areas for mixed use housing and mixed housing types, especially adjacent to the downtown and in emerging centers.
6. Create a mixed housing types cluster subdivision ordinance.
7. Consider an update study of the fee-in-lieu program to assure that fees are reasonably commensurate with actual construction costs.

Potential Near-Term Work Efforts:

1. Update the accessory apartment ordinance to eliminate barriers.
2. Track spending of the affordable housing fund, and emphasize workforce housing.
3. Continue to require deed restricted housing





5: CENTERS AND GATHERING PLACES

Centers & Gathering Places Vision

Centers enable Heber to maintain a **small town** feel by focusing **new growth into distinct areas** rather than dispersing growth across our City's surrounding **open lands**. Centers **focus** activities, providing a **home base** for **visitors** and a **“living room”** for **residents**.



Guiding Principles

Downtown, Heber's historic center, will develop into an even stronger center and remain the heart of the community. Main Street, together with surrounding blocks, is a local and regional destination.

1. Heber preserves, enhances and improves access to its valued places and buildings on Main Street.
2. Heber improves pedestrian and bike accessibility, parking and traffic conditions along Main Street.
3. Underused spaces are reimagined into significant new places to work, live and enjoy time together.
4. Downtown is a regional destination for annual gatherings and traditions that Heber residents and visitors enjoy.

New centers will be strategically located,

connected to each other and the greater community and offer walkable access to amenities and day-to-day needs.

1. New centers should encourage many distinct features, including outdoor gathering spaces, parks and plazas; schools and community centers; a mix of shopping, restaurants, and offices; as well as a variety of housing choices, including more affordable options.

Central Heber

Central Heber includes two distinct multiuse centers: (1) The Main Street District, and (2) The Recreation and Arts District, which are discussed here. Central Heber also includes the residential Central Neighborhoods District, which is discussed in detail in Chapter 4.

Central Heber Vision

The heart of our community and region, Central Heber is a destination area featuring unique shopping, dining, and gathering areas for residents

and visitors who enjoy a welcoming and peaceful environment with a sense of history and place in a beautiful mountain valley. Downtown is our economic catalyst, featuring our historic center and working, living, and public gathering areas in a mixed use environment, which help support street level retail, restaurants, and entertainment. Outdoor-oriented local and regional recreation are features at our Recreation and Arts Destination, which is the place to go to enjoy the train, rent a bike, enjoy a ballgame, or plan regional recreational adventures. Heber's quiet central neighborhoods provide places to live that are rooted in our history while also conveniently located nearby places to work, play, shop and dine.

General Recommendations

1. Highlight Heber's sense of history and place in a beautiful mountain valley, and its welcoming and peaceful environment.
2. Create a walkable, bikeable central city, with safe and pleasant streets.
3. Connect destination places and districts with interesting, pedestrian-friendly routes.
4. Create increased living and working opportunities in the Downtown area, for economic resilience and to better support uses like shopping, dining, gathering, and entertainment.
5. Activate and connect public spaces on Main Street, including Heber City Park, Civic Center Block, and the Public Safety Block, adding amenities, activities, and attractions that people return to again and again.
6. Enliven the streets in Heber's Downtown with features that provide interest and comfort and encourage repeat visits.
7. Create a new recreation/lifestyle gateway on the west side of town that supports existing and new arts, recreation, tourism, and outdoor-oriented pursuits, better positioning Heber as a destination for regional recreational opportunities.
8. Provide a small neighborhood dining/ shopping area near the train station to provide amenities adjacent to tourism and sporting events.
9. Create a new missing middle neighborhood east of the planned high school to provide needed housing options.
10. Preserve Central Heber's neighborhoods, enhancing their quiet, friendly atmosphere while providing options for new housing that fits into the historic fabric. (Discussed in Chapter 4.)

Which scenario best preserves "small town" feel?

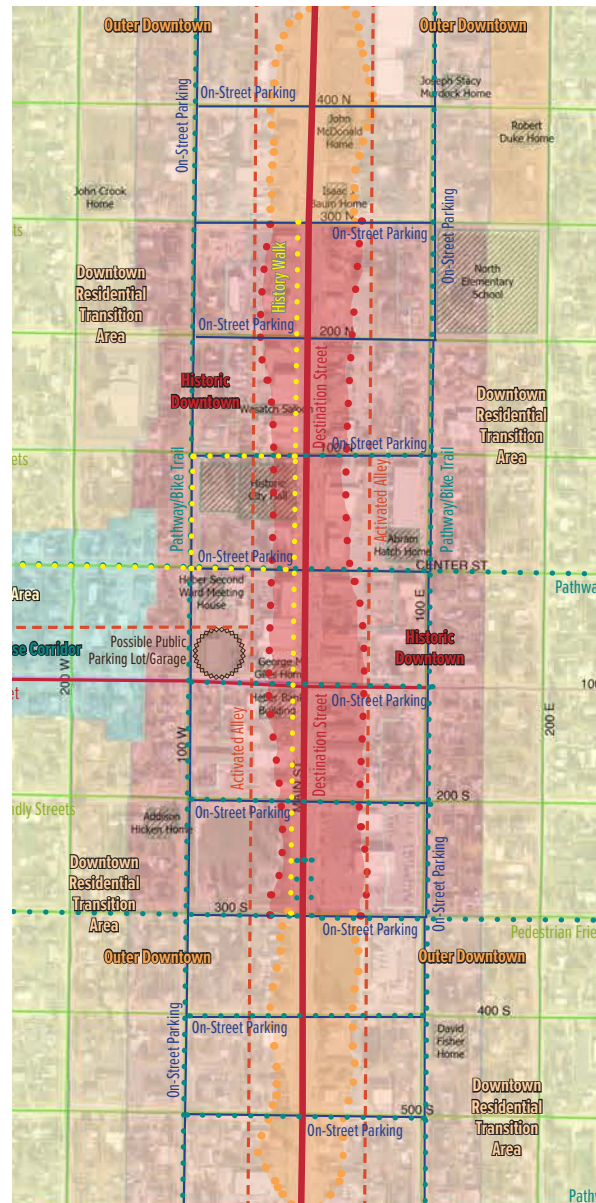
78% of recent survey respondents selected scenarios featuring **centers** and **open space**.

Surveys for Main Street and the general surveys performed as part of the visioning process indicate that **Main Street is important to nearly everyone in the community**. Residents want Main Street to become quieter and more walkable.



Downtown District Vision Map: Excerpted from the Central Heber Vision Map, this illustration highlights key sub-districts, which are explained in the text on the following pages.

Examples of potential building types and forms for the Downtown District



The Downtown District

Downtown is characterized by a vibrant business environment and ample housing opportunities that support dining, shopping, playing, and gathering opportunities, providing a strong destination in the heart of Heber City. Historic Downtown (300 North to 300 South) features the richest suite of options for people to return to again and again, from restaurants and shops to inviting public spaces and streets, making the area a strong destination for residents and visitors. Alleys off Main Street as well as streets bisecting Main provide quieter spaces for shopping and dining. Outer Downtown (north of 300 North and south of 300 South) offers the greatest opportunities for working and living near Historic Downtown. The District as a whole features Downtown destination branding and beautification.

The following provides detailed recommendations regarding character, focus, features, use, and form for the district.

Character

- Highly active destination downtown featuring living, working, playing, shopping, dining, and gathering opportunities.
- Historic/classic architecture in Historic Downtown District; historic themed but more flexible architecture in Outer Main.

Focus

- Major focus on business and housing that supports shopping, dining, playing, and gathering.
- Heber City Park, Civic Center Block, and Public Safety Block provide active park/plaza space for gathering.

Features

- Walkable streets
- On-street parking district wide
- Alley pilot project(s) behind Main Street for a quiet dining/pedestrian experience
- History walk on Main Street with a major feature at Civic Center Block
- Publicly owned historic buildings and places preserved
- Active destination public space at Heber City Park, Civic Center Block, and Public Safety Block

Placemaking

- Benches
- Outdoor dining areas
- Street trees
- Plaza space
- Fire pits/heaters
- Bike racks
- Activity structures
- Art/sculptures
- Planters

- Attractive streetlights
- Activity Spaces to Consider: skating ribbon/rink, farmer's market, rock climbing wall/boulders, food truck court, food hall, concert/event amphitheater, fitness stations, water feature

Use Mix

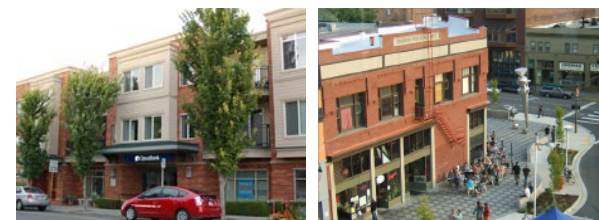
Historic Downtown & Outer Downtown

- Residential and Lodging: missing middle/multifamily, hotel
- Civic
- Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office
- Open Space: destination plaza/park
- Commercial use required on Main Street-facing first floor facades in Historic Downtown, with limited percentage allowed for residential or office access doors
- Residential allowed on Main Street-facing first floor facades in Outer Downtown

Downtown Residential Transition Area

- Residential: single family, missing middle
- Retail/Restaurant/Office: neighborhood commercial allowed as a conditional use in Residential Transition Area east and west of Historic Downtown
- Accessory uses: home-based business, attached/detached accessory dwelling units,
- Open space: pocket park/plaza

Examples of potential building types and forms and streetscape for the Downtown District



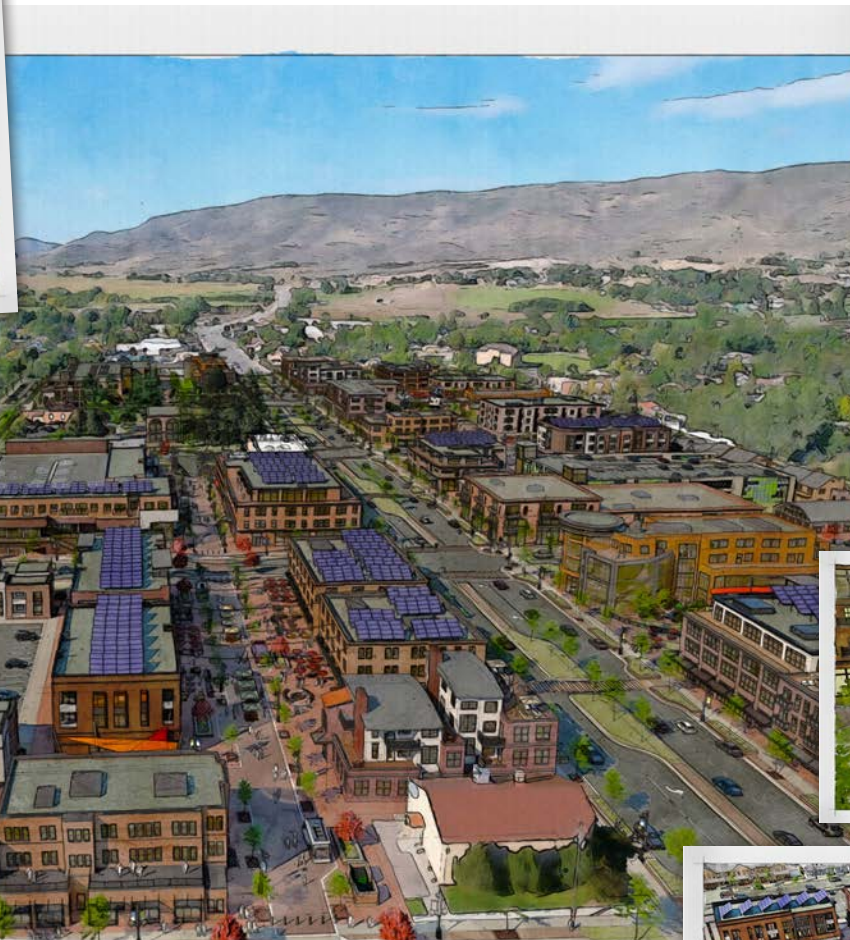
Before and After: Heber's Downtown District Vision Concept

As Heber grows, the Downtown District will feature new places to live and work, and especially places to gather together, to celebrate, to share a meal, to support a local artisan or shopkeeper. This is where we enjoy life together and practice our tradition of being friendly, warm, and welcoming.



Above: Recent aerial photograph of the Main Street District; Right: Downtown District vision concept.





Above: Recent aerial photograph of the Main Street District between Main Street & 100 West; Left: Vision concept; Top left: vision concept zoomed in to alley just west of Main.



Above right: A large plaza in the alley near the Civic Center Block provides space for outdoor movies and other activities; Right: Midblock walkways connect Main Street and the pedestrian alley.

Before and After: Heber's Downtown District—Civic Center Block Concept

We reflect on, remember, and celebrate Heber's heritage at Civic Center Block, highlighting the historic tabernacle and theater, daylighting Lake Creek, and creating interpretive elements commemorating our history. This space is also the center of our history walk, which runs along Main Street and then along Center Street, ending at the historic depot building.

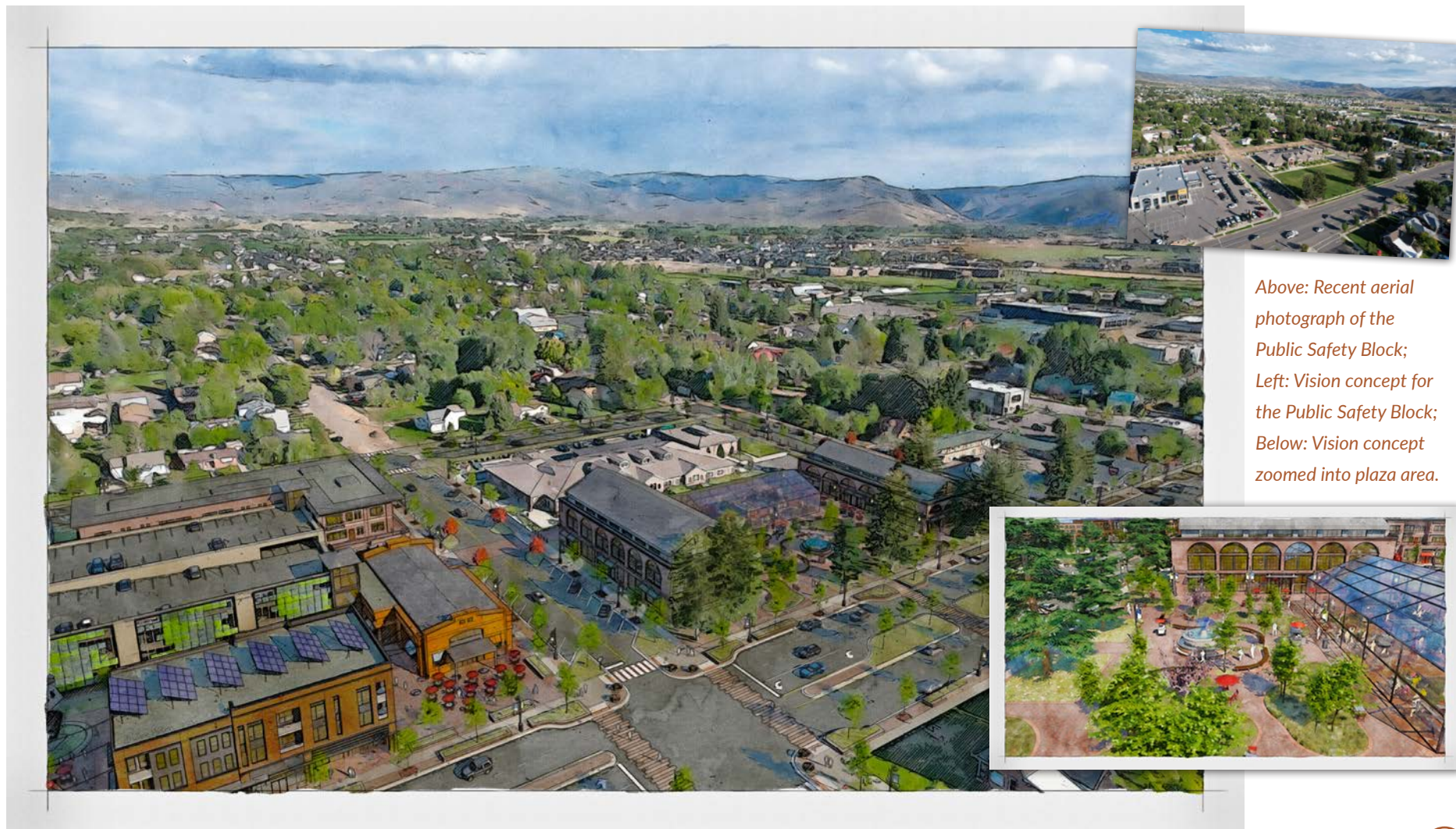


Above: Recent aerial photograph of the Civic Center Block, location of the historic tabernacle;

Right: Vision concept for Civic Center Block; Far right: Vision concept zoomed in, looking at a new public arts/history building and interpretive features.

Before and After: Heber's Downtown District—Civic Center Block Concept

Rather than developing all of the green space on the Public Safety Block, this concept preserves a large plaza for enjoying a meal in the shade or strolling through an exhibition or year round farmer's market out of the weather. The trees and buildings along the perimeter reduce traffic noise and provide space for a plaza, food hall, meeting rooms, or other amenities.

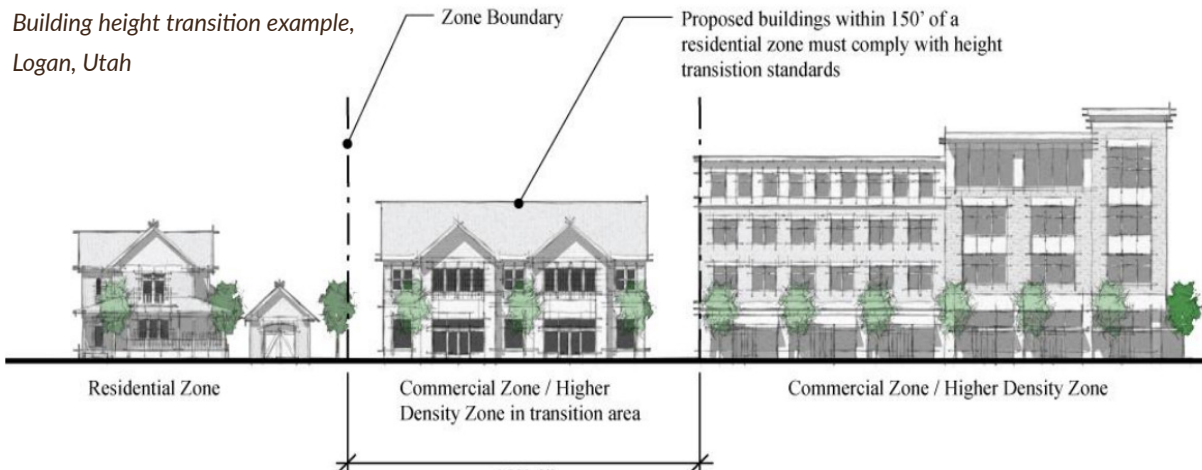


*Above: Recent aerial photograph of the Public Safety Block;
Left: Vision concept for the Public Safety Block;
Below: Vision concept zoomed into plaza area.*



Step Back: a change in the vertical plane of multi-story buildings that preserves the pedestrian experience at sidewalk-level by setting the upper story building facade away from the street

Building Height Transition: a change in building heights, generally with taller buildings on more intense streets, with shorter buildings as the transition area nears single family homes



Parking

- Striped on-street public parking district wide
- Private parking lots/garages, but not fronting Main Street in Historic Downtown area
- Public parking lot/public parking garage possible in future phase

Building Height

- Up to three stories allowed in Historic Downtown; with step backs up to four stories allowed
- Up to four stories allowed in Outer Downtown with step backs for buildings over three stories; up to five stories allowed if incorporating additional design features and affordable housing (on site or off site)
- Step backs required for buildings over three stories on Main Street
- Step backs required for buildings over two stores adjacent to publicly-owned historic places
- Building height transition required; buildings in Historic Downtown on 100 West/100 East frontages limited to three stories or less; in Residential Transition Area east and west of Historic Downtown limited to two stores or less
- Require other height-softening strategies (e.g. roofline variation, building modulation, attached features, corner cuts/plazas)

Visual Preferences

- Style: mix of existing historic and new modern and traditional
- Preferred building materials: brick, sandstone, glass, timbers, rock
- Apply existing design standard for classic commercial requiring historic/classic commercial features (e.g. storefront), but with flexibility for a mix of styles, especially in Outer Downtown
- Historic Downtown: increase existing design standards, and encourage a greater number of classical/historic building features

Strategies: How Do We Achieve Goals for the Downtown District?

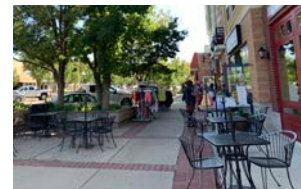
1. Update City code to align with detailed recommendations, listed above.
2. Create a Downtown Development Authority, such as a Community Reinvestment Agency (CRA), to provide a sustainable source of funding for community enhancements and a focused group that facilitates the improvement of downtown.
3. As part of a downtown placemaking and branding study, develop a set of unified community character elements to be implemented within the entire downtown corridor, to create a stronger sense of place. Use the City brand to complement downtown.
4. Increase activity downtown. Activate downtown through public spaces, including streetscapes, alleys, and parks that attract people, so that residents and visitors want to return over and over again. Create a design plan for the three public blocks (Heber City Park, Civic Center Block, and the Public Safety Block) that includes uses that bring people back on a daily basis and include free WIFI. Upgrade restrooms for safety and convenience, and request businesses to allow the public to use their bathrooms. Promote consistent business hours of operation, emphasizing Thursday, Friday and Saturday evenings.
5. Create a unified pedestrian-friendly and bike-friendly streetscape for the entire Main Street District. Include wider sidewalks and bikelanes.
6. Promote historic architecture in the Historic Downtown District. Beautify sidewalk areas and create a comprehensive set of façade/storefront standards; incorporate into City ordinances. Fund implementation of a city-wide façade program.
7. Create a parking plan and management strategy to maximize land use intensification and minimize parking needs.
8. Revise the sign ordinance to unify size and location; allow projecting and certain



A pedestrian-friendly sidewalk with planted bulb out that shortens pedestrian crossing distances



Mixed use buildings with ground floor retail add vibrancy



A shady sidewalk designed for living



Blade/projecting signage adds appeal

Potential Downtown Improvements



Main Street

Main Street is envisioned as Heber’s premier destination—a place that’s comfortable for residents and visitors to enjoy on foot, and a place that supports adjacent local businesses, restaurants, public gathering areas and quality housing and hospitality options. A reimagined Main Street includes the following features:

- Reduced pavement width and lower speed limits
- Wide sidewalks to accommodate walking, shopping and dining
- Interesting street trees and plantings for shade and beauty
- On-street parallel parking
- Medians and bulb outs to add beauty, reduce traffic speed and ease pedestrian crossings; mid-block pedestrian crossings
- Dark sky compliant lighting

East/West Streets Adjacent to Main Street

East/West streets in the blocks off of Main Street can support downtown activity, providing a pedestrian friendly means of accessing Main Street destinations, whether walking or driving into town. They could feature:

- Reduced pavement width
- Comfortable sidewalks and “parklets” to accommodate walking, shopping and dining
- On-street angled parking
- Planted medians and bulb outs to add beauty, reduce traffic speed and ease pedestrian crossings
- Mid-block pedestrian crossings
- Bike accommodations, including bike lanes and bike parking



temporary signs, such as A-frames. Include wayfinding signs within the downtown corridor.

9. Promote adjacent increased densities and mixed uses through ordinance updates. Increase and expand the alleys a parallel to Main Street for a unique pedestrian experience. Alleys could accommodate additional development and become the “quiet” space that visitors seek until Main Street is reconfigured.
10. Spur economic development by mixing land uses, specifically to attract services and amenities that will attract local residents. Offices, service uses, residential, and moderately priced restaurants and shops should be part of the mix. Increase retail diversity along the Main Street corridor, especially for smaller, local shops. Restrict national chains from Historic Downtown. See list of potential uses in Chapter 8.

Appropriate lighting can help keep skies dark.



11. Work with UDOT to reduce Main Street speeds, install raised medians within the spaces between turn-queue lanes along the primary downtown corridor, widen sidewalks, extend themed streetlights further north and south (assure dark sky compliance), replace distressed trees and plant additional large shade street trees, consider diagonal parking (with bike lanes adjacent to the curb) on the streets approaching Main, build larger bulb-outs to reduce pedestrian crossing distances, add trash receptacles, add benches located near the buildings that face the street, and add distinctive bike racks. Consider “for sale” art and sculpture along the street and in public parks.
12. Enhance the gateways to downtown to ensure that people know when they have arrived.



Activate public spaces on Main Street to encourage community gathering and return visits



Mid-block crossings provide pedestrian convenience



Scooters could provide a mobility alternative



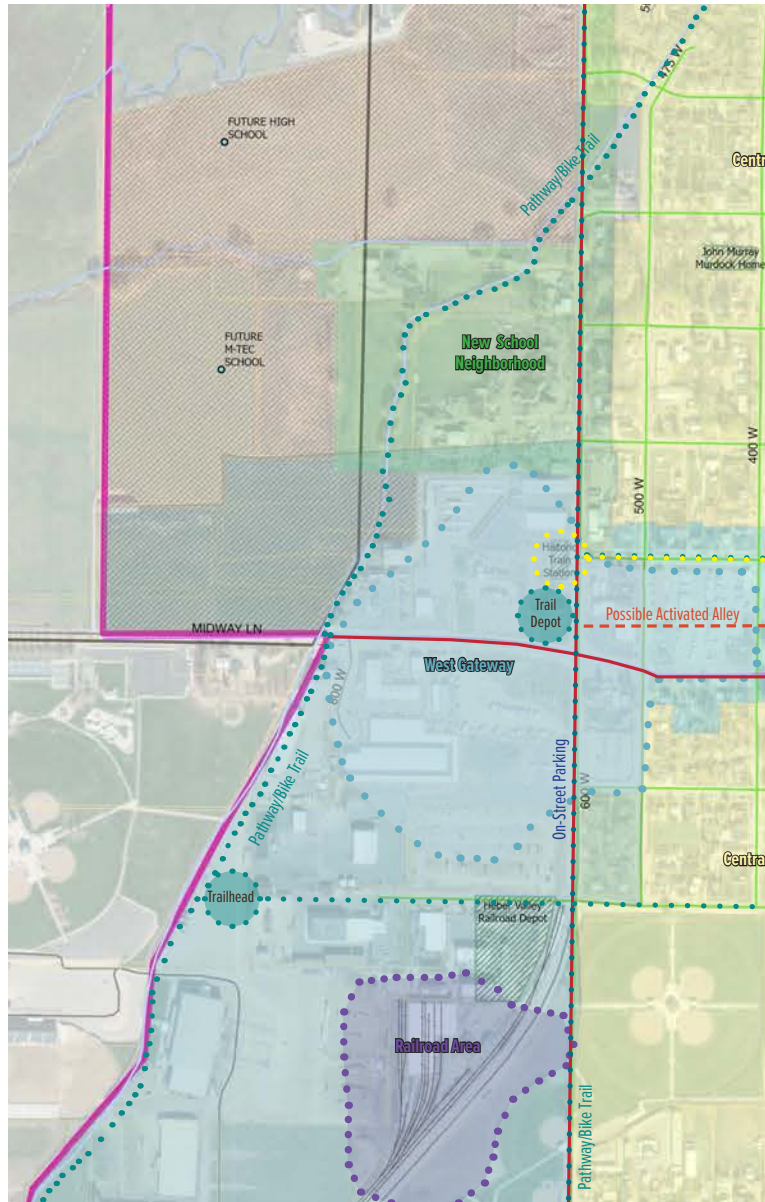
Public art adds interest along the sidewalk

Recreation and Arts District Vision Map: Excerpted from the Central Heber Vision Map, this illustration highlights key sub-districts, which are explained in the text on the following pages.

Heber Valley Railroad is a key attraction in the Recreation and Arts District.



A potential building types and form for the Recreation and Arts District



The Recreation and Arts District

The western gateway into Heber from Midway at 600 West and 100 South is anchored by a flex-space venue and plaza supporting the arts and recreational opportunities and lifestyle. It includes mixed uses focusing on meeting day-to-day needs of nearby residents and visitors, and supporting and expanding local and regional arts, recreation, and tourism opportunities. A small commercial area adjacent to the railroad depot provides convenient options for dining and services. Needed missing middle and more reasonably priced housing is provided east of the planned high school.

The following provides detailed recommendations regarding character, focus, features, use, and form for the district.

Character

- An outdoor-oriented district that lets Downtown shine while supporting local arts and recreational activities and regional recreational destination pursuits.

Focus

- Outdoor and recreational lifestyle, arts

Features

- Flex-space lifestyle center and gathering area
- Trails (including Spring Creek Canal Trail), trailheads, and a trail depot with bike rentals

and repair

- Shuttle to Main Street
- Pedestrian and bike friendly boulevard along 600 West to connect the West Gateway and the Railroad Area

Placemaking

- Wide sidewalks
- Benches
- Outdoor dining areas
- Street trees
- Plaza space
- Fire pits/heaters
- Bike racks
- Activity structures
- Art/sculptures
- Planters
- Attractive streetlights

Use Mix

West Gateway

- Residential & Lodging: hotel, housing in mixed use buildings with ground floor commercial
- Civic: cultural assembly, performance and/or museum
- Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office (main floor retail/restaurant required)
- Open Space: active plaza, pocket park, conservation garden
- Parking: on-street public parking areawide, private parking lots

Railroad Area

- Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office
- Parking: on street public parking areawide, private parking lots

New School Neighborhood

- Residential: missing middle, multifamily
- Open Space: neighborhood park

Building Height

West Gateway

- Up to four stories
- Step backs required for buildings over three stories
- Encourage other height-softening strategies (e.g. roofline variation, building modulation, attached features, corner cuts)

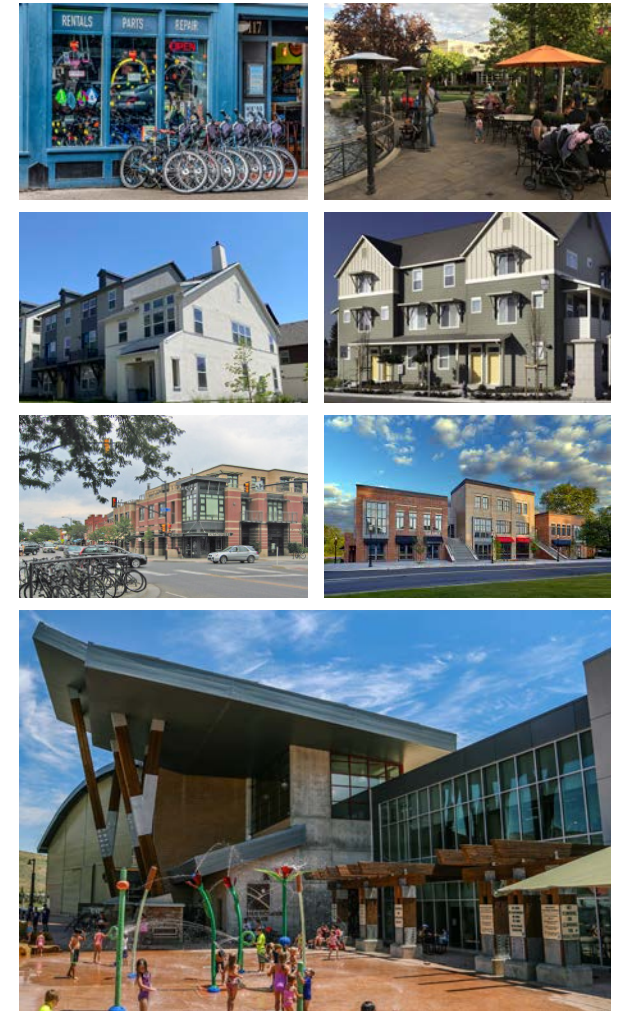
Railroad Area

- Up to two stories
- New School Neighborhood:
 - Up to three stories

Visual Preferences

- Style: classic materials and features, modern/clean lines
- Preferred building materials: brick, wood/composite siding, sandstone, timbers
- Design standards requiring classic commercial features (e.g. storefront), but with flexibility for a variety of styles (e.g. mountain modern)

Examples of potential uses, building types, and building forms for the Recreation and Arts District



Public Preferences: How Do Centers Rate?

76% of residents completing recent visioning surveys preferred scenarios that included **walkable, connected, vibrant new centers.**

(below) The New Park center, in the Park City area, showcases Mountain Modern architecture with this mixed use building featuring ground floor retail/restaurants and upper floor hospitality. (below, right) Village Center in Holladay, while not Mountain Modern, provides an excellent example of a mixed use building featuring ground floor retail and upper floor offices. (below, far right) A Mountain Modern mixed use building in nearby Midway



Beyond Central Heber

Beyond Central Heber, the City expects to have several emerging and new centers gradually developing over the planning period. As annexations occur and new development is proposed, it is important to implement the City's "center focused" vision. Centers provide many benefits and are the best way to assure that the community vision for walkability and connectedness is achieved. Different types of centers are envisioned since they will be located in several unique locations.

What Are Heber's New Centers?

Jordanelle Mountain Village

Comprised of moderate slopes leading up from

the Jordanelle to flatter but considerably higher mountainous terrain, this development will include a town center of significant size. This center should be oriented toward everyday shopping needs and function as a gathering place for the residents of the development. Residential uses in and adjacent to the center will include compact housing types, could blend with other uses and should be concentrated to retain as much natural open space as possible. The density that could have been built over much of the property will be transferred to the center and surrounding mixed housing types. Neighborhoods with open space should connect to the center. A main road will provide the primary access, but additional access roads from the plateau down to Highway 32 will become increasingly important.



A Town Center Concept for the Mountains

As development happens in the mountains to the northeast, Heber envisions clustering development into town centers and nearby neighborhoods with open space and other amenities (see Chapter 4). This concept highlights a town center itself, linked to the City and other centers by a mountain connector featuring a pleasant road and trail. The center features a church, grocery, theater, hotel, offices, small shops and restaurants, as well as a variety of single family homes, townhomes, condos or apartments, and live/work units. Plazas, green space and trails support an outdoor lifestyle and anticipated tourism and recreation.



(far left) Heber City leaders and staff have studied Daybreak, Utah, as a model for new town center development. The community blends a variety of housing types and signature open spaces within walking distance of the town center core, which features shopping, dining and employment. The housing variety enables people to live there at all stages of life, whether needing a small flat, a single family home, an apartment or senior housing. (left) Centers provide opportunities for community members to gather and enjoy festivals, farmers markets and other activities. They also provide convenient access to things



A Town Center for the Region

This concept represents a possibility for a town center off our major highway, perhaps in the North Village area. With convenient highway access, this center could support regional needs for shopping, jobs and a range of housing options while also serving as a recreation and entertainment district. The center features a grocery and larger format shopping as well as small shops and restaurants. Offices, a hotel and a variety of townhomes, condos or apartments and live/work units are also envisioned. Just as in the mountain center concept on the prior page, plazas, green space and trails support an outdoor lifestyle and anticipated tourism and recreation.

Heber envisions neighborhoods with open space and amenities (see Chapter 4) adjacent to town centers, so those living in new neighborhoods can enjoy walkable access.



Jordanelle Lake Village

Located adjacent to the Jordanelle Reservoir and along Highway 32, this center will focus on providing convenient goods and services for neighborhoods in the area, as well as hospitality options for the recreational activities already established and growing in Wasatch and Summit Counties. Due to slope issues, development will be concentrated along US 32. The density that could have been built over much of the property will be transferred to the center and surrounding mixed housing types. Neighborhoods with open space (NOS) should connect to the center.

North Village

At the major crossroads of Highway 40 and Highway 32, growth is anticipated to exceed many other areas of Heber due to the numerous developments occurring in both Summit and Wasatch Counties, including evolving ski resort destinations. This crossroads is logically one of the areas to receive much development pressure and will likely include major commercial, recreational, and hospitality uses, paired with compact mixed housing in adjacent residential neighborhoods (NOS). Trail connections to the mountains, along the canals, in the scenic buffer, and the planned lake-to-lake trail will be paramount.

Strategies - How Do We Achieve the Vision for New Centers?

1. Create a town center ordinance with flexible housing types, varying lot sizes and increased densities in the town center core.
2. Adopt design standards to promote interesting “mountain modern” architectural building features for the three centers.
3. Encourage workforce housing in the centers, as part of the City’s Moderate Income Housing Plan.
4. Provide parks, plazas and build trails that connect residents to regional and local trails networks, natural open spaces and the rest of the community.
5. Promote a greater concentration of hospitality uses in the North Village.
6. Prevent standard strip commercial development through ordinance modifications.
7. Coordinate with the school district to establish new schools based on anticipated population and distances to be traveled.
8. Assure dark sky compliance for all lighting.
9. Consider design standards for outdoor and indoor storage facilities, and promote the placement of such facilities in less visually prominent locations through ordinance amendments.



Heber's South Town could become an attractive jobs center while still providing regional retail and services.



Utah Valley University Wasatch Campus Town Center

Located near the south end of the North Village Town Center and including the open areas further south to the Wasatch Commons apartment complex, the Utah Valley University Wasatch Campus and its environs have the potential to become the southern bookend to the North Village neighborhoods and town center. The area currently includes the campus and significant vacant land before expanding out to several proposed developments. Land on both sides of the campus have potential to provide supportive development, which is critical to the success of the school. Supportive development could include additional affordable housing for the student population, limited retail and personal services, hospitality, and space for incubator businesses, including high tech and trades, which could be encouraged in the area through a flexible zoning philosophy.

Strategies - Utah Valley University Wasatch Campus Town Center

1. Design continuous parallel roads to US 40 that connect north and south of the school.
2. Provide opportunities for supportive businesses such as tech, retail and hospitality in close proximity to the school.
3. Promote affordable housing options for

students and workers in the area.

4. Create and enhance trailheads into the mountains, but also connect trail and open spaces in a north south direction, using the canals.
5. Establish a US 40 scenic buffer that includes trails and stormwater provisions.
6. Promote transit connections to the area.

What Are Heber's Emerging Centers?

South Town & Tech Hub

How could the South Town area change over time? Located at the triangular intersection of SR 189 and US 40, this diverse area includes shopping, health services, light manufacturing, the airport, Wasatch High School, storage and housing, including a trailer court. It is a natural area for larger commercial businesses and "big box" developments since it is clearly an important crossroads. It is an area that can accommodate commercial uses associated with a regional hub community—building materials, discount shopping, car dealerships, etc. These uses consume considerable land area, need good vehicular access, and are in demand by the larger region.

This area also could support more jobs, especially in the tech industries. With good road access, potential transit in the future and an existing airport, the area has potential to serve an expanded tech sector.

While the area currently lacks walkability and cohesiveness, the eastern portion of the area could transform into a town center over time, while remaining areas could become more attractive and cohesive. To some extent, the results of the bypass study may impact properties in this area, but they could also create business opportunities. Although a mix of businesses and residential uses already exist, adding a “sense of place” to the area will help it emerge as a true center.

Strategies - South Town & Tech Hub

1. Unify the area with consistent streetscape standards, including five-foot sidewalks.
2. Create connections to the rest of the community.
3. Through ordinance revisions, incorporate more town center characteristics as the area grows, especially on the east side, where the high school, the library, and professional/medical services already exist.
4. Emphasize anticipated uses, including major commercial and light manufacturing, and include larger trucks in street design.
5. Promote rooftop and near the airport.
6. Consider additional storage businesses, but control their location to assure they do not consume prominent corners and critical frontages.



6: OPEN SPACE AND RURAL CHARACTER

Open Space and Rural Character Vision

Heber City draws a clear **distinction** between **what is city** and **what is country**, maintaining a distinct city that is **surrounded** by open land, valuable for its **beauty, ecology** and **agricultural** function.



Guiding Principles

1. Heber actively works with neighboring communities and the County on strategies to implement the permanent protection of farmlands, natural open spaces and rural character to maintain distinct separation between communities.
2. Heber will work with the County and surrounding communities to create permanent farm and mountain land protection through such mechanisms as conservation easements and partnerships.
3. Heber actively clusters development to focus growth and protect remaining open land from dispersed development.

Existing Open Space System

Heber currently enjoys highly visible open spaces. The North Fields provide a strong rural feel when coupled with the mountainside on the east side of US 40. From the south the views from Daniels Canyon are expansive, showcasing many rural

farms and the spectacular Wasatch Mountains to the west. To the east are views of large open spaces featuring farming and ranching functions. West of the airport, large open fields create a desirable separation between Heber and other communities. Retaining a sense of being a distinct community—not allowing the typical blending of communities that occurs in suburban areas—is a goal that Heber residents embrace. The nearby mountains contribute to that undeveloped feeling.

The issue that this chapter addresses is the potential loss of open space through development as the population more than doubles over the next 40 years. Although a bond for \$10 million recently passed to acquire open space in Wasatch County, those funds will not be enough to achieve the City's vision. Zoning for large lots may not work when some of those open spaces are not under the City's jurisdiction. A Transfer of Development Rights (TDR) system has been previously considered but never adopted. Creating a workable TDR system is not easily accomplished but could add a new property right that provides a conservation mechanism.

What Could Heber's Future Open Space System Look Like?

Community interest in open space preservation is focused on the North Fields, maintaining separation between communities and the mountainsides. An open space system that includes those areas, as well creates open space corridors using the creeks, canals and utility corridors, could help retain the open feeling that the community has now. Much of the currently visible open space is a result of views of the surrounding mountains, agricultural fields and wetlands, all of which may slowly disappear unless actively preserved.

Strategies - Open Space Preservation in Heber

1. Review and update rural zoning ordinances. Rural zoning should have a minimum 20-acre lot size. New incentives, such as additional clusters and on-site density bonuses, could be used to create larger open spaces. Consider starting a County-wide discussion about rural zoning, defined as 20-acre lots. Incentives to continue grazing and farming could be part of ordinance revisions.
2. Consider reviewing and updating zoning ordinances for highway corridors and City entrances, using overlays. Corridor overlay

ordinances could include view preservation, different setbacks, lower building heights and minimize the size and types of signs, including billboards.

3. Develop a system to purchase or transfer development rights with implementation through the zoning ordinance. Clustering bonuses may be a part of this process. The potential ordinance should transfer residential unit density into villages from areas between communities, using a defined priority open space ranking system. TDR works best if it becomes a condition of rezoning to higher densities where the development rights from rural/lower densities areas are acquired for higher density zoning requests. Both landowners and developers should be involved in the process. A similar system where priority open spaces are exchanged for ones that are more logical for development could also be established. This would preserve open space in areas identified by the City as highly supportive to the open space system.
4. Some communities are using a crowd sourcing fund raising process for the purchase of development rights. Encourage the use of the County-wide bond funds to purchase the North Fields development rights is a logical step. Consider additional bonding campaigns to purchase development rights

or land for priority properties. Policies for large annexations should include a condition requiring deed restricted development agreements that permanently protect open space.

5. Revising ordinances to promote clustering as long as open space maintenance is addressed is a viable option, especially where it can be used in conjunction with an open space corridor. Consider linked open spaces that create corridors along creeks, rivers, utility corridors and canals. Creating ordinance incentives for farmers to continue their agricultural livelihood, such as density transfers, clustering, and preventing residential encroachment, can add help achieve preservation goals. Include wildfire risks and prevention programs as new development encroaches on natural areas.

A Link Between "Small Town" Feel and Open Space

Separation—maintaining open space between Heber and surrounding communities—is the second most important feature that defines “small town” for Heber residents (according to a recent survey completed as a part of the City’s visioning process). Residents want to preserve larger open spaces that provide a rural feel and promote a distinct identity for each community in the Heber Valley.

Partnering Options

Working on an open space system will most likely necessitate expanding the focus on shared issues and priorities within the County. Open space preservation is an issue throughout the County and efforts to preserve open space are underway.

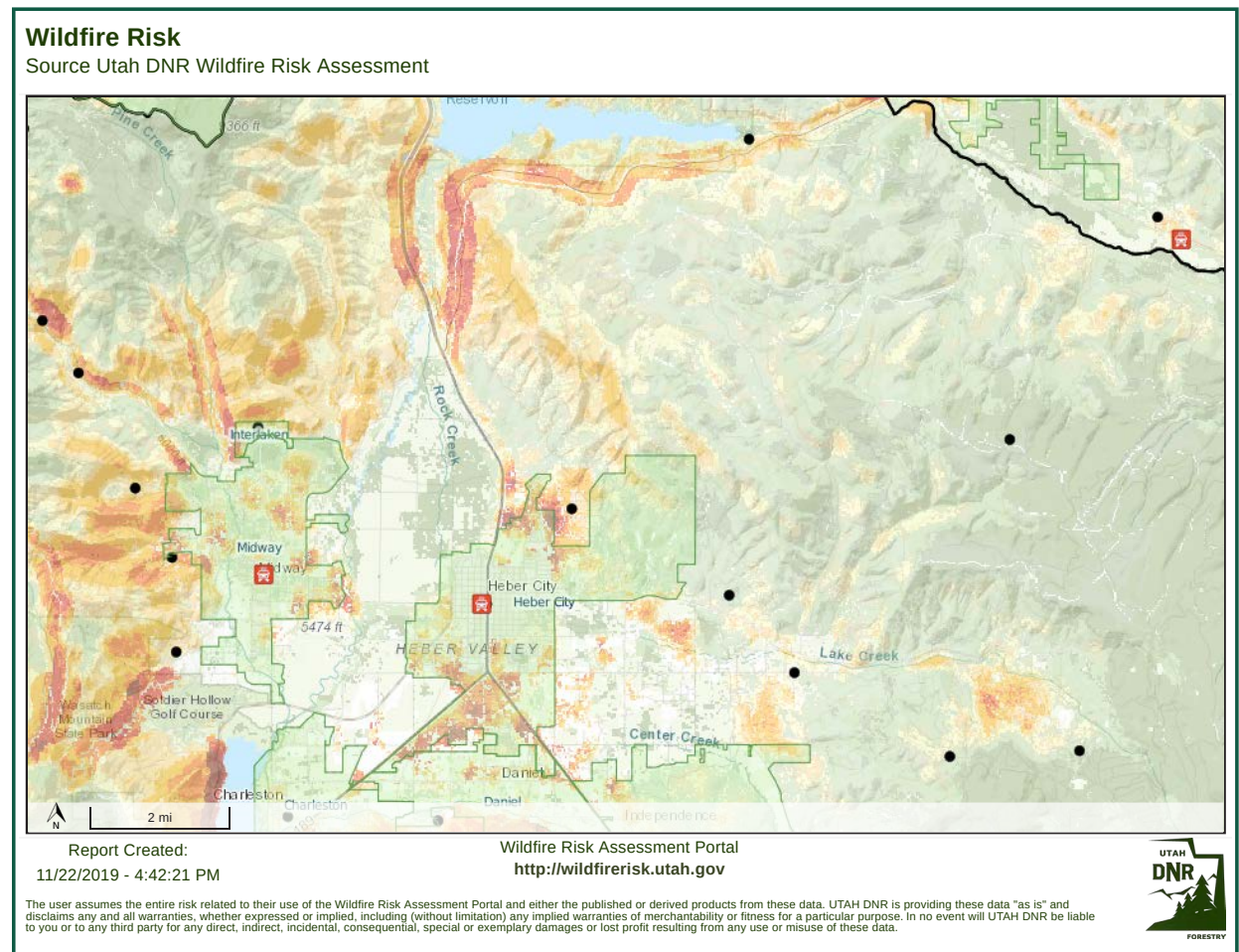
Strategies - Partnership Options

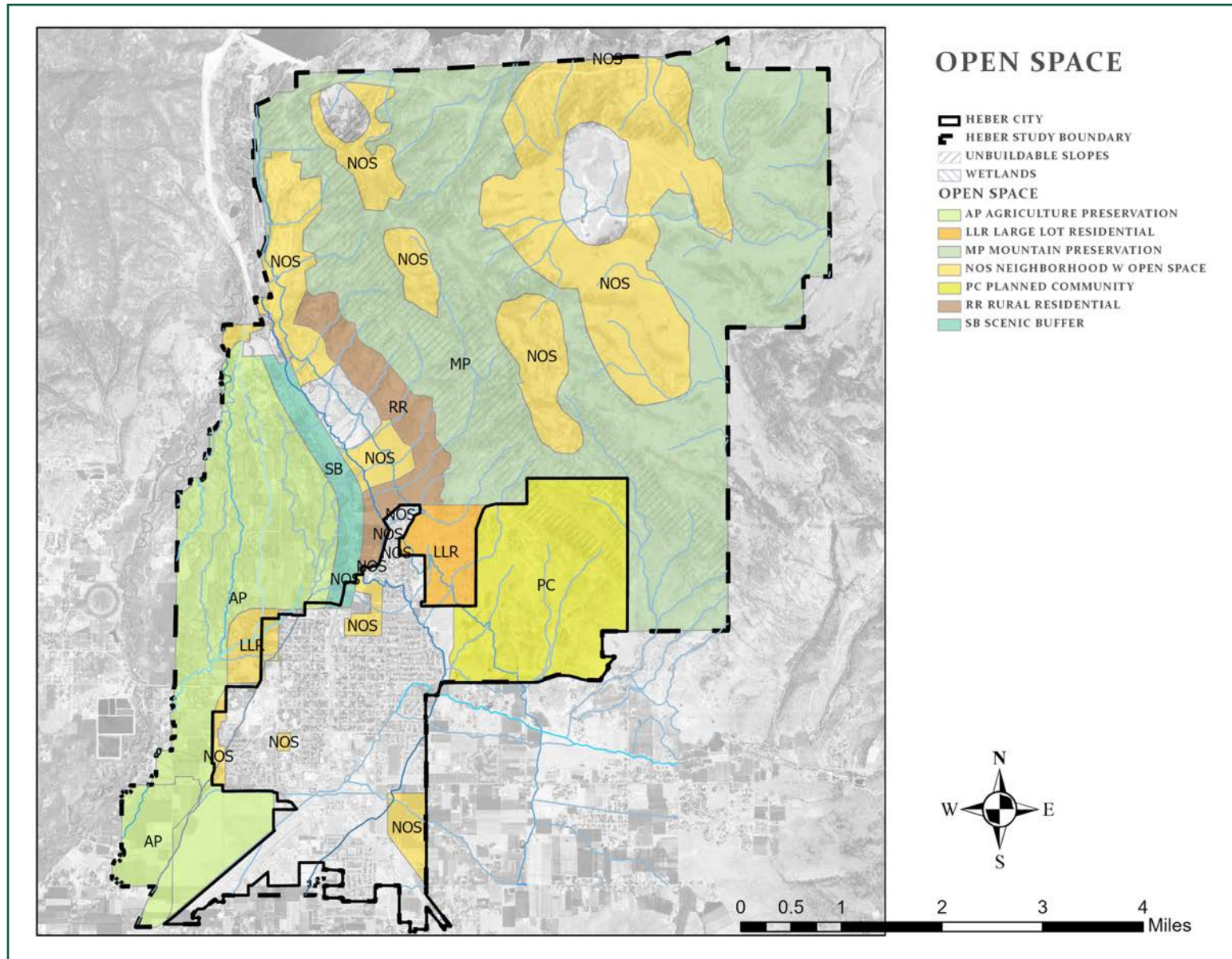
1. Explore Federal and State funding options, such as the LeRay McCalister fund and the USDA, to maximize local investments in the purchase of development rights and/or the establishment of conservation easements.
2. Partner with non-profits, such as Utah Open Lands, to offer conservation easements to owners of priority open space properties.
3. Countywide ordinances should prevent development, other than trails, on slopes greater than 30% through a coordinated Countywide series of ordinance amendments within each city and the unincorporated area. This should include preventing view obscuring ridge development through Countywide ordinance amendments and incorporate dark sky philosophies. Promote a Countywide effort to retain the open spaces between communities through such techniques as clustering and agricultural 20-acre lot zoning.
4. To assure greater focus the City could

support a coordinating council to manage a Countywide system of open spaces and trails, with a designated staff person and/or consider creating a non-profit organization/trust for this purpose.

5. The Heber Valley and regional conservation

efforts should be included in the branding and development of outdoor recreation and tourism. The City could explore ways tourism could financially support open space preservation through a hotel tax or recreation fee.







7: OUTDOOR RECREATION, PARKS AND TRAILS

Outdoor Recreation Parks and Trails Vision

For Heber residents, **outdoor recreation** is a **lifestyle** and a **passion**. Both new and existing homes should have walking access to **parks, trails** and other **outdoor amenities**.



Guiding Principles

1. Trails connect residents to other neighborhoods, downtown and new centers.
2. Trails provide access to the City's beautiful setting, including nearby canyons, mountains, lakes and the Provo River.
3. All neighborhoods have access to a park within walking distance, whether it be a neighborhood park or a regional recreation facility.
4. In general, recreational opportunities are diverse, well-maintained and accessible.
5. Heber City meets its current and future park system needs through obtaining lands and trail corridors for a connected system of parks and trails.

Existing System

Heber City and Wasatch County have an extensive recreation system consisting of trails, regional

athletic facilities and local parks. The regional parks and recreation facilities attract participants from all over the County and from more remote areas for tournament play. With South Fields Park, City Park and Wasatch High School, soccer and baseball are well supported in Heber. Multi-purpose ball diamonds that are large enough to also provide soccer fields are a trend that is emerging across the Country and in Heber. There are few smaller parks in the City. Many of the parks are large in size and accommodate traditional sports with their associated fields. Pickleball is a growing demand sport, and new facilities are under construction.

Currently there are approximately 6 acres of parks per 1,000 residents in Heber City. Some Utah cities have a goal of 5 acres per 1,000, but the national average is 10 acres of parks per 1,000 residents. As population grows, it's important to increase park lands and amenities.

In 2016, Wasatch County completed a Regional Trails Master Plan, including recommendations for

Heber City and potential annexation areas. The Master Plan makes recommendations for regional trails connecting the cities and the County and for multiple types of trails. The document provides instructional information on trail types, construction methods and long-term goals. The City adopted an updated trails plan in 2018.

The nearby lakes, reservoirs, rivers, streams and mountains diversify recreational opportunities. Heber City has a location advantage over most communities with adjacent access to wild mountain areas and water bodies. These areas provide for additional activities, including fishing, boating, winter sports, ATV riding, motorcycle riding, mountain biking, hiking and equestrian activities. Heber City's location, setting and amenities are exceptional for outdoor recreation.

What Could Heber's Future Outdoor Recreation System Look Like?

Heber's recreation system should become an integrated network that promotes regional activities by the County and a more local emphasis for the City. The trail system becomes a part of an overall active transportation system in Heber that focuses on creating better connections to desired destinations within the community and to regional locations. Increased trail connections, internal trails, event spaces and more parks is the desired

local emphasis. Trails could connect throughout the County to a variety of destinations, into the mountains and along wetlands and streams. Trails may be constructed as wider sidewalks in some locations due to right of way considerations and to assure connectivity. Working together with the County, some regional park locations could be combined with other more local activities. Defining the relationship between the County and the City and then institutionalizing it for current and future generations is an important part of Heber's recreation future.

Establishing a trails coordination system, with a dedicated staff, could move the Heber Valley closer to its goal of a connected regional trail network. A shared trail coordinator model already exists in Cache Valley, which has very similar geographic characteristics to Heber Valley. The trail coordinator in Cache Valley is funded through contributions from each city and town, as well as the County. The coordinator seeks grants and donations, oversees construction, coordinates between communities and provides a central focus to the Countywide efforts. It has been a very successful program.

Recreation: Ideas from Residents

Resident input in the visioning process prioritized recreational uses, with trails being particularly important. When asked about trails, two thirds of vision survey participants said they are **most excited about a lake-to-lake trail** connecting Jordanelle Reservoir and Deer Creek Reservoir. Survey respondents also consistently desire a Countywide trails system. A recreation brand has also been suggested for the community.



Strategies - Improving and Diversifying Trails

1. Heber City should work with Wasatch County, UDOT, MAG, Midway, Charleston, Daniel, Hideout, local non-profits and other jurisdictions to collectively pay for a Wasatch County regional trails coordinator.
 - The coordinator will be funded by multiple jurisdictions and respond directly to paying jurisdictions.
 - The coordinator will oversee trail funding, including grants, general funds and fund raising.
 - The coordinator will oversee construction of trails.
 - The coordinator will oversee trail maintenance and volunteer efforts.
 - The coordinator will implement the

- coordination of trail construction and planning between the cities, the County, MAG, UDOT, and non-profits.
2. Plan and develop a lake-to-lake trail, connecting Jordanelle Reservoir to Deer Creek Reservoir.
 - The lake-to-lake trail should have multiple trailheads and access points.
 - The lake-to-lake trail should have multiple fishing access points.
 - The lake-to-lake trail should be planned for multiple user groups.
3. Continue to improve trails to valley and mountain amenities. Trails provide access to the City's beautiful setting, including nearby canyons, mountains, lakes and the Provo River.
 - The Trails Plan emphasizes the ability of residents and visitors to connect with

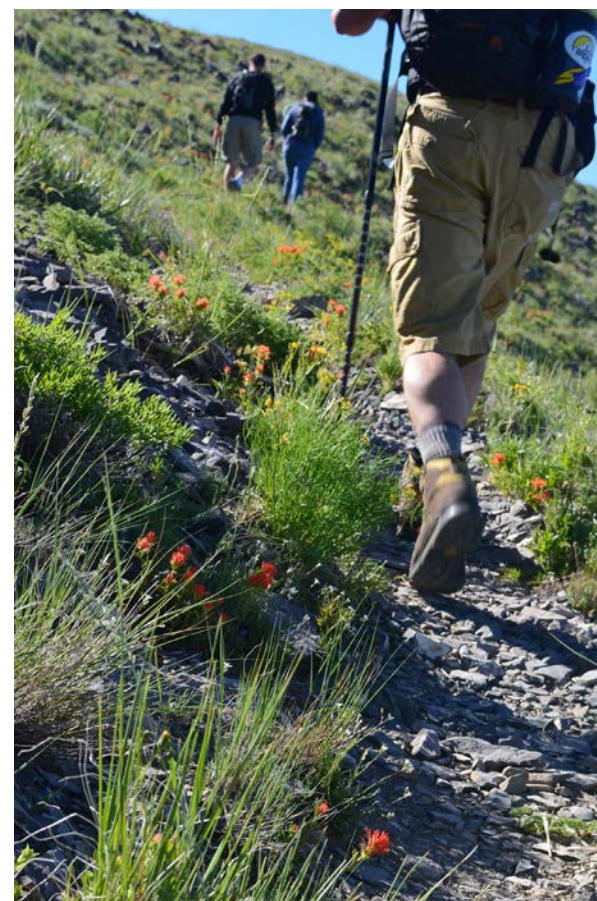
natural areas from their front door.

- Trails are designed to be safe and separate from traffic as much as possible. Safe is defined as minimizing vehicular conflicts and roadway crossings.
- Trails should connect to downtown, centers, parks, schools and other key destinations. Parks should feature interior trails. Some trails should provide a "collector" road type function, anticipating greater usage.
- Parallel trails to canals and streams can provide major corridors of open space.
- Areas with established wetlands become potential open space areas and trail connection destinations that could incorporate boardwalks, wildlife viewing areas and interpretive signage.



- Coyote Lane is emphasized as a major trail connection to the Jordanelle Mountain development. Coyote Lane or a nearby location may also need to become a road connection to the new development on the mountain plateau. If a road is required, it could be closed in the winter and provide a new cross country skiing area.
 - Trail connections with the unincorporated area are coordinated and include, as per the adopted County Plan:
 - a) Railroad Trail (Heber Portion)
 - b) Mill Road and Canal Trails
 - c) Bypass Road multi-use trails
 - d) Main Street Bike Lanes north and south of the downtown
 - e) Canal Trail Connection from Coyote Lane trailhead to the Highway
4. Update and fund the working trails plan on a regular basis.
- The working plan should be considered in all aspects of city planning. Update the plan every three years showing progress on trails and prioritizing next steps.
 - Prioritize and dedicate a portion of the annual City capital improvements plan to construct/improve new trails every year.
 - Plan and provide a budget for maintenance.
 - Create a parks impact fee that includes both parks and trails, which also accounts for the installation of parks and trails by new development.
 - Prioritize trails that are incomplete but could provide good access to desired destinations.

- All neighborhoods should be within a 1/4-1/2-mile or less from trail access points or trailheads.
- As part of the working trails plan, Heber City should develop trail user policies and post them on trailhead wayfinding signs and online. The trail user policies should





address all user types, including: horses, dogs, and people hiking, biking, horseback riding, walking, running, strolling, etc.

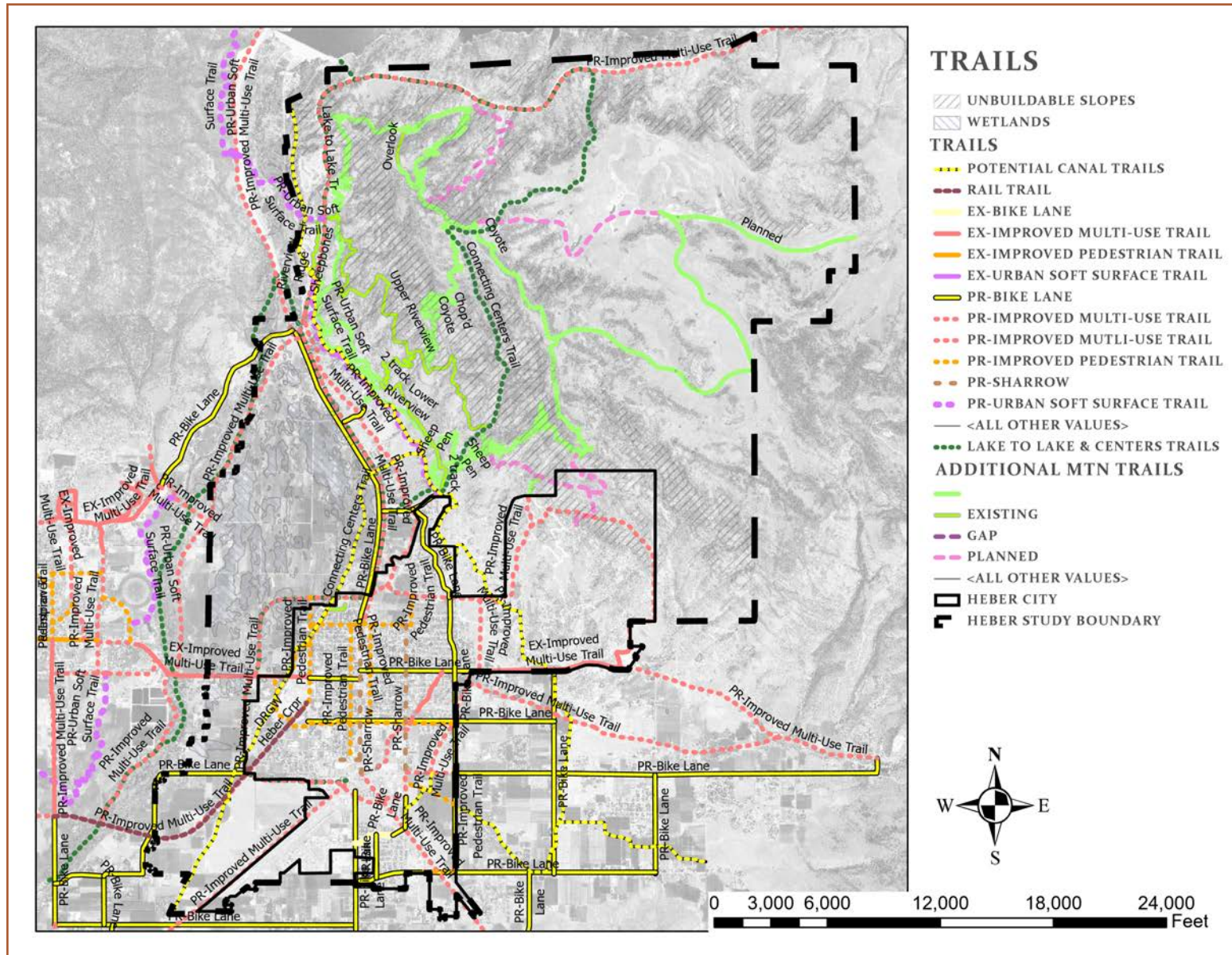
Strategies - Evolving Heber's Park System

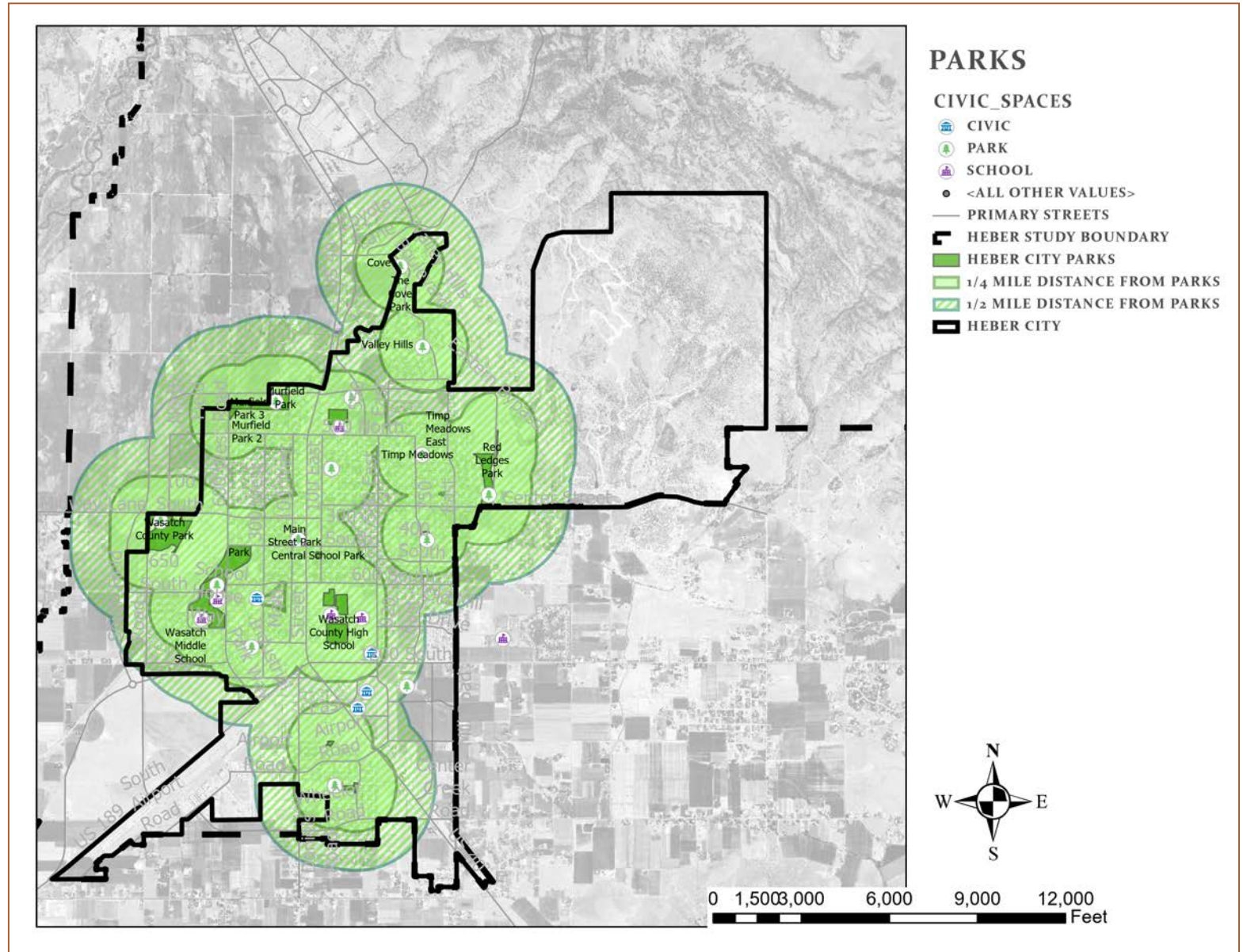
1. Heber City will plan for providing usable and programmable parks for current and future populations at 10 acres per 1,000 residents. This policy will guide Heber City in acquiring the proper amount of park land to meet current and future demands. Park lands should be usable for active sports, recreation and programing. All neighborhoods should be within a 1/4-1/2-mile or less walking distance to a park. Such policies will be further explored in the forthcoming Parks Master Plan.
2. Wetlands, stormwater basins, steep slopes and foothills, although not considered active park lands (for the 10 acres per 1,000 residents

goal), do provide scenic and recreational value for other purposes and are an important part of the mix. Trails planning should consider these open space areas.

3. Walking and biking access to parks is critical for local and consistent park usage. Park efforts should be focused to create parks within 1/4-1/2-mile or less walking distance from neighborhoods of significance.
4. Parks should be somewhat equally distributed throughout the City in areas of significant population.
5. The three publicly owned open spaces (Tabernacle Square, Main Street Park, and the front lawn of the Police Station) on Main Street should be redesigned and improved to work with synergy, activating both park spaces and the larger Main Street area. These three parks need to attract visitors consistently through designs that provide a reason to







return again and again. It is recommended that Main Street's public spaces have at least 250 days of activities a year and these park spaces offer opportunities to achieve that goal.

6. Heber City is in the process of creating a more detailed parks master plan. The guiding plan is to be a working plan that provides both long-term vision and near-term priorities and steps.
 - The master plan will identify the future park lands needed by both acreage/ population and walking distance.
 - The master plan will conduct a needs assessment for both active and passive recreation needs. The plan will include a facilities and programming assessment of all existing facilities and proposed needed facilities.
 - Along with park acreage and distribution, considerations for the parks master plan include a fishing pond and park, connections with trail systems and Provo River fishing access points.
 - The parks master plan will include recommendations for establishing open space/recreation requirements for new development.
 - The parks master plan will include funding recommendations for park land purchases, building parks, Main Street parks, and future recreational facilities and

maintenance.

- The plan will establish priorities and include a capital improvements plan.
 - The planning process will include input from residents, visitors and stakeholders.
7. In general, recreational opportunities are diverse, well-maintained and accessible.
 8. Parks design, signage and activities should help to promote the City "brand" and help promote tourism opportunities both through tournaments and outdoor recreation.





8: MOBILITY AND STREETSCAPES

Mobility and Streetscapes Vision

Heber's streets are **safe** and **inviting** for **all travel modes**, including pedestrian, bike, car and bus.



Guiding Principles

1. Heber emphasizes streets that are comfortable and inviting for people walking and biking.
2. As Heber grows it continues using a well-connected street network system, similar to the historic pioneer grid.
3. Heber maintains a system of bike routes around town with access to desired destinations and collaborates with neighboring communities on regional bike routes.
4. Heber works with neighboring communities and the County on a bus system to connect our City with surrounding cities and nearby regional centers, including Salt Lake, Park City and Provo/Orem.

Existing Transportation System

With an original Brigham Young “plat of Zion” grid, the historic core has been developed with mobility and structure in mind. The layout of the blocks

and streets creates a development pattern that is distinct, but not as functional as it once was when horses were the primary mode of transportation. Many roads lie on a very wide rights of way that are inconsistently filled with street features, including narrow asphalt widths, dirt shoulders, irrigation ditches, informal street tree plantings, and occasional curb, gutter, sidewalks and streetlights. Adjacent property owners use this extra space, mostly as a place to park vehicles. The overall appearance is disjointed but still provides an atmosphere of a rural small town. To some extent the highly rural past has defined Heber's roads over time. In the future, the wider rights of way characteristic of Heber's historic grid provide a unique opportunity for sidewalks or trails, large shade trees, bike lanes and green infrastructure for stormwater.

New subdivisions have a much more organized street appearance, with consistent roadway standards. However, they lack rural appearance, and feel “anywhere USA” due to generally conventional architecture and streetscapes.

The community has relied on US 40 to handle major traffic flows to destinations beyond and within City boundaries. Over the years, traffic on US 40 has grown significantly with rapidly expanding development in Wasatch and Summit Counties. In addition, the oil industry in the Vernal and Duchesne areas to the southeast has brought oil tankers to Main Street, exacerbating congestion and increasing noise levels.

Traffic on Main Street has grown to a point where a UDOT-sponsored western bypass alternatives study is underway. When a western bypass route is finalized and constructed, Main Street will see a significant reduction in large trucks and a reduction in vehicle traffic. A western bypass, where UDOT responsibility is shifted from Main Street to the new bypass, creates opportunities for Main Street to become a destination for business to grow and for placemaking to foster a pleasant street atmosphere.

Travel demand to access jobs near the ski resorts and in Salt Lake and the Provo-Orem areas has also increased; about four of five employed persons currently commutes out of the City.

Main Street and the bypass study are extremely important to Heber residents. Two high-response surveys were performed as part of the Main Street Study. 82% support making Main Street a more inviting corridor.

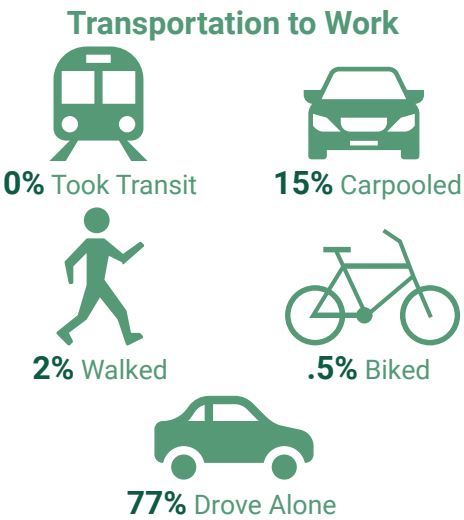
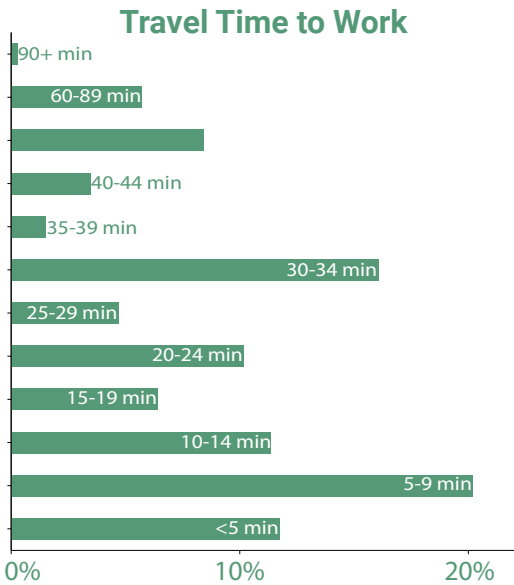
Some trails exist within Heber, but many opportunities exist to expand trails and create connections to destinations important to the community. Sidewalks may provide trail functions in some areas of the community, but they are intermittent.

What Could Heber’s Future Transportation System Look Like?

During the next decade, one of the western bypass road alternatives will likely be finalized and constructed. This will radically change Main Street by allowing the City to control how the street functions. Slower traffic speeds and roadway enhancements along the edges for pedestrians and bicyclists will change the ambiance in a very positive way. Bicycle-friendly east/west streets, with bike racks on Main Street’s corners, will become the norm. Diagonal parking between 100 East and 100 West on east/west streets as they approach Main Street will assist in meeting downtown parking demands.

Historic streets in the downtown area will become pedestrian and bicycle-friendly, and the rural appearance will continue as irrigation ditches remain a significant feature. Reduced pavement widths and a greater use of swales will change the way new subdivisions look and function. Collector roads parallel to the major roads will act as an alternative to using US 40.

Key Facts: Heber Commuting



Source: ESRI/American Community Survey

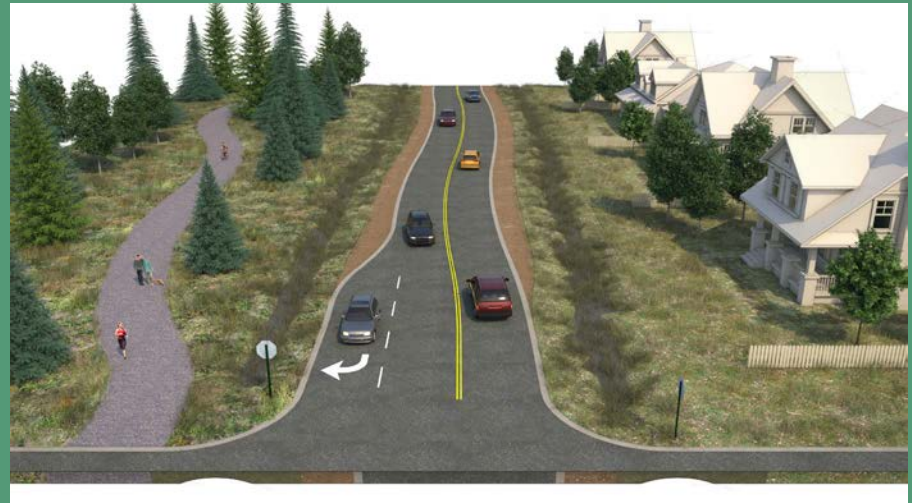
Reimagining Streets in the Historic Core



Transforming Main Street



New Ideas for Other Downtown Streets



An Option for a Mountain Connector Street

Often cities think of roads simply as conduits for moving vehicles quickly and efficiently. This may be the case for freeways or high-speed highways, but most city streets, especially residential ones, should also serve the role of public space—places where people can stop and enjoy a conversation or a meal, or where you might even find children playing. In many communities, the car-focused approach has created streetscapes that are too inhospitable for pedestrians or cyclists to use.

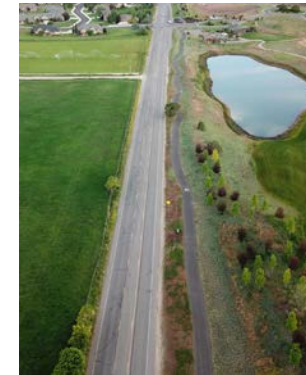
By contrast, a “complete street” design integrates diverse modes of transportation in a way that benefits the widest portion of a city’s population. A basic complete street would typically include bike lanes, comfortably-sized adjacent sidewalks and narrower traffic lanes for speed calming. Complete streets systems can also include a paved multi-use path, dedicated transit lanes, street furniture, other traffic calming devices and transit stations. Curb bulb-outs and raised crosswalks are also often used to increase crossing safety. The width and placement of these additional amenities varies depending on the size and type of facility.

Advancements in artificial intelligence will bring changes to the transportation system and individual travel patterns in the future. Self-driving cars, delivery vehicles and possibly semi-trucks may no longer need a human driver. Implications of this likely change to our transportation modes

include people starting their work day while in the car, a potential for increased sprawl as distance from work issues are reduced, the need for less on-site parking, the need for better drop-off accommodations, the potential for more vehicle sharing and, therefore, reduced traffic volume, and reduced accidents because the AI is always focused on the task of driving.

Strategies - Achieving Walkable, Safe Streets

1. Develop and adopt new Citywide street cross sections, with a focus on complete streets.
 - In new neighborhoods, consider street cross sections that provide at least 5-foot sidewalks and a large park strip to separate pedestrians from traffic. Consider alternatives such as construction of an 8- to 10-foot sidewalk on one side of City streets.
 - In mountainous areas consider a trail and street cross section where the trail is well separated from the street with natural vegetation and swales.
 - Downtown sidewalks should be 14 feet or more in width to allow for sidewalk dining.
 - In the historic core, retain the rural appearance by continuing to daylight certain designated irrigation ditches, but protect them from pollution with adjacent



Maintain and extend Heber's historic street grid pattern on flat to moderate terrain to encourage connectivity, convenience and improved appearance.



- swales that catch street runoff.
 - Allow for on-street parking, but reduce the paved width of streets.
 - Design street cross sections to reduce the conflicts between cars, pedestrians and bicycles, especially at intersections, by adding features such as bulb outs, crosswalks and bike lanes.
 - Large, thriving street trees become an important part of the streetscape. Heber becomes a Tree City USA designee.
- 2. Create a connectedness ordinance based on a ratio of intersections, block length and a consideration of the need for additional connections to service adjacent areas. Include incentives if the developer will lose a lot where a connection is needed.
- 3. Consider the concept of parallel roads to US 40 that can carry local traffic, so not all cars have to use US 40 to move north and south.
- 4. Maintain the historic grid pattern on flat to moderate terrain.
- 5. Consider the use of roundabouts in locations where traffic speeds necessitate a reduction, intersection capacity is problematic and studies show a benefit. Careful consideration of pedestrian traffic issues should be included in the study.
- 6. Adopt a complete streets approach for regional planning. Engage with regional planning partners and programming processes to encourage the funding of a balanced, multi-modal transportation system, emphasizing adjacent trails within Heber City's borders and in context with Wasatch County neighbors.
- 7. Adopt a complete streets approach to the local transportation system design.
 - Encourage street connectivity as a priority when planning new developments and other land use and transportation planning. Consult Utah Street Connectivity Guide sponsored by Mountainland Association of Governments.
 - Consider all modes (car, bike, walking, future transit) and user needs when projects are designed and implemented in the public right-of-way. Standards should be developed and consistently applied to consider these needs.
 - Consider public health and reduce air contaminants by encouraging designs that encourage walking and biking. Consider safety, especially in the design of cross walks and trails, with trails well separated from vehicles.
 - Consider changes that make the network more safe, livable, understandable and hospitable for all modes, users and trip types, including recreational and

commuter bicycle riders, pedestrians of all ages and abilities, auto and transit users, and large freight haulers.

- Strengthen sense of community by restoring connectivity to portions of the community divided by large roadways and intersections, such as Main Street or the future bypass.



Strategies - Achieving More Trails and Bike Paths

1. Formalize an organization composed of Wasatch County, communities, UDOT, MAG, non-profits, and the County to promote a coordinated effort for trails into the mountains, trail connections between cities and trails along canals, creeks and rivers.
2. Consider a staff person designated to manage, oversee construction, seek additional funding, etc. for Countywide trails (see Parks and Trails chapter).
3. Seek regular funding to build and maintain trails.
4. Consider fundraising events and such techniques as crowd share funding.
5. Adopt trail cross sections appropriate to the user and location in the community

Trails Designed for User Safety and Enjoyment

Where possible, trails should be separate from roadways, immersing users in nature, whether enjoying bike ride in the mountains or walking along the envisioned lake-to-lake trail.





Public transportation adds an affordable and attractive option for commuting and recreation.



Tactical urbanism in Salt Lake City

Strategies - Establishing a Transit System

1. Complete the bus transit study, secure funding sources and begin structuring the system. Small buses may be warranted for the initial start up.
2. Consider a hub location at the airport and one on the north end of Heber, but also add stops downtown.
3. In addition to managing work-related trips, create alternate schedules for the ski season.

Strategies - Improving Main Street

1. Actively promote the completion of the western bypass study and lobby for construction dollars.
2. Negotiate with UDOT to discontinue their jurisdictional responsibility for Main Street and to accept responsibility for the new western bypass road. Local control of the Main Street right of way will provide more flexible options for street reconfiguration and a more pleasant environment to foster Main Street business.
3. Begin recommended improvements to Main Street to slow traffic down, as per Chapter 5 and the Main Street Study found in the Appendix.
4. Consider testing the new right of way concepts for Main Street using a temporary, "tactical urbanism" approach. For example, temporary paint and low-cost barriers could

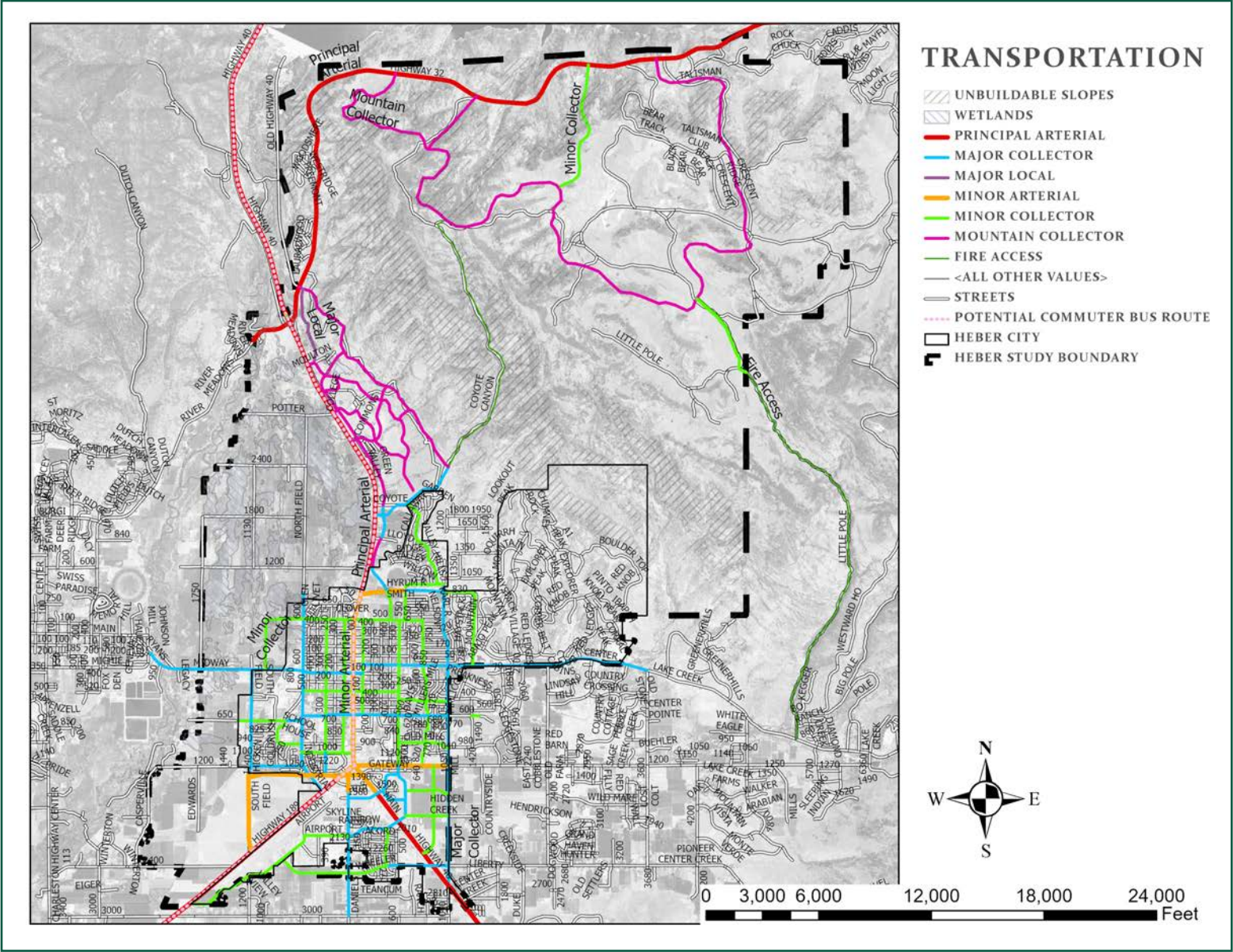
be used to illustrate how a complete street feels and functions.

How Could the Heber Valley Airport Change?

The Airport's future is currently under study. When that study is complete, this section of the general plan should be updated.

Strategies - Parking Policy Supportive of Mobility and Efficient Land Use

1. Review and update ordinances, including modern policies such as park once districts, right sizing parking for capacity, shared parking and bike and transit-related parking requirement reductions.
2. Heber City should manage on-street parking downtown and develop a parking plan that includes wayfinding.





9: JOBS AND ECONOMIC DEVELOPMENT

Jobs and Economic Development Vision

Heber's **economic vitality** enables most residents to work in town if they choose.

The City **attracts and partners with employers** in key industry sectors to locate in the **downtown**, in **new town centers**, and in the **business center** on the south end of downtown.



Guiding Principles

1. Heber fosters an environment that supports local business.
2. Heber supports and grows its emerging recreation and tourism industry, as well as opportunities in technology, research and development, professional/office, medicine/healthcare and light manufacturing.
3. Heber continues to support its historic economic status as a support center for surrounding agricultural operations and as the valley's retail and entertainment destination.



Existing Economic Climate

Located along the valley's main highway corridors and with a long history of providing the goods and services that most people need countywide, Heber functions as the "hub" community for Wasatch County. Its traditional Main Street shopping district is complemented by grocery stores, big box retail and home improvement stores. Reinvestment in Main Street will reward the City with a long-term shopping and gathering place into the distant future.

While there are quality local jobs, there is



an insufficient number relative to the City's workforce, and many jobs don't provide the income needed to live in the valley. Instead, many residents commute to job markets in Salt Lake and the Provo/Orem areas. Housing prices and rents have also risen disproportionately to income over the last ten years, making it difficult for workers earning lower wages to remain in Heber. Attracting higher paying jobs and long-term employers should be an important part of the City's economic development strategy.

Though a healthy mix of small shops and larger retail is available in Heber, a recent Lewis, Young, Robertson and Burningham study revealed some shopping and service categories that the City does not provide well. Supporting the existing retail mix and adding in missing or underrepresented categories could become a focus of an economic development plan.

How Could Heber's Business Environment Evolve?

Although being the hub city in the County creates its own synergy and market demand, it cannot be relied on to provide all that is needed for positive long-term growth. Main Street is the recognizable center that residents believe needs improvement. A revitalized Main Street with reduced traffic, a pedestrian friendly and quieter environment, mixed uses, thriving businesses and active

gathering spaces is achievable over time and can become a major force for attracting additional economic development.

A Community Reinvestment Agency (CRA) should be created to improve funding options. A CRA derives its funding from the property taxes generated by new development. Through the establishment of a project area that encompasses properties that front on 100 East and 100 West, the property taxes from redevelopment and new infill development can be captured for use by the CRA. CRA funds are required to be reinvested in a defined project area and can be used for a variety of enhancements, especially infrastructure repairs and improvements.

With considerable effort, the Heber Valley Railroad and nearby regional recreation facilities can become a cohesive recreation and arts node within the City, with a great connection to downtown along 100 South.

Emerging regional retail businesses to the north and south end of Main Street could become gateway features that clearly state when you have arrived in Heber. The City should limit further standard strip commercial growth along the highways, focusing instead on creating distinctive gateways into town. On the south end there is potential for tech businesses to thrive.

Key Facts: Heber Jobs



Source: ESRI/American Community Survey

Industries Most Important to Heber's Future (top 3, according to public feedback during Heber's visioning process)

1. Recreation and tourism
2. Agriculture
3. Tech/research & development



New centers will emerge at River Road, at Utah Valley University, near the Jordanelle and up on the mountain that will have Heber's influence, as the City provides models for town center development.

More work-from-home opportunities and artificial intelligence systems are trends we can expect in the future. Encouraging more flexible home occupations will help foster additional jobs in Heber. Creating training partnerships with Utah Valley University and other organizations to address an artificial intelligence boom will be critical for continued, diversified job growth.

Strategies - Downtown Economic Development (see additional strategies in Chapter 5)

1. Create a Community Reinvestment Agency (CRA) project area, that will provide an additional source of funding for the downtown area. Include an incubator business fund using CRA funds.
2. Encourage a storefront width that promotes smaller businesses and historic architectural features along Main Street in City ordinances.
3. Include some national chains in the mix to assure additional downtown patronage.
4. Consider ordinance amendments that avoid drive-up lanes and windows facing Main

Street; consider prohibiting drive-through businesses downtown.

5. Activate Main Street public spaces so residents and visitors want to visit repeatedly, bringing people downtown consistently.
6. Initiate a branding study to provide guidance for strategy and message consistency.
7. Restructure capital Improvements, City ordinances, sign plans (including wayfinding) to promote and reinforce the brand.
8. Incorporate recognizable physical improvements downtown that strengthen the City's brand.
9. Increase the number of local and regional events.
10. Revise zoning ordinances to promote infill and redevelopment and incentivize a mixture of uses downtown, including residential.
11. Identify key historic buildings and adopt a historic preservation ordinance with incentives to preserve those sites.

Strategies - Economic Development Throughout the City

1. Promote opportunities in technology, research and development, professional/office, and light manufacturing.
2. Attract businesses that have reduced impacts on air and water quality; discourage those that increase noise pollution or degrade the

recreation environment/brand.

3. Downtown and the South Town centers provide the focus for the above sectors. Light manufacturing is best clustered in the South Town area.
4. Foster connections with Utah Valley University to create a partnership for incubator businesses and needed training for targeted professions.
5. Promote a business center, including tech businesses, associated Utah Valley University's Wasatch campus.
6. Consider emphasizing tech businesses in downtown, the South Town area and as infill in the recreation/tourism hub.
7. Consider deriving additional funding from tourism/hospitality businesses that could generate funds for citywide recreation, trails and downtown improvements.
8. Address issues with outside/inside storage developments in ordinance amendments, and prevent them from building on prominent corners or blocks.
9. Continue to promote Heber's historic economic status as a support center or hub for surrounding agricultural operations and the valley's retail, entertainment and job destination.
10. Define the historic architectural character of Heber and incorporate design standards in

City ordinances to showcase that character in new buildings downtown.

Strategies - Enhancing Retail Sales

1. Attract business sectors that are currently underrepresented in Heber, including clothing and accessories, furniture and home furnishings, miscellaneous retail trade (smaller shops), business management companies and enterprises (offices), arts, entertainment and recreation, health and personal services, goods/necessities, natural foods store, mid-grade dining (\$15–\$25 per person), used-books store, and technology stores (computers, IT services).*
2. Plan for and develop civic uses such as mid-sized plazas, a bike/scooter share hub and community fair/farmers market space.*
3. Create an economic incentive-based strategy to assist in reducing vacancy and increasing diversity in the variety of businesses in Heber.
4. Promote a chamber of commerce organization to represent local businesses, foster historic preservation and attract visitors using Heber's brand.

**As suggested by Lewis Young and Downtown Revitalization Services*

Sales Tax Leakage Analysis

- Heber City is **capturing 145% of all taxable retail sales** as compared to average taxable sales for the State of Utah.
- **Significant Leakage:** clothing & accessories, furniture & home furnishings, and miscellaneous retail trade.
- **Significant Capture:** building materials & garden equipment, food & beverage, motor vehicle, and health care & social assistance





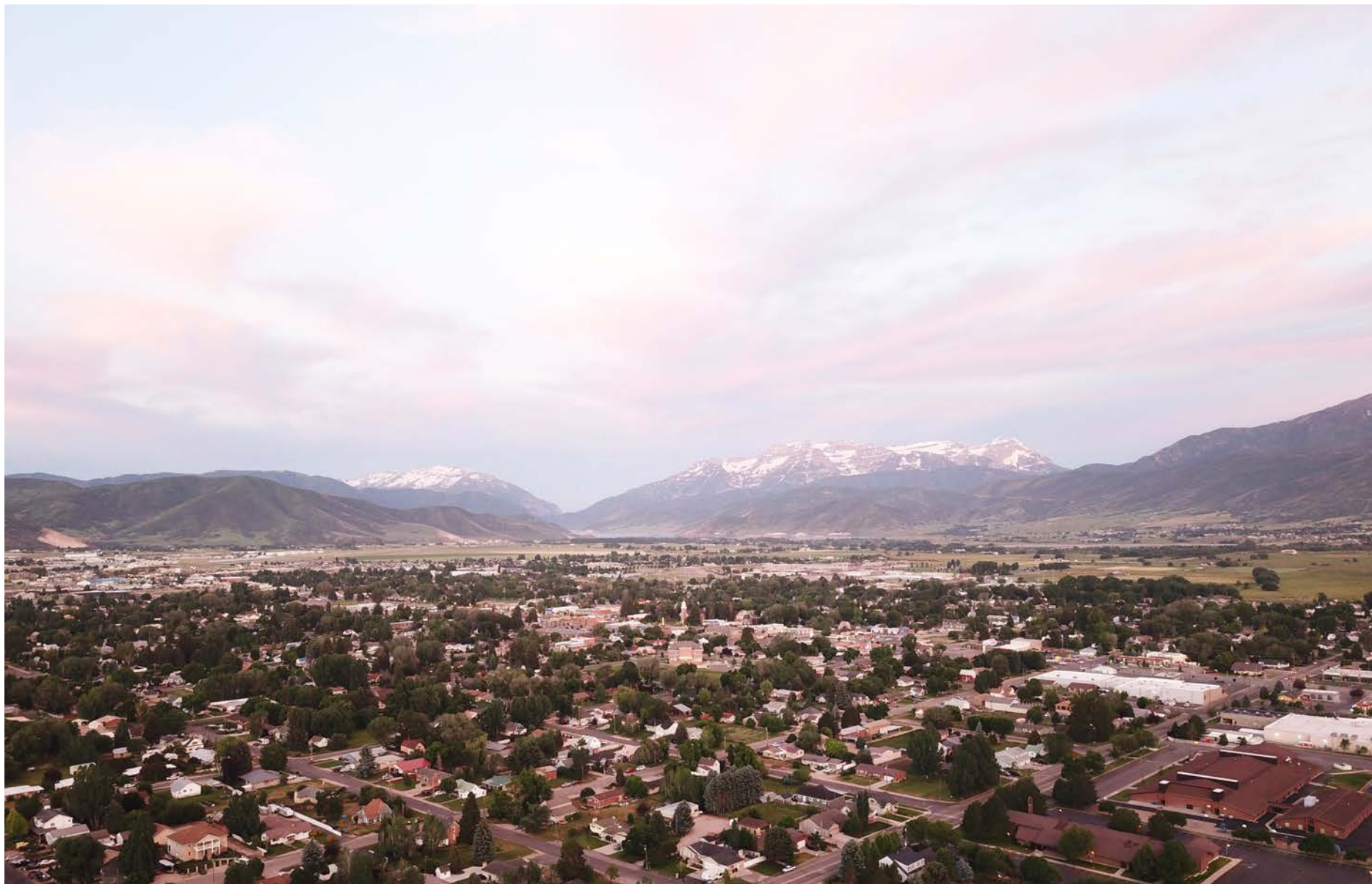
Strategies - Enhancing Long-Term Resiliency

1. Track business trends and promote a diversity of industries and professions to establish resiliency. Consider hiring an economic development professional.
2. Coordinate increased broadband services while helping to reduce costs within the City. This includes coordination of ditch digging and increasing speeds, which help to foster job opportunities, including home-based business.
3. Create more flexible home occupation ordinances to reflect work-from-home trends.
4. Establish ordinance changes to promote solar power and charging stations.
5. Work toward a partnership with Heber Light and Power to achieve greater emphasis on renewable energy sources.
6. Set the example for renewable energy through municipal purchases of electric vehicles, solar power installations, scooters, and on-site public charging stations.
7. Embrace transportation options that minimize pollution by reducing individual vehicle trips (see Chapter 8, Mobility and Streetscapes for more detail).
8. Improve the walkability and bikeability of Heber City.
9. Work with transit agencies to provide mass transit options.

10. Enhance the regional economy with supportive street design.

- Provide for freight trucks on designated routes and at critical network connections.
- Increase the economic value of business districts and neighborhoods through more transportation choices and community amenities; focus on cost savings through full utilization of existing infrastructure.







10: GENERAL PLAN PRIORITIES



Higher Priority Strategies

All of the strategies in the various chapters are important, but the sheer number of potential strategies becomes unwieldy for City staff to determine where to start and how to measure progress. Some strategies can be postponed and included in later initiatives, but there are priorities that should be addressed more quickly.

The Steering Committee helped set the priorities that follow, along with the City's staff and planning consultant. Higher priority strategies are those in which there is consensus about addressing the strategy as soon as possible. Lower priority strategies are important but have less consensus about their urgency.

Quality Neighborhoods

1. Consider areas for mixed use housing and mixed housing types, especially adjacent to the downtown and in emerging centers.
2. Consider land use changes to grow the

connection between Historic Downtown the Recreation and Arts District along 100 South. Consider tourism-based businesses, and more flexible options for homeowners, such as more flexible home occupation ordinances, live/work opportunities, bed and breakfasts and other residence-based businesses.

3. Open space amenities should be a central feature in a neighborhood and may include parks, plazas, trails, community gardens, small plot farms or other space that can be used by residents. Quality open space amenities include long-term management and maintenance plans.
4. As part of a new zoning ordinance, create incentives or new zones to enable rural and mountain residential clusters that permanently designate open space for agricultural, natural, passive recreation or shared equestrian uses.
5. In new neighborhoods at Jordanelle Mountain, Lakeside, North Village, and Utah Valley University Village create walkable, compact

neighborhoods with significant natural open space and mountain-themed town centers.

6. Consider an incentive-based system with a base lot size that can be reduced by achieving city goals for open space, walkability, trails, views and stormwater reduction.
7. Support redevelopment and enhancement of existing homes in the Historic Core.
8. Include quality building materials and architectural standards as part of the new ordinances.
9. Explore ways to reduce air pollution from homes and businesses and improve efficiency.

Summary

These strategies reflect an emphasis on mixed use/infill, the Recreation and Arts District, open space, clustering, housing quality, clear skies and downtown.

2020 Moderate Income Housing Plan Work Efforts

1. Update the accessory apartment ordinance to eliminate barriers.
2. Continue to require deed restricted housing aimed at the 50% AMI and below category, and track City progress.
3. Track spending of the affordable housing fund

and emphasize workforce housing.

4. Study the pros and cons of waiving building permit fees for qualifying projects or portions of projects. Track additional units produced.
5. Consider areas for mixed use housing and mixed housing types, especially adjacent to the downtown and in emerging centers.
6. Create a mixed housing types cluster subdivision ordinance.
7. Consider an update study of the fee-in-lieu program to assure that fees are reasonably commensurate with actual construction costs.

Centers and Gathering Places

1. Create a Downtown Development Authority, such as a Community Reinvestment Agency.
2. Increase activity downtown. Activate downtown through public spaces (streetscapes, alleys, and the three parks) that attract people, so that residents and visitors want to return over and over again.
3. Conduct a downtown placemaking and recreation branding study, and reinforce findings through City ordinances, programs and visible improvements.
4. In the South Town tech center, through ordinance revisions, incorporate more town center characteristics.

5. Create a parking plan and management strategy.
6. Promote historic architecture in the Historic Downtown District, and promote interesting “mountain modern” architectural building features at the four new centers.
7. Prevent standard strip commercial development through ordinance modifications.
8. Assure dark sky compliance for all lighting in all centers.
9. In the Recreation and Arts District, develop an economic development strategy to begin transitioning to more consistent uses.

Summary

These strategies reflect an emphasis on Downtown, South Town, architectural features, dark skies and the Recreation and Arts District.

Open Space and Rural Character

1. Consider bonding as an important open space preservation strategy.
2. Develop a system to purchase or transfer development rights (TDR) with implementation through the zoning ordinance. Consider crowd sourcing funding, density transfers, etc.
3. Review and update rural zoning ordinances. Rural zoning should have a minimum 20-acre

lot size.

4. Partner with non-profits, such as Utah Open Lands.
5. The City could explore ways tourism could financially support open space preservation through a hotel tax or recreation fee.

Summary

These strategies reflect an emphasis on preserving and creating open space through various techniques, including bonding and the use of tourism dollars.

Outdoor Recreation, Parks and Trails

1. Heber City will plan for providing usable and programmable parks for current and future populations at a ratio of 10 acres per 1,000 residents.
2. Plan and develop a lake-to-lake trails system, connecting Jordanelle Reservoir to Deer Creek Reservoir.
3. Continue to improve and connect trails to valley and mountain amenities. Trails provide access to the City's beautiful setting, including nearby canyons, mountains, lakes and the Provo River.
4. The three publicly owned open spaces (Tabernacle Square, Main Street Park, and the front lawn of the Police Station) on Main

Street should be redesigned and improved to work synergistically to activate Main Street.

5. Parks design, signage and activities should help to promote the City "brand".

Summary

These strategies reflect an emphasis on creating new trails along the Provo River and to valley/mountain amenities, activating Main Street parks and providing more parks internal to the City.

Mobility and Streetscapes

1. Develop and adopt new Citywide street cross sections, with a focus on complete streets, 5-foot minimum sidewalks, larger park strips, narrower street widths and swales.
2. Begin recommended improvements to Main Street to slow traffic down.
3. Consider the use of roundabouts in certain studied locations.
4. Actively promote the completion of the western bypass study and lobby for construction dollars.

Summary

These strategies reflect an emphasis on new street cross sections that promote swales and adjacent trails, improving Main Street, considering roundabouts and completing the bypass.

Jobs and Economic Development

1. Create a Community Reinvestment Agency project area.
2. Activate Main Street public spaces so residents and visitors want to visit repeatedly.
3. Revise zoning ordinances to promote infill and redevelopment and incentivize a mixture of uses.
4. Promote a business center, including tech businesses, associated with Utah Valley University.
5. Promote opportunities in technology, research and development, professional/office and light manufacturing.
6. Create an economic incentive-based strategy.
7. Attract businesses that have reduced impacts on air and water quality and decreased noise pollution.

Summary

These strategies reflect an emphasis on Main Street by creating a new financing tool (CRA), mixing uses, providing more jobs in a coordinated manner with Utah Valley University, attracting clean jobs and developing an incentive-based economic development plan/strategy.





APPENDIX



Documents in the Appendix

The Appendix contains a series of documents listed below:

- Heber City Downtown Study (Downtown Redevelopment Service)
- General Plan Land Use Study (Lewis Young Robertson & Burningham)
- Moderate Income Housing Plan
- Presentation: Vision Celebration and General Plan Kick-Off (August 28, 2019)
- Presentation: Workshop Values Summary (March 20, 2019)









Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Special Meeting Convening Process
RESPONSIBLE: Matt Brower, Jeremy Cook
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

A Special Meeting of the City Council was convened on November 6, 2025. In accordance with Utah Code § 10-3-502, the City Recorder coordinated with all Council Members to confirm availability and ensure a quorum could attend. Written notice of the meeting was provided on November 4, 2025, meeting the statutory noticing requirements for municipalities. During the meeting, a member of the public raised concerns regarding the legality of the convening; the City Attorney advised that the meeting was properly conducted in accordance with state law. The code allows for the Mayor or two Council Members to call for a special meeting but it does not state that is the only way a special meeting can be convened.

RECOMMENDATION

Staff is seeking Council direction on whether an alternate process for convening Special Meetings should be followed.

BACKGROUND

Prior to the meeting, the City Recorder polled all Council members to determine whether a quorum would be present. Each member confirmed availability, consistent with the written information provided regarding the purpose and timing of the meeting. Written notice was issued on November 4, 2025, satisfying the public noticing requirements applicable to Class A municipalities. The meeting was convened by authority of the Council as permitted under Utah Code § 10-3-502, which allows a special meeting to be ordered by the Mayor or any two Council members.

DISCUSSION

Would the Council like to direct Staff to follow an alternate process for the convening of future Special Meetings?

FISCAL IMPACT

None

CONCLUSION

Based on the confirmations received from Council members and the written notice provided, the Special Meeting of November 6, 2025, was conducted in compliance with applicable state law. The City Attorney has advised that the meeting met the requirements of § 10-3-502 and was therefore legally convened. The City Recorder and staff acted in accordance with procedural requirements to facilitate the meeting, and all Council members were given the opportunity to participate.

ALTERNATIVES

POTENTIAL MOTIONS

n/a

ACCOUNTABILITY

Department: Administrative
Staff member: Trina Cooke, City Recorder

EXHIBITS

1. 10-3-502

10-3-502 Regular and special council meetings.

- (1) The council of each municipality shall:
 - (a) by ordinance prescribe the time and place for holding its regular meeting, subject to Subsection (1)(b); and
 - (b) hold a regular meeting at least once each month.
- (2)
 - (a) The mayor of a municipality or two council members may order the convening of a special meeting of the council.
 - (b) Each order convening a special meeting of the council shall:
 - (i) be entered in the minutes of the council; and
 - (ii) provide at least three hours' notice of the special meeting.
 - (c) The municipal recorder or clerk shall serve notice of the special meeting on each council member who did not sign the order by delivering the notice personally or by leaving it at the member's usual place of abode.
 - (d) The personal appearance by a council member at a special meeting of the council constitutes a waiver of the notice required under Subsection (2)(c).

Amended by Chapter 19, 2008 General Session



Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Public Hearing and Possible Adoption of the First Budget Amendment for Fiscal Year 2026 Resolution 2025-17
RESPONSIBLE: Sara Nagel
DEPARTMENT: Administrative
STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

The first budget amendment for FY 2026 incorporates necessary adjustments to reflect actual expenditures, updated project timelines, Council-approved items, and interfund transfers. These adjustments ensure compliance with Utah Code and maintain alignment with Heber City's strategic priorities.

The City has complied with all public noticing requirements:

- Complied with all the Class A noticing requirements outlined in Utah State Code 63G-30-102
- Notice was published in the Park Record in the November 15, 2025, publication; on the City's social media sites; and on the City building bulletin boards.

RECOMMENDATION

Staff recommends that the City Council hold a public hearing to receive comment on the proposed budget amendment for FY 2026 and approve the amendment by resolution as presented.

BACKGROUND

Periodically, the City needs to amend the budget to address items such as unanticipated expenditures, a change in department needs or procurement delays. This is the first budget amendment request in Fiscal Year 2026.

DISCUSSION

City staff determined there are unexpected expenditures and fund reallocations that require consideration for a budget amendment to be in compliance with State code 10-6-123.

The proposed amendment is designed to ensure that expenditures do not exceed budgeted resources. Exhibit "A" in resolution 2025-17 provides details and fiscal impacts of the budget changes staff is recommending.

FISCAL IMPACT

Please see the attached Fund Summary for a summary presenting estimated beginning fund balances, proposed revenue and expenditures budgets, and estimated ending fund balances.

CONCLUSION

Staff recommends that you move to approve resolution 2025-17 as presented, with the findings and conditions presented.

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Administrative
Staff member: Sara Nagel, Finance Manager

EXHIBITS

1. Budget Amendment Resolution 2025-17
2. Fund Summary
3. Budget Amendment Request Forms

**HEBER CITY, UTAH
RESOLUTION NO. 2025-17**

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE HEBER CITY BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2026 (FY 2026).

WHEREAS, the Utah Uniform Fiscal Procedures Act provides for the legislative body to review and amend individual budgets of funds during the budget period as necessary to address changing circumstances (UCA § 10-6-127); and

WHEREAS, the Financial Director of Heber City has determined that amendments to the FY 2026 budget are necessary to address operational needs and priorities, as detailed in the attached Exhibit “A”; and

WHEREAS, in compliance with state law (UCA § 10-6-113), the City provided proper public notice and held a Public Hearing on Tuesday, November 18, 2025, to solicit feedback from residents regarding the proposed amendments to the FY 2026 budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah, that:

The Heber City Budget for the fiscal year ending June 30, 2026, is hereby amended as outlined in the attached Exhibit “A,” which is incorporated by reference and made an integral part of this Resolution.

ADOPTED AND PASSED by the City Council of Heber City, Utah, on this _____ day of _____, 2025, by the following vote:

	AYE	NAY
Council Member Yvonne Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Mike Johnston	_____	_____
Council Member Sid Ostergaard	_____	_____
Council Member Scott Phillips	_____	_____

APPROVED:

Mayor Heidi Franco

ATTEST:

_____ Date: _____

RECORDER

EXHIBIT "A"

GENERAL FUND (10)

Request: CivicClerk Annual Subscription

Source:

Account Number	Account Name	Amount
21.3850	Fund Surplus	\$ 300.00
51.3870	Fund Surplus	1,300.00
52.3870	Fund Surplus	1,700.00
54.3870	Fund Surplus	700.00
55.3870	Fund Surplus	500.00
10.3870	Fund Surplus	16,500.00
Total		<u>\$ 21,000.00</u>

Use:

Account Number	Account Name	Amount
21.4077	Internal Service Charge - IT	\$ 300.00
51.4077	Internal Service Charge - IT	1,300.00
52.4077	Internal Service Charge - IT	1,700.00
54.4077	Internal Service Charge - IT	700.00
55.4077	Internal Service Charge - IT	500.00
10.4799	Internal Service Offset	(4,500.00)
10.4731	Professional Services	21,000.00
Total		<u>\$ 21,000.00</u>

Request: Contribution for CAMS Special Event Coordinator

Source:

Account Number	Account Name	Amount
10.3870	Fund Surplus	\$ 30,000.00
Total		<u>\$ 30,000.00</u>

Use:

Account Number	Account Name	Amount
10.4131	Professional Services	\$ 30,000.00
Total		<u>\$ 30,000.00</u>

CAPITAL IMPROVEMENT FUND (42)**Request: Cemetery Furniture and other contractor costs**

Source:

Account Number	Account Name	Amount
42.3870	Fund Surplus	\$ 935,000.00
	Total	\$ 935,000.00

Use:

Account Number	Account Name	Amount
42.4072	Improvements Other Than Building	\$ 935,000.00
	Total	\$ 935,000.00

Request: Additional Funds for the 2nd Floor Remodel

Source:

Account Number	Account Name	Amount
42.3870	Fund Surplus	\$ 100,000.00
	Total	\$ 100,000.00

Use:

Account Number	Account Name	Amount
42.4072	Improvements Other Than Building	\$ 100,000.00
	Total	\$ 100,000.00

Request: Additional Funds for Public Works Roof Repair

Source:

Account Number	Account Name	Amount
42.3870	Surplus	\$ 14,000.00
	Total	\$ 14,000.00

Use:

Account Number	Account Name	Amount
42.4073	Improvements Other Than Building	\$ 14,000.00
	Total	\$ 14,000.00

TRAILS, ARTS AND PARKS FUND (23)**Request: Wheeler Park Playground Equipment Replacement**

Source:

Account Number	Account Name	Amount
23.3870	Surplus	\$ 11,000.00
	Total	\$ 11,000.00

Use:

Account Number	Account Name	Amount
23.4073	Improvements Other Than Building	\$ 11,000.00
	Total	\$ 11,000.00

Request: Main Street Plaza Playground Equipment Replacement

Source:

Account Number	Account Name	Amount
23.3870	Surplus	\$ 11,200.00
Total		<u>\$ 11,200.00</u>

Use:

Account Number	Account Name	Amount
23.4073	Improvements Other Than Building	\$ 11,200.00
Total		<u>\$ 11,200.00</u>

Request: Split Rail Fencing

Source:

Account Number	Account Name	Amount
23.3870	Surplus	\$ 11,250.00
Total		<u>\$ 11,250.00</u>

Use:

Account Number	Account Name	Amount
23.4073	Improvements Other Than Building	\$ 11,250.00
Total		<u>\$ 11,250.00</u>

INTERNAL SERVICE FUND (61)**Request: 3 Lease Loaders - FY2025 Rollover Request**

Source:

Account Number	Account Name	Amount
10.3870	Fund Surplus	\$ 17,500.00
21.3850	Fund Surplus	17,500.00
51.3870	Fund Surplus	8,750.00
52.3870	Fund Surplus	8,750.00
61.3812	Equipment Replacement Charge	52,500.00
Total		<u>\$ 105,000.00</u>

Use:

Account Number	Account Name	Amount
10.6076	Equipment	\$ 17,500.00
21.4074	Equipment	17,500.00
51.4074	Equipment	8,750.00
52.4074	Equipment	8,750.00
61.4075	Capital Purchases	52,500.00
Total		<u>\$ 105,000.00</u>

Request: Police F-350 Fully Outfitted

Source:

Account Number	Account Name	Amount
61.3850	Fund Balance	\$ 85,000.00
Total		<u>\$ 85,000.00</u>

Use:

Account Number	Account Name	Amount
61.4075	Improvements Other Than Buildings	\$ 85,000.00
Total		<u>\$ 85,000.00</u>

Request: Police Tahoe Fully Outfitted

Source:

Account Number	Account Name	Amount
61.3850	Fund Balance	\$ 71,000.00
Total		<u>\$ 71,000.00</u>

Use:

Account Number	Account Name	Amount
61.4075	Improvements Other Than Buildings	\$ 71,000.00
Total		<u>\$ 71,000.00</u>

Request: Building Inspector Vehicle

Source:

Account Number	Account Name	Amount
10.3870	Fund Surplus	\$ 4,200.00
61.3812	Equipment Replacement Charge	4,200.00
61.3640	Sales of Fixed Assets	5,000.00
61.3850	Fund Balance	32,800.00
Total		<u>\$ 46,200.00</u>

Use:

Account Number	Account Name	Amount
10.5176	Internal Service Charge - Fleet	\$ 4,200.00
61.4075	Improvements Other Than Buildings	42,000.00
Total		<u>\$ 46,200.00</u>

CULINARY WATER FUND (66)**Request: Hospital Well Water Pump**

Source:

Account Number	Account Name	Amount
66.3870	Fund Surplus	\$ 75,000.00
	Total	\$ 75,000.00

Use:

Account Number	Account Name	Amount
66.4073	Improvements Other Than Buildings	\$ 75,000.00
	Total	\$ 75,000.00

INTERFUND TRANSFERS**Request: Transfer from General Fund (10) to CIP (42)**

Source:

Account Number	Account Name	Amount
10.3870	General Fund Surplus	\$ 530,000.00
42.3910	Transfer From the General Fund	530,000.00
42.3870	Fund Surplus	(530,000.00)
	Total	\$ 530,000.00

Use:

Account Number	Account Name	Amount
10.7030	Transfer to Capital Improvement Fund	\$ 530,000.00
	Total	\$ 530,000.00

**Fund Balance Review for FY 2025: Final Budget Amendment
(Based on Budgeted Amounts)**

	FY 2026 Beginning Fund Balance (Unaudited)	Total Budgeted Revenue	Revenue Adjustments	Total Budgeted Expenses	Proposed Amendment	FY 2026 Estimated Ending Fund Balance
General Fund (10)	\$ 6,425,954.00	17,677,332.00	-	17,931,361.00	598,200.00	\$ 5,573,725.00
Airport Special Service (21)	\$ 17,740.64	1,021,040.00	17,800.00	950,611.00	17,800.00	\$ 88,169.64
TAP Tax Fund (23)	\$ 581,687.81	1,840,000.00	-	1,840,000.00	33,450.00	\$ 548,237.81
General Capital Fund (42)	\$ 603,860.42	515,000.00	530,000.00	598,967.00	1,049,000.00	\$ 893.42
Culinary Water (51)	\$ 7,748,686.36	4,254,550.00	-	6,578,596.00	10,050.00	\$ 5,414,590.36
Sewer (52)	\$ 6,643,942.65	6,082,400.00	-	10,511,926.00	10,450.00	\$ 2,203,966.65
Storm Water (54)	\$ 1,053,042.78	1,164,482.00	-	1,393,764.00	700.00	\$ 823,060.78
Pressurized Irrigation (55)	\$ 6,950,887.43	3,385,900.00	-	4,480,559.00	500.00	\$ 5,855,728.43
Internal Service (61)	\$ 2,587,536.38	2,312,190.00	61,700.00	2,447,402.00	250,500.00	\$ 2,263,524.38
Water Capital (66)	\$ 5,064,510.30	3,500,000.00	-	5,796,000.00	75,000.00	\$ 2,693,510.30

Note: Total Budgeted Revenue does not include the use of Fund Surplus

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/18/25

Department:

Information Technology

Requested By:

Anthon Beales

1. Amendment Summary

Project Title/ O&M Category:

CivicClerk Annual Subscription

GL Account:

10.4731 Professional Services

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 21,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

Budget correction to include CivicClerk, the City's software which manages staff reports and agenda material.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

The cost will be offset by Airport and Enterprise Funds.

Internal service charge

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

CivicClerk is critical for city operations.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/18/25

Department:

Legislative

Requested By:

Matt Brower

1. Amendment Summary

Project Title/ O&M Category:

Contribution for CAMS Special Event Coordinator

GL Account:

10.4131 Professional Services

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 30,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

On October 21, 2025, City Council discussed transitioning the role of special events coordinator to the Community Alliance for Main Street (CAMS). The City will pay CAMS an annual amount of \$30,000 to meet contract outcomes of event management. An annual increase equal to what is included in the City's FY budget for staff will be provided.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

No new revenues identified.

Will this amendment affect future budgets?

- ☒ Yes
- ☐ No

If yes, Please explain:

This will be an ongoing position in CAMS

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

A Council policy priority for FY 2026 is the revitalization of the historic downtown area. A key strategy for completing this priority is the programming of activities and events in the downtown 250 days per year.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/18/25

Department:

Capital Improvement Fund

Requested By:

Matt Brower

1. Amendment Summary

Project Title/ O&M Category:

Cemetery Furniture and Other Contractor Costs

GL Account:

42.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 935,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The cemetery admin building project spans three fiscal years, beginning in FY 2024. This amendment adds funds for costs incurred in FY26. Total construction costs are in line with council approved budgets. Additionally, this request includes \$100,000 for the purchase of furniture which was not in the original construction budget.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
☐ Additional Revenue
☐ Grants
☐ Capitol Projects Fund
☐ Special Revenue Fund
☒ Other:

Justification for Funding Source(s):

No new revenues identified.

Interfund transfer from GF to CIP fund.

Will this amendment affect future budgets?

- ☐ Yes
☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
☐ No
☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

FY2026 budget needs to be amended for State compliance.
Cemetery Admin Building needs furniture to be fully functional.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/29/25

Department:

Community Development - Planning

Requested By:

Jamie Baron

1. Amendment Summary

Project Title/ O&M Category:

City Hall 2nd Floor Remodel

GL Account:

42.4072

Original Budget Allocation:

\$ 100,000.00

Amount of Requested Amendment:

\$ 100,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

Based on bids for the remodel, the current budget of \$100k will be very tight. Staff is asking for an additional \$100k to allow for some contingency funds and for the purchase of new office furniture. Furniture for the Customer Service Desk area is required to fit staff in the room. Additionally, new standing desks and ergonomic chairs for all staff to promote workplace health.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

Planning and Building were under budget last fiscal year for a combined savings in excess of \$200k, contributing to the general fund surplus. Planning and Building are asking for a total of \$100k.

Interfund transfer

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

This budget amendment will allow for the completion of the City Hall 2nd Floor Remodel. New furniture is essential for the customer service office to physically fit staff given the new layout, which is essential to the objective of the physical unification of the department and customer services.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/18/25

Department:

Building Maintenance

Requested By:

Steve Simpson

1. Amendment Summary

Project Title/ O&M Category:

Public Works Building Roof Replacement

GL Account:

42.4073

Original Budget Allocation:

\$ 50,000.00

Amount of Requested Amendment:

\$ 14,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The price of material went up from the time of the bid to the time of installation.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
☐ Additional Revenue
☐ Grants
☐ Capitol Projects Fund
☐ Special Revenue Fund
☒ Other:

Justification for Funding Source(s):

No new funds identified.

Interfund transfer

Will this amendment affect future budgets?

- ☐ Yes
☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
☐ No
☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

The Public Works Building roof needs to be replaced for health and safety.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

Public Works Park's Department

Requested By:

Brandon Puett

1. Amendment Summary

Project Title/ O&M Category:

Wheeler Park Playground Equipment Replacement

GL Account:

23.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 11,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

See attached.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☒ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Expenditures qualify for TAP tax funding.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

See attachment.

Reason for amendment:

During inspection at Wheeler Park, it was observed that the tube slide exhibited separation at the vertical joints, creating a gap large enough for a child's fingers or toes to become caught. The plastic material was structurally compromised and could not be safely resecured or bolted back together. Additionally, the Typhon slide displayed a significant crack near the top where it connects to the platform. This defect presented a potential entanglement hazard for items such as hoodie strings or necklaces and further compromised the structural integrity of the equipment. Due to these safety concerns, both slides were deemed irreparable and required full replacement to meet current safety and compliance standards.

How will this amendment impact service delivery or project outcomes?

The replacement of both slides was essential to maintain the safety, functionality, and public accessibility of Wheeler Park. As a community recreation facility, the park must comply with current playground safety standards and manufacturer specifications to remain operational. Allowing damaged or structurally compromised equipment to remain in service would pose a significant liability risk and could lead to injury or closure of the affected play area. By replacing the slides promptly, the City ensured continued safe use of the playground, upheld compliance with safety regulations, and demonstrated a proactive commitment to maintaining high standards for community spaces.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

Public Works Park's Department

Requested By:

Brandon Puett

1. Amendment Summary

Project Title/ O&M Category:

Main Street Park Playground Equipment Replacement

GL Account:

23.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 11,200.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

See attached.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☒ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Expenditures qualify for TAP tax funding.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

See attached.

Reason for amendment:

During a safety inspection at Main Street Park, it was observed that the rope on the merry-go-round had worn through, exposing the internal cable wires. This presented an immediate safety hazard, as several children sustained puncture injuries while using the equipment. Upon further examination, it was determined that the central support pole of the merry-go-round was both cracked and bent, rendering the structure irreparable and unsafe for continued use. Additionally, the park's slide was found to have a significant hole in the middle section, located in an area that could not be effectively repaired without compromising the integrity of the entire unit. To ensure public safety while maintaining accessibility, only the minimum necessary components are being replaced to provide a safe and compliant play surface. A certified playground installation company has been contracted to perform the replacement and installation work to guarantee that all applicable safety and manufacturing standards are met.

How will this amendment impact service delivery or project outcomes?

Timely replacement of the damaged playground equipment was necessary to ensure that Main Street Park could remain open and fully functional for the community. As one of the City's most frequently used public recreation areas, maintaining safe and accessible play structures is essential to supporting daily public use and community engagement. Leaving the damaged components in place would have required closure of portions of the playground, limiting public access and diminishing the park's overall usability. Completing the repairs and replacements allowed the park to remain operational, ensured compliance with safety standards, and upheld the City's commitment to providing a safe, enjoyable environment for residents and visitors.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

Public Works Park's Department

Requested By:

Brandon Puett

1. Amendment Summary

Project Title/ O&M Category:

Split Rail Fencing 550 East & Heritage Farms Prkwy

GL Account:

23.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 11,250.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

This action was initiated at the request of City Manager Matt Brower to prevent e-bikes from entering and damaging the vegetation within the detention basin.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☒ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Expenditures qualify for TAP tax funding.

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

This measure is being implemented to prevent further damage to cemetery property and to protect the integrity of the grounds moving forward. The cemetery is a place of reverence and public respect, and maintaining its condition is of the utmost importance. Continued damage from unauthorized access, vehicles, or recreational equipment can compromise landscaping, irrigation systems, and memorial structures. By enforcing these preventative actions, the City ensures the preservation of the cemetery's appearance, safety, and dignity while maintaining a respectful environment for families and visitors.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

PW Fleet Department (3 Loaders Rollover)

Requested By:

Preston Hicken

1. Amendment Summary

Project Title/ O&M Category:

3 Lease Loaders- Rollover for 25FY Budget

GL Account:

61.4075

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 52,500.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

The loader lease was approved in the Fiscal Year 2025 budget; however, the equipment did not become available until July, resulting in the expenditure being deferred to Fiscal Year 2026. The vehicles will be used for airport, roads, sewer and water.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☒ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

Internal service charge

Will this amendment affect future budgets?

- ☒ Yes
- ☐ No

If yes, Please explain:

A 3 year lease program

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

PW Fleet/Police Department

Requested By:

Preston Hicken

1. Amendment Summary

Project Title/ O&M Category:

Police F- 350

GL Account:

61.4075

Original Budget Allocation:

\$ 10,000.00

Amount of Requested Amendment:

\$ 85,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

See attached.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

No new revenues. Purchase will come out of fund surplus.

Internal service charge and fund surplus

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

See attached.

Reason for amendment:

The Ford 350 was originally approved as a three-year lease beginning in the Fiscal Year 2026 budget cycle and was intended to replace an existing vehicle scheduled for surplus. After further analysis of long-term costs and asset management strategies, it was determined that purchasing the vehicles outright is more financially advantageous than leasing. This shift represents the City's ongoing effort to reduce reliance on leased vehicles and to strengthen the City's fleet through ownership of tangible assets rather than short-term liabilities.

How will this amendment impact service delivery or project outcomes?

By transitioning to vehicle ownership, the City anticipates an increase in long-term asset value and a reduction in overall replacement costs at the conclusion of each projected three-year lifecycle. This strategic approach promotes fiscal responsibility, strengthens the stability and reliability of the fleet, and aligns with the City's broader objectives for sustainable and efficient asset management. In addition, the Police Department requires this vehicle for daily operational duties, ensuring that staff have reliable and properly equipped transportation to perform essential public safety functions. Ownership of this vehicle supports consistent service delivery and enhances the department's ability to respond effectively to the community's needs.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

PW Fleet/ Police Department

Requested By:

Preston Hicken

1. Amendment Summary

Project Title/ O&M Category:

Police Chevy Tahoe

GL Account:

61.4075

Original Budget Allocation:

\$ 8,000.00

Amount of Requested Amendment:

\$ 71,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

See attached.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

No new revenues. Purchase will come out of fund surplus.

Internal service charge and fund surplus

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

See attached.

Reason for amendment:

The Chevy Tahoe was originally approved as a three-year lease beginning in the Fiscal Year 2026 budget cycle and was intended to replace an existing vehicle scheduled for surplus. After further analysis of long-term costs and asset management strategies, it was determined that purchasing the vehicles outright is more financially advantageous than leasing. This shift represents the City's ongoing effort to reduce reliance on leased vehicles and to strengthen the City's fleet through ownership of tangible assets rather than short-term liabilities.

How will this amendment impact service delivery or project outcomes?

By transitioning to vehicle ownership, the City anticipates an increase in long-term asset value and a reduction in overall replacement costs at the conclusion of each projected three-year lifecycle. This strategic approach promotes fiscal responsibility, strengthens the stability and reliability of the fleet, and aligns with the City's broader objectives for sustainable and efficient asset management. In addition, the Police Department requires this vehicle for daily operational duties, ensuring that staff have reliable and properly equipped transportation to perform essential public safety functions. Ownership of this vehicle supports consistent service delivery and enhances the department's ability to respond effectively to the community's needs.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

9/10/25

Department:

PW Fleet/ Building Department

Requested By:

Preston Hicken / Curt Davis

1. Amendment Summary

Project Title/ O&M Category:

Chevy Blazer

GL Account:

61.4075

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 42,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

This vehicle will be a replacement for unit#16-05 2016 Dodge 1500 that is becoming unreliable, high cost of maintenance and repairs and has high mileage. #16-05 will be sent to surplus and should bring somewhere between 5K-7K back towards the purchase of the new vehicle.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☐ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☒ Other:

Justification for Funding Source(s):

\$5,000- \$7,000 will be sale proceeds from remaining will use fund surplus. Net affect on budget, anticipated to be \$37K. Note: vehicle will be under warranty for 3 years. Operating cost will be minimal.

Internal service charge and fund surplus

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

This vehicle will be used for day to day operations by the Building Department.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

10/30/25

Department:

Public Works Water Technology Department

Requested By:

Rilley Fairbourn

1. Amendment Summary

Project Title/ O&M Category:

Hospital Well Water Pump Replacement

GL Account:

66.4073

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 75,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

See attached.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☐ General Fund Surplus
- ☐ Additional Revenue
- ☐ Grants
- ☒ Capitol Projects Fund
- ☐ Special Revenue Fund
- ☐ Other:

Justification for Funding Source(s):

Will this amendment affect future budgets?

- ☐ Yes
- ☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☒ Yes
- ☐ No
- ☐ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

See attached.

Reason for amendment:

During the month of August, the primary well pump motor responsible for supplying the City of Heber's drinking water failed. This pump is a critical component of our water distribution system and essential to maintaining uninterrupted service to our residents.

Upon discovery of the failure, multiple attempts were made to secure a loaned replacement motor from neighboring municipalities. However, due to the specialized nature of this equipment, spare units are not commonly available or kept on standby.

How will this amendment impact service delivery or project outcomes?

To ensure continued operation and avoid any disruption to water service, we were able to locate and procure a compatible spare motor. This timely replacement allowed the water system to remain fully operational without imposing water restrictions or impacting customers. Without this replacement, the City would have been required to implement temporary water use restrictions to prevent exceeding system capacity.

Once the spare motor was installed, the failed motor was removed and sent for a complete rebuild. This proactive measure ensures that a fully functional spare motor will now be available for this site, improving system reliability and reducing future downtime in the event of another equipment failure.

It should be noted that additional maintenance work is required on the well shaft itself. This work is not included in the two attached invoices and is scheduled for completion during the winter months, when the site can be temporarily shut down without affecting residents or overall system performance.

HEBER CITY BUDGET AMENDMENT REQUEST FORM

Date of Request:

11/18/25

Department:

Finance

Requested By:

Sara Nagel

1. Amendment Summary

Project Title/ O&M Category:

Interfund Transfer

GL Account:

Fund 10 to Fund 42

Original Budget Allocation:

\$ 0.00

Amount of Requested Amendment:

\$ 530,000.00

Reason for Amendment:

(Briefly describe the reason for the amendment, the change in circumstances, or new information that has prompted this request.)

To transfer funds to cover budget amendment requests.

2. Financial Impact

Funding Source(s):

(Check all that apply)

- ☒ General Fund Surplus
☐ Additional Revenue
☐ Grants
☐ Capitol Projects Fund
☐ Special Revenue Fund
☐ Other:

Justification for Funding Source(s):

Interfund Tranfer

Will this amendment affect future budgets?

- ☐ Yes
☒ No

If yes, Please explain:

3. Project Impact

Is this amendment essential for the continued operation of the project or services?

- ☐ Yes
☐ No
☒ N/A

How will this amendment impact service delivery or project outcomes?

(Provide details on how the requested amendment will affect services or the community, including benefits or challenges.)

This is an administrative request to be in compliance with state code.



Heber City Council Staff Report

MEETING DATE: 11/18/2025

SUBJECT: Ordinance 2025-28 Adopting a Facilities Master Plan Including Capital Facilities Plans, Impact Fees Written Analysis, and Impact Fee Enactment

RESPONSIBLE: Russ Funk

DEPARTMENT: Engineering

STRATEGIC RELEVANCE: Community and Economic Development
Infrastructure Sustainability

SUMMARY

The purpose of this item is to present the proposed 2025 updates to the Heber City Culinary Water, Sanitary Sewer, Streets, Storm Drain, Pressurized Irrigation, and Parks & Trails Master Plans, including updated Impact Fee Facility Plans, and Impact Fee Analyses (Master Plan). Also to receive input from the Council, hold a Public Hearing, and seek adoption of the plan, including the proposed impact fee enactment language, by Ordinance.

RECOMMENDATION

1. Hold a Public Hearing
2. Provide input to staff as necessary
2. Approve Ordinance 2025-28 adopting the Plans and Fees as proposed.

BACKGROUND

The last Master Plan was the 2022 version completed and adopted in early 2024. Updates are generally completed every 5 years, but since the City wanted to incorporate some Transportation Plan changes to better align with the Envision Central Heber plan and also needed to update the Parks & Trails Master plan, we also included culinary water, sewer, storm drain, and pressurized irrigation to keep all systems on the same master plan schedule. The City contracted with Horrocks Engineers in 2024 to provide an update to the plan, and staff has been working with Horrocks for over a year on the update.

The intent of the Master Plan is to help ensure that infrastructure is planned and built to meet the overall needs of the community and not limited to the needs of individual developments. Improvements that are over-sized to meet a larger community or system need are called "System Improvements". If the need for a System Improvement is generated by future growth in order to maintain the City's established Level of Service (LOS), then the project should be paid for (at least in part) by future growth and development. The mechanism to charge future growth for their

proportionate cost of the improvements is by assessing Impact Fees. Impact Fees cannot be used to cure an existing deficiency or for projects that are not identified in the Master Plan.

A presentation summarizing the plan highlights is attached to this staff report. A table summarizing the existing and proposed impact fees for a typical residential unit is included below:

Facility	Current Impact Fee	Proposed Impact Fee
Culinary Water	\$2,802	\$4,199
Sanitary Sewer	\$1,429	\$1,562
Streets	\$4,105	\$5,640
Pressurized Irrigation	\$851	\$1,177
Parks & Trails	\$4,501	\$6,727
Total	\$13,688	\$19,305

DISCUSSION

One specific item to consider is whether the City Council wants to continue the 45% subsidy of non-residential Street Impact Fees. In the past, the City has elected to subsidize street impact fees to make it easier for commercial businesses to develop. This was done as an incentive since these businesses generate tax revenue for the City. If the decision is made to continue the non-residential subsidy, it should be understood that the City will actually need to fund the subsidy from another account and place it in a fund to ensure we have enough money to complete the projects in the plan. This practice is currently being followed.

When this issue was discussed during the last Master Plan update presentation, the Council determined to keep the practice in place, but also requested that it be discussed again the next time the plan was updated. If this practice is continued, the City will need to provide approximately \$10,311,683 (or \$515,584 annually) in subsidy over the 20-year planning period.

FISCAL IMPACT

The total cost of all projects identified in the plan to be constructed within the 20-year planning period is roughly \$215 Million. The portion of these improvements that are impact fee eligible is just over \$105 Million. The remaining funds for the projects will be made up of developer contributions, City operating funds, and grants where applicable. The operating portion will be roughly \$18.5 Million. This does not include the street impact fee subsidy discussed above.

CONCLUSION

Staff recommends approving the entire Master Plan update as presented including the Impact Fee Enactment Ordinance.

Per the requirements of Section 11-36a-401 (2) of Utah State Code, the new impact fees will become effective 90 days after the impact fee enactment is approved. If approved during the November 18th meeting, the new impact fees will go into effect on February 16, 2026.

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Engineering
Staff member: Russ Funk, City Engineer

EXHIBITS

1. Ord 2025-28 Impact Fee Enactment
2. Master Plan Update CC Presentation
3. Master Plan Update Report

ORDINANCE NO. O2024-03

**ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR
CULINARY WATER, SANITARY SEWER, STREETS, STORM DRAIN,
PRESSURIZED IRRIGATION AND PARKS & TRAILS IMPACT FEES; PROVIDING
FOR THE CALCULATION AND COLLECTION OF SUCH FEES; AND OTHER
RELATED MATTERS**

The City Council (“Council”) of Heber City, Utah (the “City”), finds that it is in the public interest to adopt this Impact Fee Enactment to address impacts of development upon the City; impose culinary water, sanitary sewer, streets, storm drain, pressurized irrigation, and parks and trails impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq.* (the “Impact Fee Act”) to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has caused to be prepared a Capital Improvements and Impact Fees Master Plan 2023 to 2043 (the “IFA/IFFP”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Council finds that the IFA/IFFP identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, the IFA/IFFP identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance (“Impact Fee Enactment”) are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

BE IT ORDAINED by the City Council of Heber City, Utah:

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for culinary water, sanitary sewer, streets, storm drain pressurized irrigation, and parks and trails impact fee facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the IFA/IFFP that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits or Reimbursement. A developer may be allowed a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit or proportionate reimbursement against an impact fee may be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the IFA/IFFP, the City Council hereby adopts culinary water, sanitary sewer, streets, storm drain, pressurized irrigation, and parks and trails impact fees in the following amounts:

Culinary Water

Residential \$4,199 ERU (Larger Residential Meters Follow Non-Residential Fees)

Non-Residential	\$4,199	- 0.75 inch
	\$7,464	- 1.0 inch
	\$16,794	- 1.5 inch
	\$29,857	- 2.0 inch
	\$67,178	- 3.0 inch
	\$119,427	- 4.0 inch

Sewer \$1,562 ERU

Streets

Single Family \$5,640 Dwelling Unit

Multi Family \$3,193 Dwelling Unit

Non-Residential \$678 Trip (\$373 per Trip if City continues 45% subsidy)

Pressurized Irrigation

Residential \$1,177 ERU

Non-Residential \$0.17 Irrigated Square Foot.

Parks & Trails

Residential \$6,727 ERU

Non-Residential \$0

3.2 Annual Adjustment. Impact Fees shall be adjusted annually in accordance with Heber City Code Section 15.16.085.

3.3 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting.* At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures.* The City may expend impact fees collected pursuant to this Impact Fee Enactment for systems improvements that are public facilities identified in the IFA/IFFP.

(c) *Time of Expenditure.* Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time.* The City may hold unencumbered fees for longer than six (6) years if the City identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.4 Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.5 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed based on and shall be calculated in accordance with the IFA/IFFP and shall be paid either as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a building permit is not required in an amount set forth in the IFA/IFFP.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the IFA/IFFP.

Section 5. Exemptions, Adjustments, and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits or Reimbursement. A developer, including a school district or charter school, may receive a credit against or proportionate reimbursement of an impact fee, in the discretion of the City, if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement in excess of the reasonable amounts otherwise required by the City as part of the Project. The value of the land shall be based on the pre-development approval value of land for the Project. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area. The service area for culinary water, pressurized irrigation, sewer, storm water, and street system includes the Heber City Municipal Boundary excluding the North Village area (area north of Coyote Canyon Parkway, east of US 40, and south of SR 32). Study area for parks and trails includes the entire Heber City Municipal Boundary including the North Village area.

Section 7. Appeal Procedures. Any appeal shall be in accordance with Heber City Code Section 15.16.100.

7.1 Statute of Limitations / Remedies. Nothing in the Impact Fee Enactment or Heber City Code shall be interpreted or construed to extend the time limitations to initiate a challenge set forth in Utah Code Ann. § 11-36a-702 or expand the remedies available for a challenge to the impact fees under Utah Code Ann. § 11-36a-703.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Heber City, Utah, this _____ day of _____, 2025.

HEBER CITY

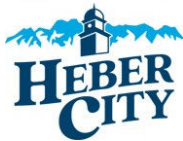
Heidi Franco, Mayor

ATTEST:

Trina Cooke, City Recorder

Heber City Facilities Master Plan Update 2025 - 2045

- GENERAL UPDATE FOR CULINARY WATER, SEWER, STREETS, STORM DRAIN, PRESSURIZED IRRIGATION, AND PARKS & TRAILS
- PUBLIC HEARING AND CITY COUNCIL MEETING – OCT 2025



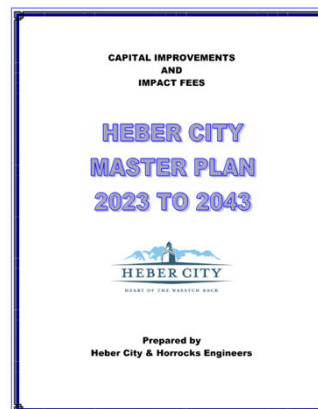
Presentation

- Changes between 2022 and 2025 Facility Master Plans
 - Population / Land Use
 - Water System
 - Sewer System
 - Street System
 - Storm Drain System
 - Pressurized Irrigation System
 - Parks & Trails
 - Improvement Costs
 - Impact Fee Summary
 - Questions?



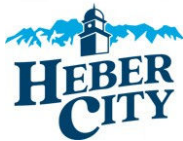
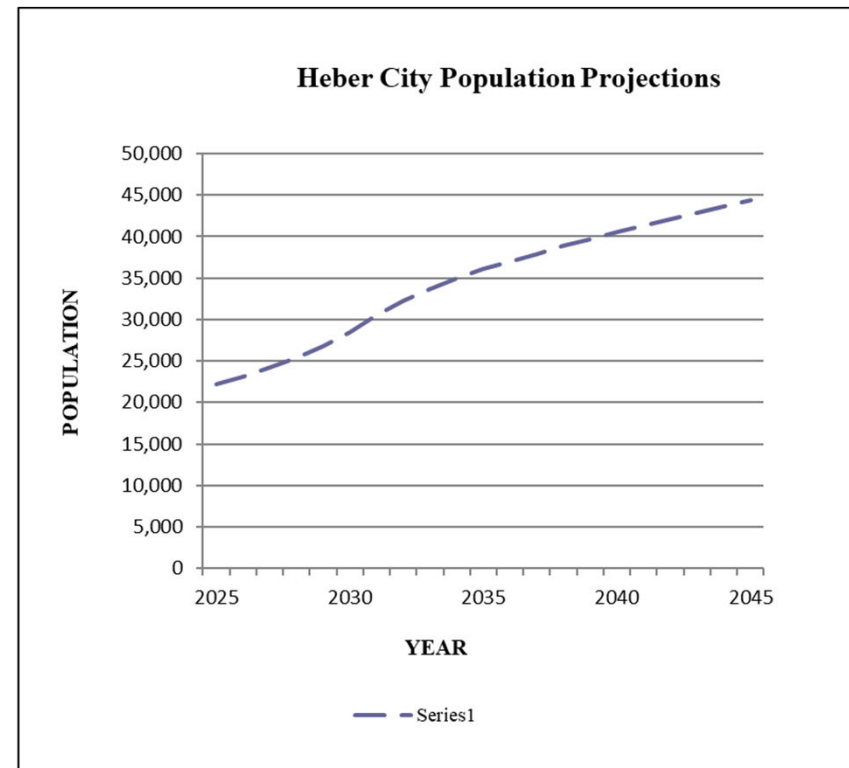
- Plan for future needs
- Maintain quality level of service
- Provide equitable funding mechanisms

Master Plan – Capital Facilities Plan – Impact Fee Analysis



Population Projection

- Heber City continues to experience high growth
- Used higher than State growth projections
- Growth rate 4.94% to 2035, reducing to 2.11% to 2045 (All of Heber)
 - 2025 Pop 22,263
 - 2045 Pop 44,419
- Heber (Excluding NV & RL) ave growth rath is 1.7% 2025 to 2045
 - 2025 Pop 19,575
 - 2045 Pop 27,422

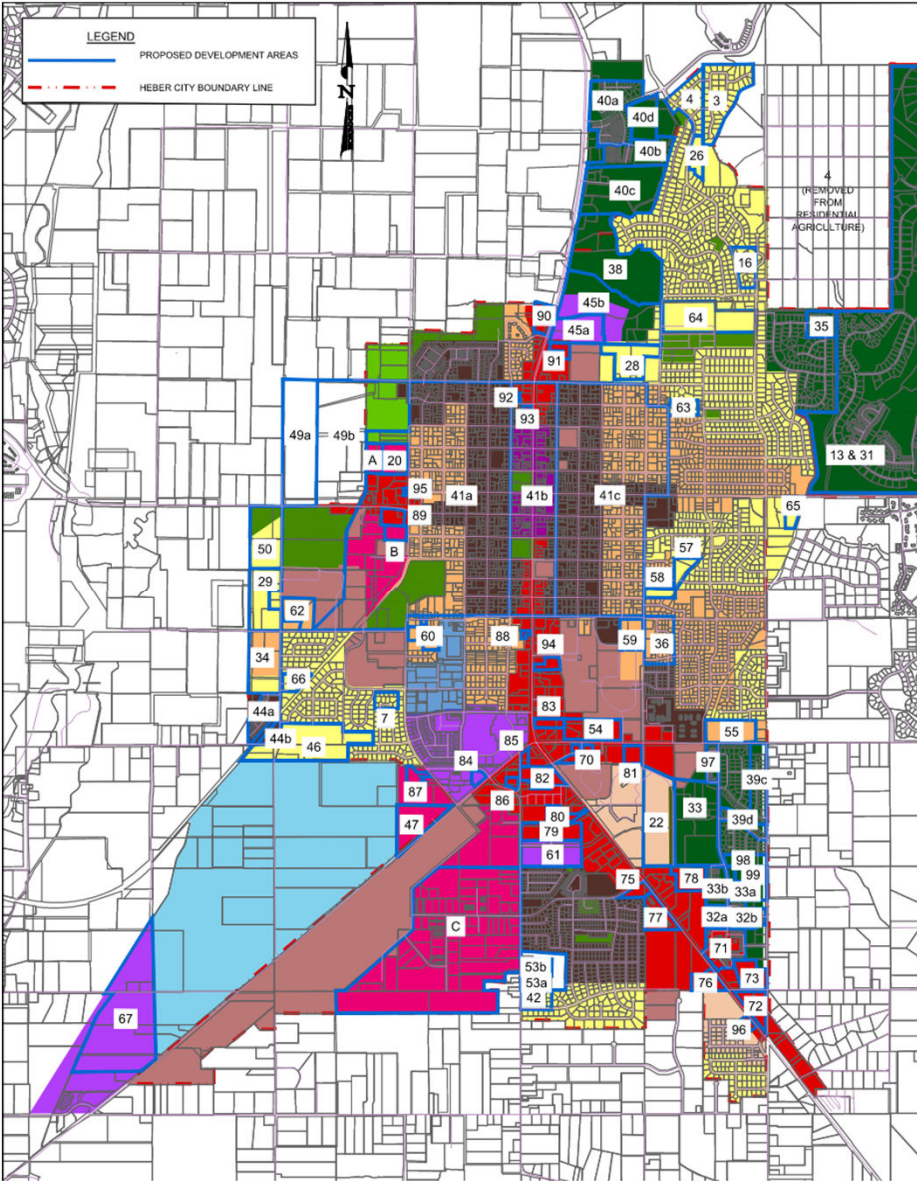


Total Population Projections

Heber City Population										
Year	Heber City Main		North Village		Red Ledges		Total Population			Growth Rates
	% Chg	MAG Pop	% Chg	Estimated Pop	% Chg	Estimated Pop	Adjusted %			
							Chg	Chg Pop		
2023		18,815		1,603		496	20,914			Avg Chg/Yr (2025-2030)
2024	2.0%	19,192	15.0%	1,843	7.0%	530	21,565	3.11%	651	
2025	2.0%	19,575	15.0%	2,120	7.0%	568	22,263	3.23%	697	Avg Chg/Yr (2031-2041)
2026	2.0%	19,967	22.0%	2,586	7.0%	607	23,161	4.03%	898	
2027	2.0%	20,366	24.0%	3,207	7.0%	650	24,223	4.59%	1,063	Adjusted Pop Chg/Yr (2025-2045)
2028	2.0%	20,774	24.0%	3,977	7.0%	695	25,446	5.05%	1,223	
2029	2.0%	21,189	24.0%	4,931	6.0%	737	26,857	5.55%	1,412	
2030	2.0%	21,613	24.0%	6,115	6.0%	781	28,509	6.15%	1,651	
2031	2.0%	22,045	24.0%	7,582	6.0%	828	30,455	6.83%	1,947	
2032	2.0%	22,486	18.0%	8,947	6.0%	878	32,311	6.09%	1,855	
2033	2.0%	22,936	10.0%	9,842	6.0%	930	33,708	4.32%	1,397	
2034	1.5%	23,280	8.0%	10,629	6.0%	986	34,895	3.52%	1,187	
2035	1.5%	23,629	7.0%	11,373	6.0%	1,046	36,048	3.30%	1,152	13,785
2036	1.5%	23,983	5.0%	11,942	6.0%	1,108	37,033	2.73%	986	
2037	1.5%	24,343	4.0%	12,419	5.0%	1,164	37,926	2.41%	893	
2038	1.5%	24,708	4.0%	12,916	5.0%	1,222	38,846	2.43%	920	
2039	1.5%	25,079	3.0%	13,304	5.0%	1,283	39,665	2.11%	819	
2040	1.5%	25,455	3.0%	13,703	5.0%	1,347	40,505	2.12%	839	
2041	1.5%	25,837	3.0%	14,114	5.0%	1,414	41,365	2.12%	860	
2042	1.5%	26,224	2.0%	14,396	5.0%	1,485	42,106	1.79%	741	
2043	1.5%	26,618	2.0%	14,684	5.0%	1,559	42,861	1.79%	756	
2044	1.5%	27,017	2.0%	14,978	5.0%	1,637	43,632	1.80%	771	
2045	1.5%	27,422	2.0%	15,277	5.0%	1,719	44,419	1.80%	787	7,386
Total Change (2025-2045)		7,847		13,157		1,152			22,156	
Estimate 2025		19,575		2,120		568			22,263	
Estimate 2045		27,422		15,277		1,719			44,419	



Land Use Map



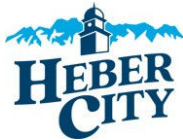
Culinary Water

2017 - 2040 Prior Master Plan

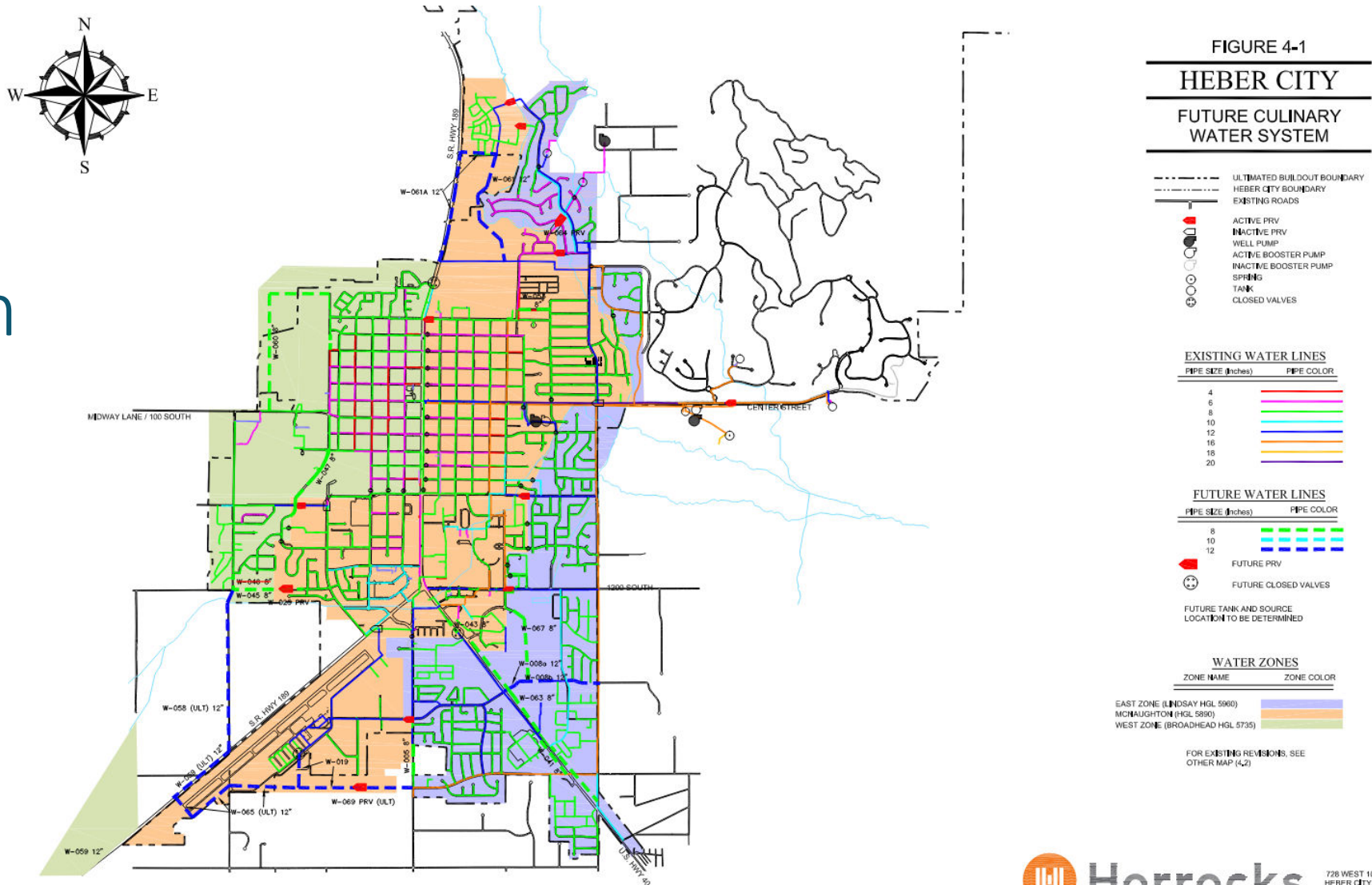
- 5,800 to 9,666 ERUs w/o RedL
- Indoor Use: 400 gpd/ERU
- Outdoor Use: 437 gpd/ERU
- Avg Use: 3.16 to 4.71 mgd
- Peak Day Use w/PI: 6.32 to 9.42 mgd
- Sources Good to 2040 w/PI
- Storage Good to 2040 w/PI
- Indoor Wtr Rights: 0.43 af
- Outdoor Wtr Rights: 3.0 af
- Impact Fee + Infl: \$2,826/ERU

2025 - 2045 Proposed Master Plan

- 7,377 to 10,344 ERUs w/o RedL
- Indoor Use: No Change (State Reduction)
- Outdoor Use: No Change
- Avg Use: 3.69 to 4.87 mgd
- Peak Day Use w/PI: 7.03 to 9.40 mgd
- Source Good to 2030 w/PI (State Reduction)
- Storage Good to 2040 w/PI (State Reduction)
- Indoor Wtr Rights: No Change
- Outdoor Wtr Rights: No Change
- Impact Fee: Current \$2,802, Proposed \$4,199/ERU

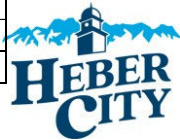


Future Water System



Water Project Costs

ULT	CIP #	Recommended Improvements	Size (in)	Total Cost	Funding Proportionate Share Analysis							
					Operating		Developer		Other ¹		Impact Fee	
					%	\$	%	\$	%	\$	%	\$
	W-005	Daniel Road - 2200 S to 2400 S (8")	8	\$222,712	0%	\$0	0%	\$0	0%	\$0	100%	\$222,712
	W-008a	1900 S - US 40 to 600 E RAB (12")	12	\$320,346	0%	\$0	0%	\$0	0%	\$0	100%	\$320,346
	W-008b	1900 S - 600 E RAB to Mill Rd (12")	12	\$485,254	0%	\$0	59%	\$285,329	0%	\$0	41%	\$199,925
	W-019	2400 S - Daniel Rd to Airport Rd (12")	12	\$1,606,502	0%	\$0	59%	\$944,623	0%	\$0	41%	\$661,879
	W-025	1250 South PRV		\$321,119	0%	\$0	0%	\$0	0%	\$0	100%	\$321,119
	W-027	New Source Development (2400 gpm)		\$4,491,059	0%	\$0	0%	\$0	0%	\$0	100%	\$4,491,059
	W-028	Master Plan Updates every 5 years (4 times)		\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000
	W-029	Aerial Digital Map Updates (4 times)		\$19,200	0%	\$0	0%	\$0	0%	\$0	100%	\$19,200
	W-036	400 East - 700 N to 500 North (8")	8	\$456,066	0%	\$0	100%	\$456,066	0%	\$0	0%	\$0
	W-041	US 40 - 2200 S to 2400 S (West) (8") *	8	\$311,390	0%	\$0	0%	\$0	0%	\$0	100%	\$311,390
	W-043	US 40 - 1300 S to 1700 S (West) (8")	8	\$224,432	0%	\$0	100%	\$224,432	0%	\$0	0%	\$0
	W-045	1200 South - 850 W to 1200 W (8")	8	\$373,208	0%	\$0	100%	\$373,208	0%	\$0	0%	\$0
	W-047	600 West - 450 S to 650 S (8")*	8	\$541,367	0%	\$0	0%	\$0	0%	\$0	100%	\$541,367
	W-053	550 North - 550 E to 750 E (8")	8	\$435,722	80%	\$348,578	0%	\$0	0%	\$0	20%	\$87,144
	W-054	Future Tank Storage (1.4 MG)		\$4,693,525	0%	\$0	0%	\$0	0%	\$0	100%	\$4,693,525
ULT	W-058	Southfield Rd- SR 189 to 1100 S	12	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	W-059	SR 189 - 2500 S to South Field Road (12")	12	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	W-060	500 North to Midway Lane (8")	8	\$887,627	0%	\$0	100%	\$887,627	0%	\$0	0%	\$0
	W-061	Hwy 40 or Ostler Pk Rd- 1600 N to 900 N (12")	12	\$1,010,537	0%	\$0	59%	\$594,196	0%	\$0	41%	\$416,341
	W-063	US 40 - 1500 S to 1200 E (East) (8")	8	\$958,973	0%	\$0	100%	\$958,973	0%	\$0	0%	\$0
	W-064	Valley Dr PRV		\$393,120	100%	\$393,120	0%	\$0	0%	\$0	0%	\$0
ULT	W-065	2400 South - 850 West to US 189 (12")	12	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	W-066	Heber City Public Works Facility Exp Ph 1		\$349,676	0%	\$0	0%	\$0	0%	\$0	100%	\$349,676
	W-067	600 East - 1300 S to Hidden Cr Ln (8")	8	\$443,923	0%	\$0	100%	\$443,923	0%	\$0	0%	\$0
	W-068	Heber City Public Works Facility Exp Ph 2		\$1,565,695	0%	\$0	0%	\$0	0%	\$0	100%	\$1,565,695
ULT	W-069	2400 South PRV		\$321,119	0%	\$0	0%	\$0	0%	\$0	0%	\$0
				\$0	0%	\$0	0%	\$0	0%	\$0		
TOTAL EXPENDITURES				\$20,672,574		\$741,698		\$5,168,378		\$0		\$14,441,379
W-EIFB Existing Impact Fee Fund Balance												-\$3,921,831



Sanitary Sewer

2017 - 2040 Prior Master Plan

- 7,090 ERUs (w/o RedL)
- Avg User Flow: 335 gpd/ERU
- Avg Plant flow: 2.21 mgd
- Ann Flow: 807 mg/yr
- Infiltration: 3 yr avg 16.2%
- Impact Fee: \$2,207/ERU

2025 - 2045 Proposed Master Plan

- 10,337 ERUs (w/o RedL)
- Avg User Flow: 312 gpd/ERU
- Avg Plant Flow: 3.49 mgd
- Ann Flow: 1,274 mg/yr
- Infiltration: 3 yr avg 15.0 %
- Impact Fee: Current \$1,429/ERU, Proposed \$1,562

The map displays a comprehensive street network in Midway, Georgia. Key features include:

- Compass Rose:** Located in the top left corner, indicating North (N), South (S), East (E), and West (W).
- Major Roads:**
 - S.R. HWY 189:** Runs vertically through the center of the map.
 - CENTER STREET:** A horizontal road crossing the middle of the map.
 - 1200 SOUTH:** A horizontal road in the lower half of the map.
 - MIDWAY LANE / 100 SOUTH:** A horizontal road on the left side.
- Water Bodies:** Several blue lines represent water features, including a large body of water on the right side and smaller streams or ponds throughout the area.
- Street Grid:** A dense network of streets is shown, with many streets labeled with names and numbers (e.g., S-001, S-002, S-003, S-004, S-005, S-006, S-007, S-008, S-009, S-010, S-011, S-012, S-013, S-014, S-015, S-016, S-017, S-018, S-019, S-020, S-021, S-022, S-023, S-024, S-025, S-026, S-027, S-028, S-029, S-030, S-031, S-032, S-033, S-034, S-035, S-036, S-037, S-038, S-039, S-040, S-041, S-042, S-043, S-044, S-045, S-046, S-047, S-048, S-049, S-050, S-051, S-052, S-053, S-054, S-055, S-056, S-057, S-058, S-059, S-060, S-061, S-062, S-063, S-064, S-065, S-066, S-067, S-068, S-069, S-070, S-071, S-072, S-073, S-074, S-075, S-076, S-077, S-078, S-079, S-080, S-081, S-082, S-083, S-084, S-085, S-086, S-087, S-088, S-089, S-090, S-091, S-092, S-093, S-094, S-095, S-096, S-097, S-098, S-099, S-100, S-101, S-102, S-103, S-104, S-105, S-106, S-107, S-108, S-109, S-110, S-111, S-112, S-113, S-114, S-115, S-116, S-117, S-118, S-119, S-120, S-121, S-122, S-123, S-124, S-125, S-126, S-127, S-128, S-129, S-130, S-131, S-132, S-133, S-134, S-135, S-136, S-137, S-138, S-139, S-140, S-141, S-142, S-143, S-144, S-145, S-146, S-147, S-148, S-149, S-150, S-151, S-152, S-153, S-154, S-155, S-156, S-157, S-158, S-159, S-160, S-161, S-162, S-163, S-164, S-165, S-166, S-167, S-168, S-169, S-170, S-171, S-172, S-173, S-174, S-175, S-176, S-177, S-178, S-179, S-180, S-181, S-182, S-183, S-184, S-185, S-186, S-187, S-188, S-189, S-190, S-191, S-192, S-193, S-194, S-195, S-196, S-197, S-198, S-199, S-200, S-201, S-202, S-203, S-204, S-205, S-206, S-207, S-208, S-209, S-210, S-211, S-212, S-213, S-214, S-215, S-216, S-217, S-218, S-219, S-220, S-221, S-222, S-223, S-224, S-225, S-226, S-227, S-228, S-229, S-230, S-231, S-232, S-233, S-234, S-235, S-236, S-237, S-238, S-239, S-240, S-241, S-242, S-243, S-244, S-245, S-246, S-247, S-248, S-249, S-250, S-251, S-252, S-253, S-254, S-255, S-256, S-257, S-258, S-259, S-260, S-261, S-262, S-263, S-264, S-265, S-266, S-267, S-268, S-269, S-270, S-271, S-272, S-273, S-274, S-275, S-276, S-277, S-278, S-279, S-280, S-281, S-282, S-283, S-284, S-285, S-286, S-287, S-288, S-289, S-290, S-291, S-292, S-293, S-294, S-295, S-296, S-297, S-298, S-299, S-300, S-301, S-302, S-303, S-304, S-305, S-306, S-307, S-308, S-309, S-310, S-311, S-312, S-313, S-314, S-315, S-316, S-317, S-318, S-319, S-320, S-321, S-322, S-323, S-324, S-325, S-326, S-327, S-328, S-329, S-330, S-331, S-332, S-333, S-334, S-335, S-336, S-337, S-338, S-339, S-340, S-341, S-342, S-343, S-344, S-345, S-346, S-347, S-348, S-349, S-350, S-351, S-352, S-353, S-354, S-355, S-356, S-357, S-358, S-359, S-360, S-361, S-362, S-363, S-364, S-365, S-366, S-367, S-368, S-369, S-370, S-371, S-372, S-373, S-374, S-375, S-376, S-377, S-378, S-379, S-380, S-381, S-382, S-383, S-384, S-385, S-386, S-387, S-388, S-389, S-390, S-391, S-392, S-393, S-394, S-395, S-396, S-397, S-398, S-399, S-400, S-401, S-402, S-403, S-404, S-405, S-406, S-407, S-408, S-409, S-410, S-411, S-412, S-413, S-414, S-415, S-416, S-417, S-418, S-419, S-420, S-421, S-422, S-423, S-424, S-425, S-426, S-427, S-428, S-429, S-430, S-431, S-432, S-433, S-434, S-435, S-436, S-437, S-438, S-439, S-440, S-441, S-442, S-443, S-444, S-445, S-446, S-447, S-448, S-449, S-450, S-451, S-452, S-453, S-454, S-455, S-456, S-457, S-458, S-459, S-460, S-461, S-462, S-463, S-464, S-465, S-466, S-467, S-468, S-469, S-470, S-471, S-472, S-473, S-474, S-475, S-476, S-477, S-478, S-479, S-480, S-481, S-482, S-483, S-484, S-485, S-486, S-487, S-488, S-489, S-490, S-491, S-492, S-493, S-494, S-495, S-496, S-497, S-498, S-499, S-500, S-501, S-502, S-503, S-504, S-505, S-506, S-507, S-508, S-509, S-510, S-511, S-512, S-513, S-514, S-515, S-516, S-517, S-518, S-519, S-520, S-521, S-522, S-523, S-524, S-525, S-526, S-527, S-528, S-529, S-530, S-531, S-532, S-533, S-534, S-535, S-536, S-537, S-538, S-539, S-540, S-541, S-542, S-543, S-544, S-545, S-546, S-547, S-548, S-549, S-550, S-551, S-552, S-553, S-554, S-555, S-556, S-557, S-558, S-559, S-560, S-561, S-562, S-563, S-564, S-565, S-566, S-567, S-568, S-569, S-570, S-571, S-572, S-573, S-574, S-575, S-576, S-577, S-578, S-579, S-580, S-581, S-582, S-583, S-584, S-585, S-586, S-587, S-588, S-589, S-590, S-591, S-592, S-593, S-594, S-595, S-596, S-597, S-598, S-599, S-600, S-601, S-602, S-603, S-604, S-605, S-606, S-607, S-608, S-609, S-610, S-611, S-612, S-613, S-614, S-615, S-616, S-617, S-618, S-619, S-620, S-621, S-622, S-623, S-624, S-625, S-626, S-627

 ULTIMATED BUILDOUT BOUNDARY
 HEBER CITY BOUNDARY
 EXISTING ROADS

PIPE SIZE (Inches)	PIPE COLOR

6
8
10
12
15
18
21
24
30
36

EXISTING PRIVATE 8" FORCED MAIN
EXISTING PRIVATE LIFT STATION
EXISTING PRIVATE LIFT STATION AREA
TO BE ELIMINATED WITH S-038

PIPE SIZE	PIPE COLOR
-----------	------------

8	Red	Red	Red	Red
10	Blue	Blue	Blue	Blue
12	Green	Green	Green	Green
15	Yellow	Yellow	Yellow	Yellow
18	Magenta	Magenta	Magenta	Magenta
21	Orange	Orange	Orange	Orange
24	Purple	Purple	Purple	Purple
30	Cyan	Cyan	Cyan	Cyan

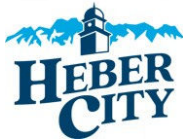
FUTURE PRIVATE LIFT STATION

AIRPORT AREA THAT MAY NEED TO BE SERVED BY PRIVATE LIFT STATION(S)

EXISTING SEPTIC SYSTEMS

Sewer Project Costs

ULT	CIP #	Recommended Improvements	Size (in)	Total Cost	Funding Proportionate Share Analysis							
					Operating		Developer		Other ^{1,2}		Impact Fees	
					%	\$	%	\$	%	\$	%	\$
ULT	S-004	600 East - 1300 S to Hidden Cr Ln (15")	15	\$706,421	0%	\$0	53%	\$374,403	0%	\$0	47%	\$332,018
	S-020	Aerial Digital Map Updates (4 times)		\$19,200	0%	\$0	0%	\$0	0%	\$0	100%	\$19,200
	S-021	Master Plan Update (4 times)		\$336,000	0%	\$0	0%	\$0	0%	\$0	100%	\$336,000
	S-023	US 40 - Center Creek Dr to 2200 S (West) (8")	8	\$1,378,041	0%	\$0	100%	\$1,378,041	0%	\$0	0%	\$0
	S-024	1500 West - 100 S to 1200 S (12")	12	\$1,069,267	0%	\$0	100%	\$1,069,267	0%	\$0	0%	\$0
	S-025	Sage Brush/Spring Cr Canal - 300 N to 100 S (24")	24	\$1,873,623	0%	\$0	0%	\$0	0%	\$0	100%	\$1,873,623
	S-026	SR 113 - 800 W to 930 W (30")	30	\$1,032,613	0%	\$0	0%	\$0	0%	\$0	100%	\$1,032,613
	S-027	SR 113 - 930 W to South Field Rd (30")	30	\$1,062,120	0%	\$0	0%	\$0	0%	\$0	100%	\$1,062,120
	S-031	South Field Rd - US 40 to 1200 S (10")	10	\$0	0%	\$0	0%	\$0.00	0%	\$0	0%	\$0
	S-033	US 40 - Center Creek Dr to E Airport Rd (East) (8")	8	\$854,153	0%	\$0	100%	\$854,153.02	0%	\$0	0%	\$0
	S-035	Center Street - 800 E to 1300 E (8")	8	\$772,234	0%	\$0	100%	\$772,234.35	0%	\$0	0%	\$0
	S-037	Heber City Public Works Facility Exp Ph.1		\$305,225	0%	\$0	0%	\$0.00	0%	\$0	100%	\$305,225
	S-041	Heber City Public Works Facility Exp Ph.2	0	\$1,488,376	0%	\$0	0%	\$0	0%	\$0	100%	\$1,488,376
	S-044	E Airport Rd - US 40 to RAB at 600 E (10")	10	\$149,651	0%	\$0	0%	\$0	0%	\$0	100%	\$149,651
	S-045	1200 South - Sawmill Blvd to 1200 E (12")	12	\$575,763	0%	\$0	62%	\$354,094	20%	\$115,153	19%	\$106,516
	S-046	550 East - 850 N to 600 N (10")	10	\$823,152	0%	\$0	0%	\$0	0%	\$0	100%	\$823,152
	S-051	1000 West - 50 North to 100 South (18")	18	\$584,944	0%	\$0	100%	\$584,944	0%	\$0	0%	\$0
	S-052	Daniels Road - 1320 South to 1475 South (12")	12	\$341,857	0%	\$0	0%	\$0	0%	\$0	100%	\$341,857
		TOTAL EXPENDITURES		\$13,372,640		\$0		\$5,387,137		\$115,153		\$7,870,351
S-EIFB Existing Impact Fee Fund Balance												- \$3,501,795



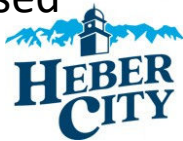
Streets

2017 - 2040 Prior Master Plan

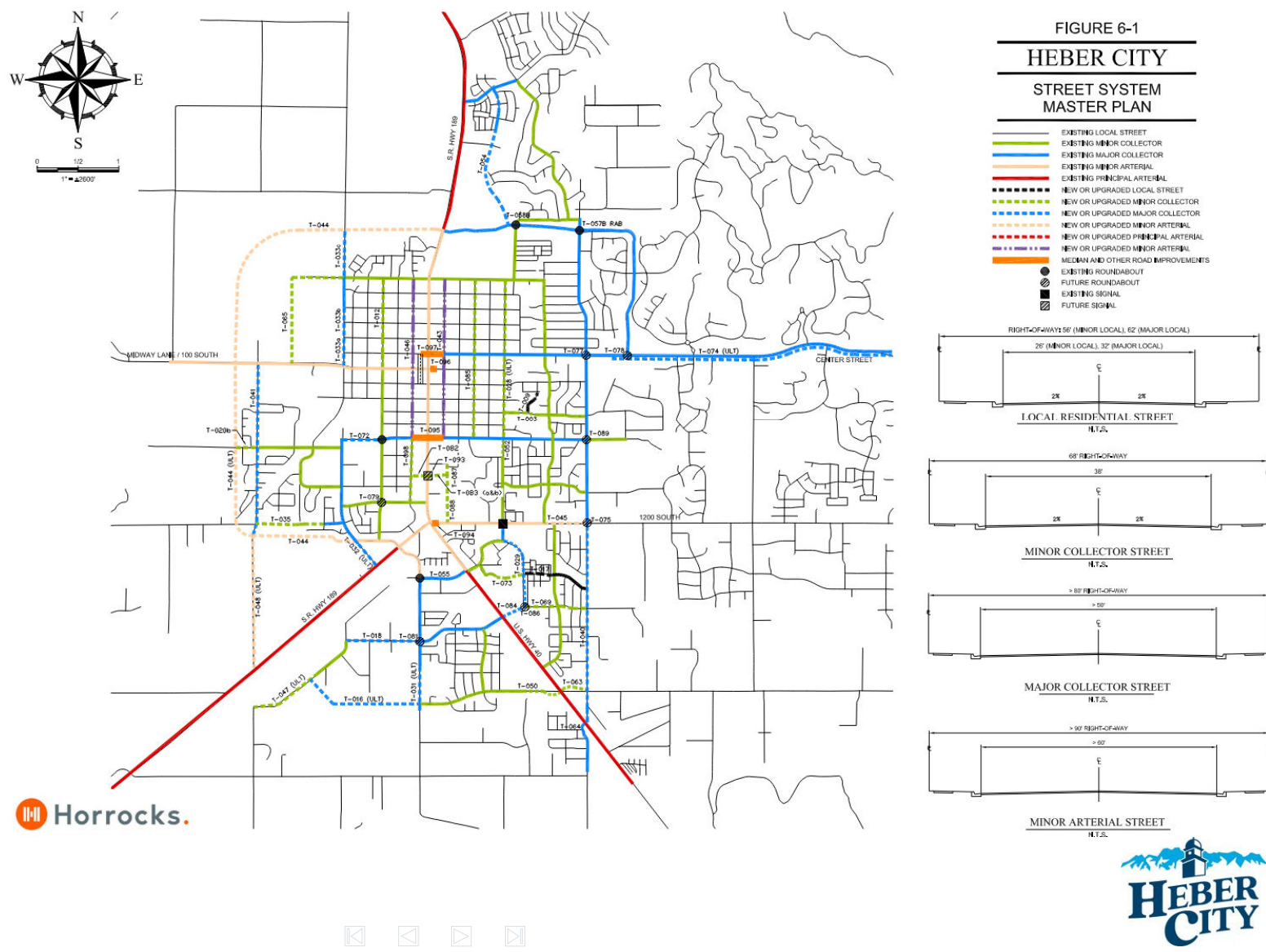
- Minor Local: 60' ROW / 32' Pave(Old MP)
- Major Local: 64' ROW/ 36' Pave
- Minor Collector: 66' ROW / 44' Pave
- Major Collector: 72' ROW / 50' Pave
- Minor Arterial: >72' ROW / >50' Pave
- Bypass: Local Project?
- Impact Fee: Non-Res \$126/Trip
(Includes \$103, 45% sub)
- Impact fee: Res \$2,153/Unit
- Impact fee: Multi \$1,252/Unit

2025 - 2045 Proposed Master Plan

- Minor Local: 56' ROW / 26' Pave
- Major Local: 62' ROW/ 32' Pave
- Minor Collector: 68' ROW / 38' Pave
- Major Collector: 80' ROW / 48' Pave
- Minor Arterial: >90' ROW / >60' Pave
- Bypass: UDOT Study / Sponsor
- Impact Fee: Non-Res \$269/Trip, Proposed \$373/Trip (\$678 w/o sub)
Current 45% Subsidy \$221, Proposed \$305
- Impact fee: Current: Res \$4,105/Unit, Proposed \$5,640
- Impact fee: Multi \$2,324/Unit, Proposed \$3,193

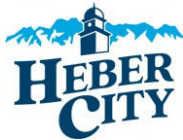


Future Streets



Streets Project Costs

ULT		CIP #		Recommended		Total Cost		Funding Proportionate Share Analysis											
				Improvements				Operating		Developer		Other ¹		Impact Fee					
						ROW		%		\$		%		\$		%		\$	
ULT	T-003	400 South - 600 East to 700 East & Bridge			68	\$722,290	0%	\$0	0%	\$0	0%	\$0	0%	\$0	100%	\$722,290			
	T-009	600 East - 200 South to 400 South			62	\$548,976	0%	\$0	100%	\$548,976	0%	\$0	0%	\$0	0%	\$0			
	T-012	300 West - 500 North to 100 South			68	\$478,440	44%	\$210,240	0%	\$0	0%	\$0	56%	\$268,200					
	T-016	2400 South - Daniel Rd to South Airport Rd			68	\$0	0%	\$0	91%	\$0	0%	\$0	0%	\$0	0%	\$0			
	T-017	1600 South - 600 East to Sawmill Blvd			62	\$609,973	0%	\$0	100%	\$609,973	0%	\$0	0%	\$0	0%	\$0			
	T-018	Airport Road - Daniel Rd to Hangers			68	\$1,243,693	8%	\$99,495	38%	\$472,603	0%	\$0	54%	\$671,594					
	T-020b	650 South - 1200 West to West Bypass			68	\$725,231	5%	\$36,262	0%	\$0	0%	\$0	95%	\$688,970					
ULT	T-028	500 East - 500 North to 600 South			68	\$0	13%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0			
	T-029	600 East - 1300 South to Hidden Cr Ln			80	\$3,523,529	0%	\$0	78%	\$2,748,353	0%	\$0	22%	\$775,176					
ULT	T-031	Daniels Rd - 2100 South to 2500 South			80	\$0	11%	\$0	35%	\$0	0%	\$0	0%	\$0	0%	\$0			
ULT	T-032	Industrial Pkwy - West Bypass to SR189			68	\$0	12%	\$0	31%	\$0	0%	\$0	0%	\$0	0%	\$0			
	T-033a	600 West - 100 S to 300 N			80	\$1,124,857	10%	\$112,486	0%	\$0	0%	\$0	90%	\$1,012,371					
	T-033b	600 West - 300 N to 500 N			80	\$1,047,826	0%	\$0	100%	\$1,047,826	0%	\$0	0%	\$0	0%	\$0			
	T-033c	600 West - 500 N to Future Bypass			80	\$1,598,745	0%	\$0	100%	\$1,598,745	0%	\$0	0%	\$0	0%	\$0			
	T-035	1200 South - 700 West to Southfield Rd			68	\$2,648,397	0%	\$0	78%	\$2,065,750	0%	\$0	22%	\$582,647					
	T-040	1200 East - 1200 South to US40 *			80	\$3,952,199	9%	\$355,698	31%	\$1,225,182	0%	\$0	60%	\$2,371,319					
	T-041	Southfield Rd - 100 South to 1200 South & RR			80	\$3,926,577	29%	\$1,138,707	31%	\$1,217,239	0%	\$0	40%	\$1,570,631					
	T-042	Master plan Update (4 times)				\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000					
	T-043	100 East - 500 N to 600 S Commercial District			82	\$2,730,601	100%	\$2,730,601	0%	\$0	0%	\$0	0%	\$0	0%	\$0			
	T-044	West Bypass - 900 North to 1300 South UDOT			104	\$0	0%	\$0	0%	\$0	0%	\$0	100%	\$0	0%	\$0			
	T-045	1200 South - 820 East to 1200 East			90	\$980,222	9%	\$88,220	53%	\$519,517	0%	\$0	38%	\$372,484					
	T-046	100 West - 500 N to 600 S Commercial District			82	\$2,730,601	100%	\$2,730,601	0%	\$0	0%	\$0	0%	\$0	0%	\$0			
ULT	T-047	South Airport Rd - 670 West to 1200 West			68	\$0	12%	\$0	38%	\$0	0%	\$0	0%	\$0	0%	\$0			
ULT	T-048	Southfield Rd - 1200 South to SR189 UDOT			104	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0			
	T-050	2400 South - 700 East to US40			68	\$1,444,580	0%	\$0	36%	\$520,049	0%	\$0	64%	\$924,531					
	T-052	500 East - 600 South to 720 South			68	\$601,908	0%	\$0	0%	\$0	0%	\$0	100%	\$601,908					
	T-054	Ostler Peak Rd - 1800 North to 900 North			80	\$6,088,658	0%	\$0	78%	\$4,749,153	0%	\$0	22%	\$1,339,505					
ULT	T-059	Downtown Angle Parking - 400 North to 500 South			84	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0			
	T-063	Intersection Alignment US40 & 2400 South			80	\$1,117,475	4%	\$44,699	31%	\$346,417	0%	\$0	65%	\$726,359					
	T-064	Intersection Alignment US40 & Mill Rd			80	\$869,148	4%	\$34,766	31%	\$269,436	0%	\$0	65%	\$564,946					
	T-065	500 North to Midway Ln			68	\$4,710,588	0%	\$0	100%	\$4,710,588	0%	\$0	0%	\$0	0%	\$0			
	T-067	Heber City Public Works Facility Exp Ph1				\$533,945	0%	\$0	0%	\$0	0%	\$0	100%	\$533,945					
	T-068	Heber City Public Works Facility Exp Ph2				\$3,270,563	0%	\$0	0%	\$0	0%	\$0	100%	\$3,270,563					
	T-069	1900 South - Mill Rd to 600 East			68	\$2,093,595	0%	\$0	91%	\$1,905,171	0%	\$0	9%	\$188,424					

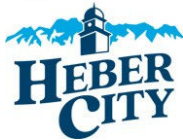


Streets Project Costs (Cont.)

ULT CIP #			Recommended Improvements		Total Cost		Funding Proportionate Share Analysis					
					Operating		Developer		Other ¹		Impact Fee	
			ROW		%	\$	%	\$	%	\$	%	\$
ULT	T-070	Downtown Angle Parking - 400 North to 500 South	84	\$554,696	0%	\$0	0%	\$0	0%	\$0	100%	\$554,696
	T-072	600 South - 300 West to 650 South Restripe		\$27,600	0%	\$0	0%	\$0	0%	\$0	100%	\$27,600
	T-073	Providence Dr - 1500 South to 600 East	68	\$1,564,962	0%	\$0	91%	\$1,424,115	0%	\$0	9%	\$140,847
	T-074	Center St Widening - 1400 East to the East	80	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	T-075	Roundabout at Mill Rd & 1200 South	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000
	T-077	Roundabout at Mill Rd & Center St	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000
	T-078	Roundabout at 1400 East & Center St	0	\$750,000	0%	\$0	100%	\$750,000	0%	\$0	0%	\$0
	T-079	Roundabout at 300 West & 1000 South	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000
	T-081	Roundabout at Airport Rd & Daniel Rd	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000
	T-082	860 South - 100 West to Main St	66	\$1,403,461	0%	\$0	0%	\$0	0%	\$0	100%	\$1,403,461
	T-083a	860 S - Main St to 150 E (E&N Portions)	66	\$1,871,282	0%	\$0	100%	\$1,871,282	0%	\$0	0%	\$0
	T-083b	860 S - Main St to 150 E (South Portions)	66	\$380,104	0%	\$0	0%	\$0	0%	\$0	100%	\$380,104
	T-084	Airport Rd - US40 to 600 East	0	\$3,030,000	0%	\$0	0%	\$0	100%	\$3,030,000	0%	\$0
	T-085	300 East - 500 North to 600 South	68	\$1,347,712	44%	\$592,993	0%	\$0	0%	\$0	56%	\$754,719
	T-086	Roundabout at Airport Rd & 600 East	0	\$750,000	0%	\$0	35%	\$262,500	0%	\$0	65%	\$487,500
	T-087	150 East - 790 South to 1000 South	66	\$1,403,461	0%	\$0	0%	\$0	0%	\$0	100%	\$1,403,461
	T-088	150 East - 1000 South to 1200 South	66	\$1,052,596	0%	\$0	0%	\$0	0%	\$0	100%	\$1,052,596
	T-089	Roundabout at Mill Rd & 600 South	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000
	T-093	Signal 860 S Main Street	0	\$420,000	0%	\$0	25%	\$105,000	0%	\$0	75%	\$315,000
	T-094	1200 S - US 40 to 25 E Improvements	0	\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000
	T-095	600 S - 100 W to 100 E Improvements	0	\$210,000	0%	\$0	0%	\$0	0%	\$0	100%	\$210,000
	T-096	100 S - US 40 to 100 E Improvements	0	\$90,000	0%	\$0	0%	\$0	0%	\$0	100%	\$90,000
	T-097	Center St - 50 W to 50 E Improvement	0	\$150,000	0%	\$0	0%	\$0	0%	\$0	100%	\$150,000
	T-098	100 West - 600 S to 1000 S Commercial District	82	\$1,050,231	11%	\$115,525	31%	\$325,572	0%	\$0	58%	\$609,134
		0		0	\$0	0%	\$0	0%	\$0	0%	\$0	100%
TOTAL EXPENDITURES				\$73,448,723		\$8,290,293		\$29,293,447		\$3,030,000		\$32,834,983
T-EIFB Existing Impact Fee Fund Balance												-\$3,065,657

Estimated Total Trips = 49,344
 Estimated Total Non-Res Trips = 33,744
 Estimated Total Residential Trips = 15,600
 Average Trips per Single-Family Unit = 8.32
 Average Trips per Multi-Family Unit = 4.71

Impact Fee per Trip (No Bonding) = \$603
 Non-Residential Impact Fee per Trip (w/Bond Interest) = \$678
 Single Family Impact Fee per ERU (w/Bond Interest) = \$5,640
 Multi-Family Impact Fee per ERU (w/Bond Interest) = \$3,193
 Non-Residential Impact Fee per Trip Subsidized @ 45% = \$373
 Total Amount Needed to Fund Subsidy = \$10,299,529
 Annual Amount Needed to Fund Subsidy = \$514,976



Storm Drain

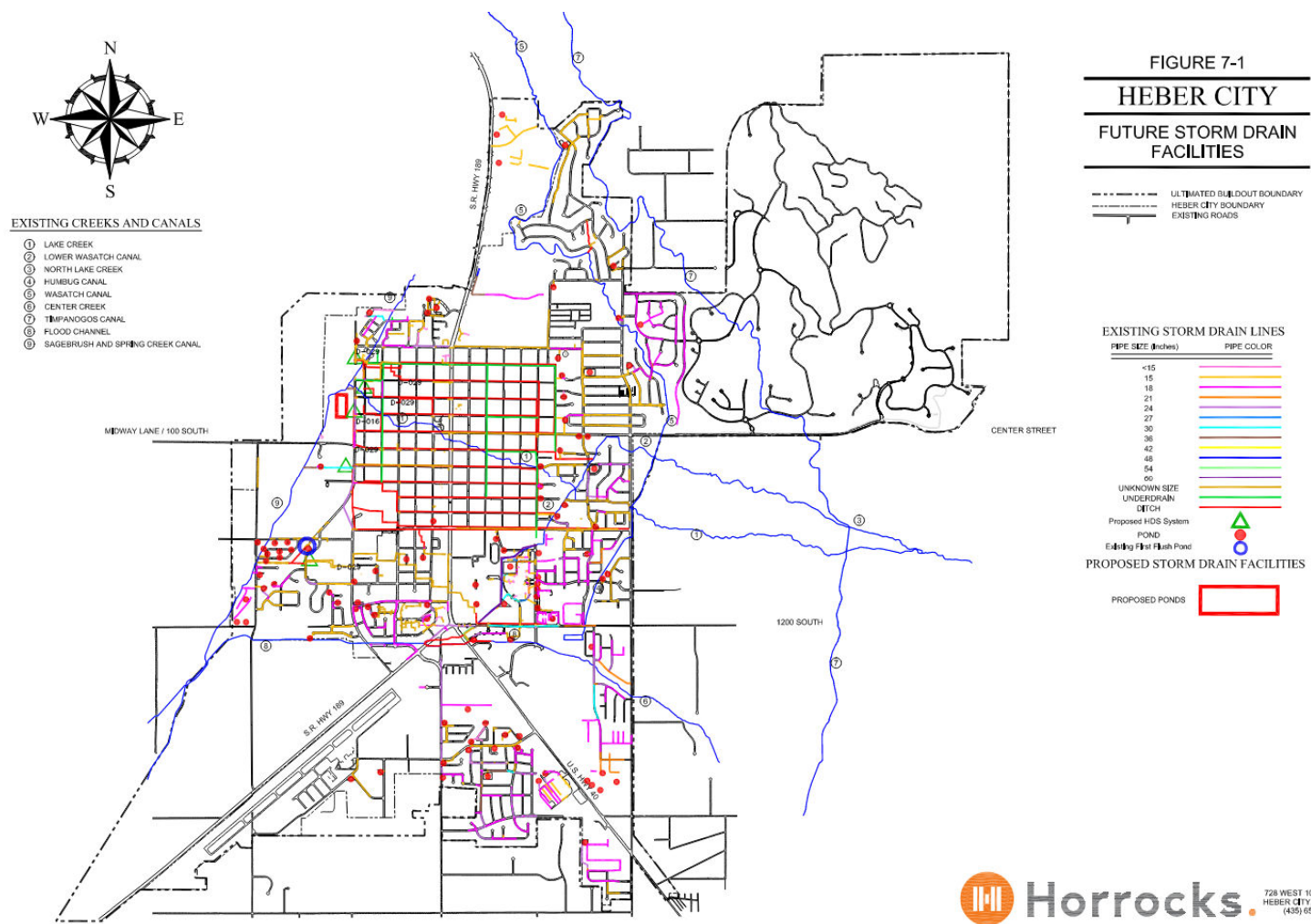
2017 - 2040 Prior Master Plan

- Central Heber First Flush Improvements: Started
- MS4: Designation Anticipated
- Design Manual: Recommend
- Storm Wtr Mgmt Plan: Recommend
- Impact fee: \$0
- Utility fee: \$5.55/mo

2025 - 2045 Proposed Master Plan

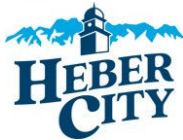
- Central Heber First Flush Improvements: Continue
- MS4: No Change
- Design Manual: Adopted
- Storm Wtr Mgmt Plan: No Change
- Impact fee: No Change
- Utility fee: \$17.56/mo

Future Storm Drain System



Storm Drain Project Costs

ULT	CIP #	Recommended Improvements	Total Cost	Funding Proportionate Share Analysis							
				Operating		Developer		Other		Impact Fee Eligible	
				%	\$	%	\$	%	\$	%	\$
ULT	D-015	Ditch Storm Drain System Improvements	\$1,621,474	100%	\$1,621,474	0%	\$0	0%	\$0	0%	\$0
	D-016	First Flush Detention Pond(s) - Central Heber	\$1,380,083	100%	\$1,380,083	0%	\$0	0%	\$0	0%	\$0
	D-022	Maintain Existing SD/Ditch System (20 times)	\$2,400,000	100%	\$2,400,000	0%	\$0	0%	\$0	0%	\$0
	D-023	Master Plan Updates every 5 years (4 times)	\$48,000	100%	\$48,000	0%	\$0	0%	\$0	0%	\$0
	D-025	Storm Water Management Program	\$336,000	100%	\$336,000	0%	\$0	0%	\$0	0%	\$0
	D-026	Install SD System in Old Town Heber	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	D-028	Heber City Public Works Facility Exp Ph 2*	\$830,603	0%	\$0	0%	\$0	0%	\$0	100%	\$830,603
	D-029	HDS Before First Flush Pond	\$1,200,000	100%	\$1,200,000	0%	\$0	0%	\$0	0%	\$0
TOTAL EXPENDITURES			\$7,816,160		\$6,985,557		\$0		\$0		\$830,603



Pressurized Irrigation (PI)

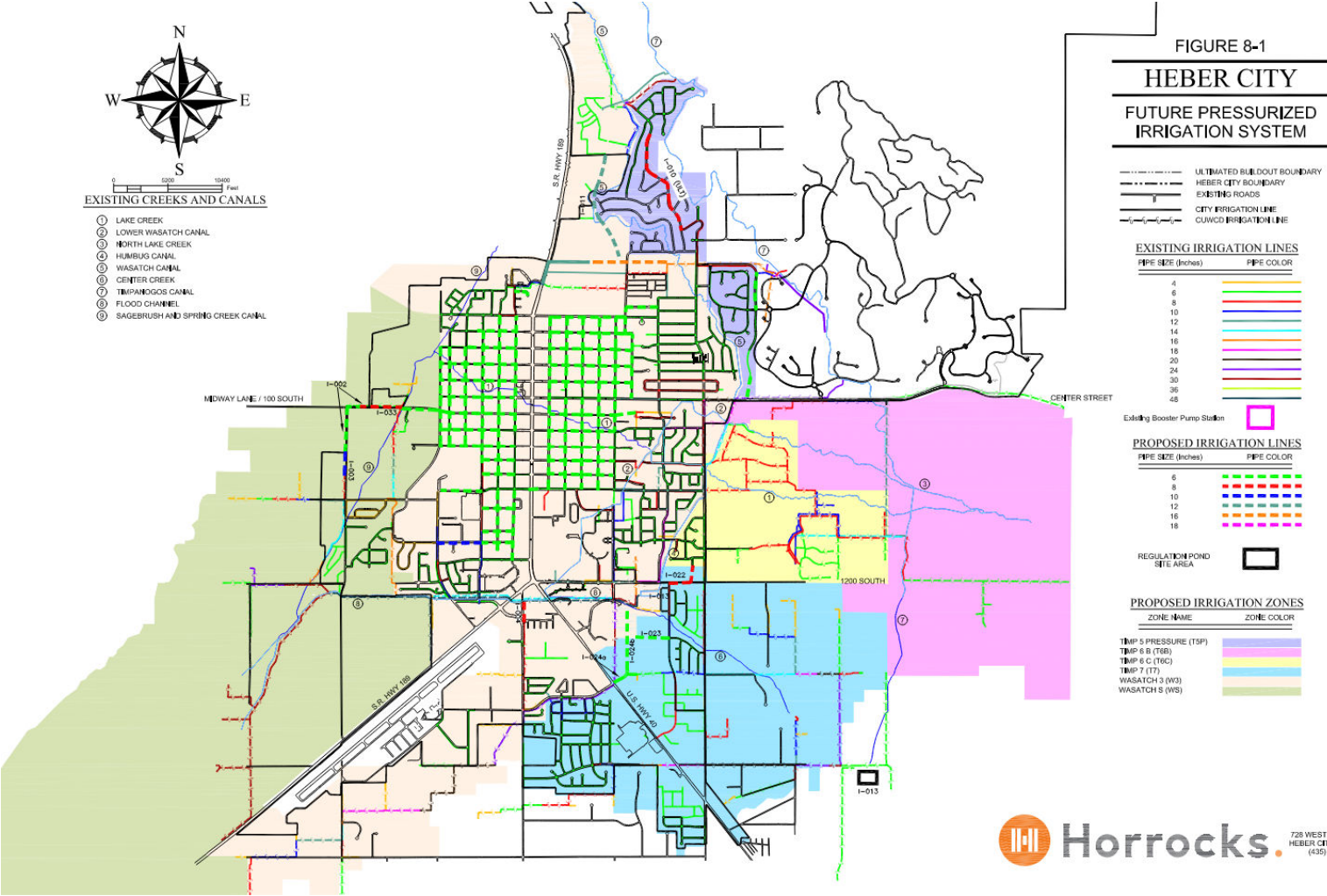
2017 - 2040 Prior Master Plan

- 3,882 - 9,289 ERUs w/o RedL & NonPI
- Outdoor Use: 437 gpd/ERU
- Avg Use: 1.70 to 4.06 mgd
- Peak Day Use: 5.78 to 13.08 mgd
- Start Central Heber PI Conv
- Impact Fee: Res \$1,131/ERU
- Impact Fee: Non Res \$0.16/sf

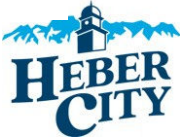
2025 - 2045 Proposed Master Plan

- 5,692 – 9,573 ERUs w/o RedL & NonPI
- Outdoor Use: No Change
- Avg Use: 2.49 to 4.18 mgd
- Peak Day Use: 8.46 to 14.22 mgd
- Complete Central Heber PI Conv
- Impact Fee: Current Res \$851/ERU, Proposed \$1,177
- Impact Fee: Current Non Res \$0.12/sf, Proposed 0.17/SF

Future PI System



 **Horrocks.** 725 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226



PI Project Costs

ULT	CIP #	Recommended Improvements	Size (in)	Total Cost	Funding Proportionate Share Analysis							
					Operating		Developer		Other ¹		Impact Fee	
					%	\$	%	\$	%	\$	%	\$
ULT	I-001	Central Heber Pressurized Irrigation Project		\$9,516,454	0%	\$0	0%	\$0	100%	\$9,516,454	0%	\$0
	I-002	1200 W 430 S to 1100 W 100 S (6")	6	\$266,875	0%	\$0	54%	\$144,113	0%	\$0	46%	\$122,763
	I-003	1200 West - 430 S to 500 S (10")	10	\$409,018	0%	\$0	45%	\$184,058	0%	\$0	55%	\$224,960
	I-004	Daniel Rd - 1450 S to 1300 S (8")	8	\$246,758	0%	\$0	65%	\$160,393	0%	\$0	35%	\$86,365
	I-010	Valley Hills Blvd - Mill Rd to Callaway Dr (8")*	8	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	I-011	300 East - East Bypass to 1600 N (10")	10	\$593,309	0%	\$0	30%	\$177,993	0%	\$0	70%	\$415,316
	I-013	Regulation Pond(s) (6 ac-ft)		\$1,834,457	0%	\$0	0%	\$0	0%	\$0	100%	\$1,834,457
	I-014	Aerial Digital Map Updates (4 times)		\$23,040	0%	\$0	0%	\$0	0%	\$0	100%	\$23,040
	I-015	Master Plan Updates every 5 years (4 times)		\$288,000	0%	\$0	0%	\$0	0%	\$0	100%	\$288,000
	I-016	Regulation Pond(s)		\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	I-022	1200 S Sawmill Blvd to 1050 S 1100 E (8")	8	\$161,482	0%	\$0	60%	\$96,889	0%	\$0	40%	\$64,593
	I-023	Becca Rd - 600 E to Sawmill Blvd (6")	6	\$339,840	0%	\$0	65%	\$220,896	0%	\$0	35%	\$118,944
	I-024a	1900 S - US 40 to 600 E RAB (6")	6	\$149,321	0%	\$0	0%	\$0	0%	\$0	100%	\$149,321
	I-024b	600 E - 1300 S to 1900 S RAB (6")	6	\$339,840	0%	\$0	50%	\$169,920	0%	\$0	50%	\$169,920
	I-026	Heber City Public Works Facility Exp Ph 1		\$39,175	0%	\$0	0%	\$0	0%	\$0	100%	\$39,175
	I-027	Heber City Public Works Facility Exp Ph 2		\$869,831	0%	\$0	0%	\$0	0%	\$0	100%	\$869,831
	I-033	100 South - 1100 W to 900 W (8")	8	\$252,282	0%	\$0	100%	\$252,282	0%	\$0	0%	\$0
TOTAL EXPENDITURES				\$15,329,682		\$0		\$1,406,543		\$9,516,454		\$4,406,685
I-EIFB Existing Impact Fee Fund Balance												-\$1,320,728



PI Water Rights / Shares

- Irrigation Shares (Unconverted for outdoor and future) = 2,266 AF
- Existing Shares - Approved Development - Central Heber = 118 AF Balance

Irrigation Company	Irrigation		
	Shares	diversion ac-ft /share	ac-ft
Daniels Irrigation	137	0.75	103
Extension Irrigation	371	0.30	111
Sage Brush Irrigation	6	0.30	2
Spring Creek Irrigation	74	0.60	44
Timpanogos Irrigation	20	1.85	38
Timpanogos Class D	136	3.00	409
Wasatch Irrigation	452	3.40	1,535
Other	-	-	24
Total			2,266

Irrigation Share Use	Purpose ERU	Average Use				Diversión Shares Used ² ac-ft
		gpd/ERU	gpd	gpm	ac-ft	
City Banked Irrigation Shares						2,266
Vacant Lots Use (indoor use)	1,074	264	283,536	197	318	(460)
Vacant Lots Use (outdoor use)	1,074	437	469,338	326	526	(526)
Future Central Heber PI System ¹	1,550	669	1,036,950	720	1,162	(1,162)
Irrigation Share Balance						118



Parks & Trails System

Prior Master Plan

- January 2021 Landmark Design Study – Capital Facilities List
- November 2020 Lewis Young Study – Impact Fee Analysis
 - \$3,411 / Single Family
 - \$2,610 / Multi-Family
- Current Impact Fees
 - \$4,501 / Single Family
 - \$3,444 / Multi-Family

2025-2045 Master Plan

- Horrocks 2025 Combined Master Plan – Capital Improvements and Impact Fee Analysis
- Level of Service (LOS)
 - Growth Driven Approach based on existing capital investment of existing facilities \$/person
- Recommended Impact Fee
 - \$6,727 / ERU

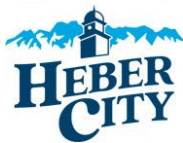
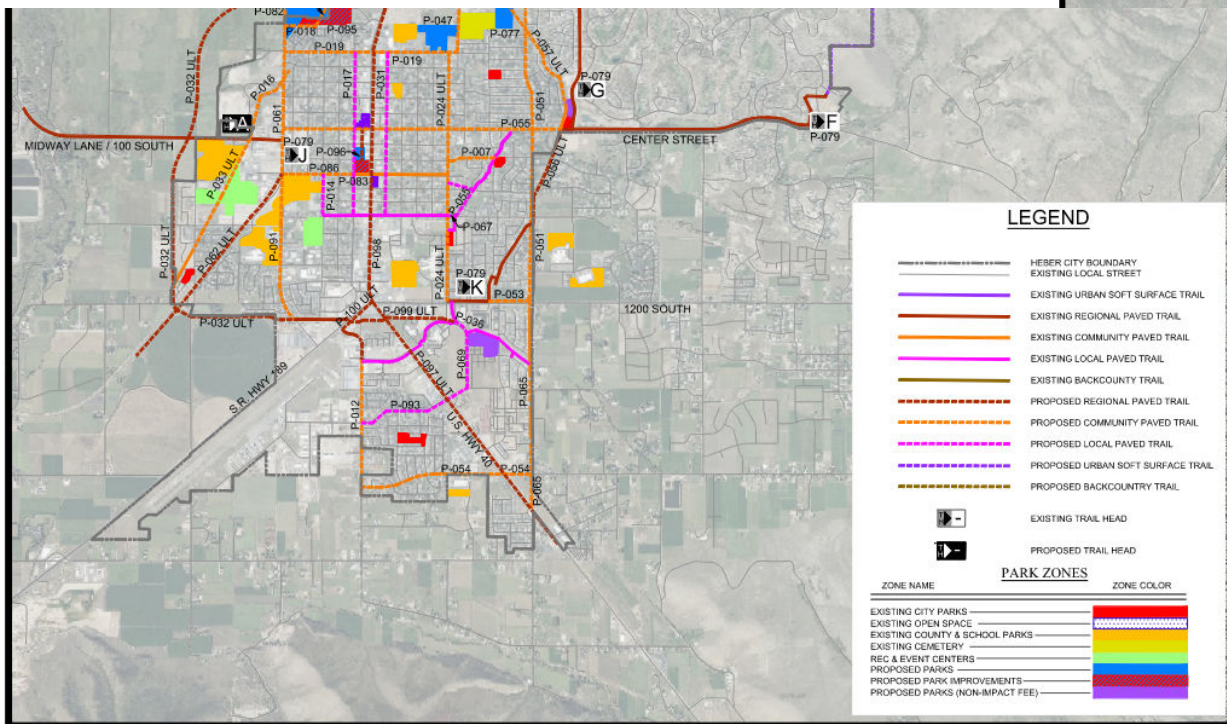
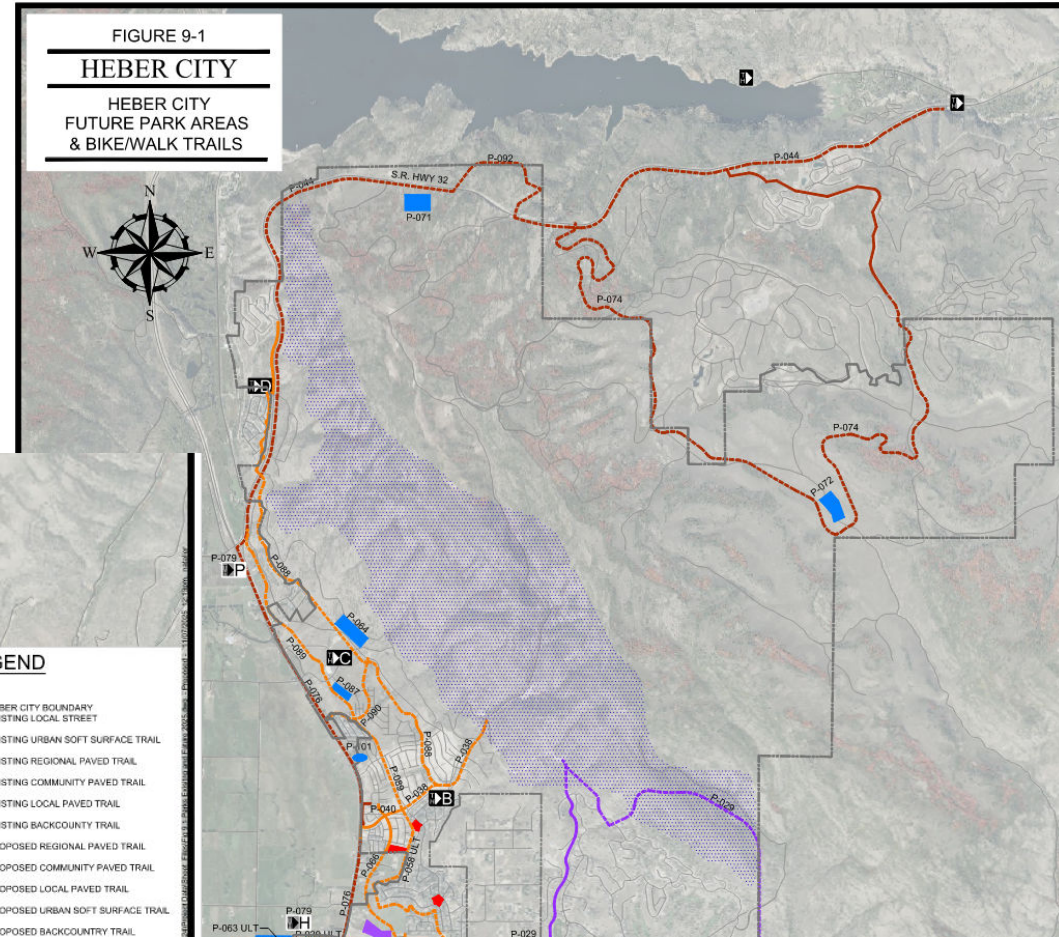
Parks & Trails System

Base of Existing Level of Service (LOS) \$/Capita

Park Class	Existing LOS (ac, mile, or ea)/1000	Existing LOS \$/Unit (ac, mile, or ea)	\$ per 1000 Population	Existing LOS \$/Capita
Local	0.28	\$500,000	\$139,245	\$139
Neighborhood	0.60	\$569,403	\$342,722	\$343
Community	1.44	\$500,000	\$720,929	\$721
Urban Gathering	0.00		\$0	\$0
County Owned Parks ¹	1.19	\$500,000	\$593,318	\$593
Open Space	10.88	\$100,000	\$1,087,907	\$1,088
Paved Trails	0.45	\$250,000	\$112,294	\$112
Backcountry Trails	2.37	\$52,800	\$125,223	\$125
Urban Soft Surface Trails	0.00	\$0	\$0	\$0
Trailheads	0.22	\$120,000	\$26,951	\$27
				\$3,149



Future Parks & Trails System



Parks & Trails System Costs

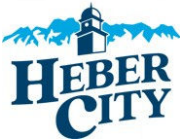
ULT	CIP #	Recommended Improvements	acres / feet	Total Cost		Funding Proportionate Share Analysis							
				%	\$	Operating		Developer		Other ¹		Impact Fee	
						%	\$	%	\$	%	\$	%	\$
	P-007	200 S Trail - 500 E to 800 E Canal Trail	1,458.92	\$208,217	0%	\$0	0%	\$0	0%	\$0	100%	\$208,217	
	P-012	Daniels Road Trail	4,200	\$599,375	0%	\$0	0%	\$0	0%	\$0	100%	\$599,375	
	P-014	300 W Trail - 600 S to 300 S	1,278	\$182,406	0%	\$0	0%	\$0	0%	\$0	100%	\$182,406	
	P-016	Spring Sage Brush Canal Trail	2,628	\$375,003	0%	\$0	0%	\$0	0%	\$0	100%	\$375,003	
	P-017	100 West Trail - 500 N to 600 S	5,076	\$724,436	100%	\$724,436	0%	\$0	0%	\$0	0%	\$0	
	P-018	Muirfield Park Connection to 600 W Trail	2,500	\$356,801	0%	\$0	0%	\$0	0%	\$0	100%	\$356,801	
	P-019	500 N Trail - 600 W to 550 E	5,386	\$768,714	0%	\$0	0%	\$0	0%	\$0	100%	\$768,714	
ULT	P-024	500 East Trail - 500 N to 1200 S	7,702	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	P-029	Red Ledges Public Trail	20,089	\$2,459,965	0%	\$0	100%	\$2,459,965	0%	\$0	0%	\$0	
	P-031	100 East Trail - 500 N to 600 S	5,080	\$725,042	100%	\$725,042	0%	\$0	0%	\$0	0%	\$0	
ULT	P-032	West Bypass Trail	15,437	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-033	County Park Connector Trail	6,828	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	P-036	Center Creek Trail	476	\$67,935	0%	\$0	30%	\$20,380	0%	\$0	70%	\$47,554	
	P-038	Coyote Canyon Parkway Trail	4,791	\$683,773	0%	\$0	0%	\$0	0%	\$0	100%	\$683,773	
ULT	P-039	900 North Trail - Hwy 40 to 900 W	3,170	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	P-044	SR 32 Trail	36,782	\$3,326,840	0%	\$0	50%	\$1,663,420	0%	\$0	50%	\$1,663,420	
	P-046	Sawmill Park	2	\$1,720,400	0%	\$0	100%	\$1,720,400	0%	\$0	0%	\$0	
	P-047	Duke Park	2,500,000	\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000	
	P-051	Mill Road Trail - 900 N to 1300 S	9,622	\$1,373,318	0%	\$0	0%	\$0	0%	\$0	100%	\$1,373,318	
	P-053	1200 South Trail - 820 E to 1200 E *	1,265	\$180,471	0%	\$0	65%	\$117,306	0%	\$0	35%	\$63,165	
	P-054	2400 South Trail - Daniel Road to Mill Rd	5,351	\$763,737	0%	\$0	65%	\$496,429	0%	\$0	35%	\$267,308	
	P-055	Lower Wasatch Canal Trail and Bridge *	302,000	\$302,000	50%	\$151,000	0%	\$0	0%	\$0	50%	\$151,000	
ULT	P-056	Wasatch Canal Trail - Mill Rd to Center St	5,339	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-057	Wasatch Canal Trail - Center St to Vly Hills Dr	4,128.1	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-058	Wasatch Canal Trail - Vly Hills Dr to Coyote Ln	7,544.2	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-061	600 West Trail - West Bypass to RR Sta	6,925.9	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-062	Rail Trail - RR Sta to City Boundary	7,241	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-063	Muirfield Park Trail - West Bypass to Park	1,819.9	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	P-064	Village 2 Park		\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000	
	P-065	Mill Road Trail - 1700 S to US 40	637	\$90,978	0%	\$0	65%	\$59,136	0%	\$0	35%	\$31,842	
	P-066	300 East Trail - Coyote Ln to 900 N	3,643	\$519,900	0%	\$0	50%	\$259,950	0%	\$0	50%	\$259,950	
	P-067	600 South Trail - 500 E to 600 E	257	\$36,736	0%	\$0	65%	\$23,879	0%	\$0	35%	\$12,858	
	P-069	Medical Way Trail - 1300 S to Hwy 40	2,429	\$346,605	0%	\$0	50%	\$173,302	0%	\$0	50%	\$173,302	
	P-071	Village 1 Park		\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000	
	P-072	Village 3,4, or 5 Park		\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000	
	P-074	Village 3,4,&5 Trails		\$5,374,585	0%	\$0	50%	\$2,687,293	0%	\$0	50%	\$2,687,293	
	P-076	US 40 Trail - 500 N to SR-32	10,404	\$1,484,811	0%	\$0	100%	\$1,484,811	0%	\$0	0%	\$0	
	P-077	Cemetery Admin Building	4,000,000	\$4,000,000	0%	\$0	0%	\$0	75%	\$3,000,000	25%	\$1,000,000	
	P-078	Master Plan Update every 5 years (4 times)	240,000	\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000	
	P-079	New Master Planned Trailheads	1,331,000	\$1,331,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,331,000	
	P-081	300 West Safe Route	1,797,000	\$1,797,000	7%	\$120,000	0%	\$0	93%	\$1,677,000	0%	\$0	
	P-082	Muirfield Park Ph 2 Expansion	2,500,000	\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000	
	P-083	Main St Park Improvements (Bandshell and Ped)	3,855,000	\$3,855,000	0%	\$0	0%	\$0	50%	\$1,927,500	50%	\$1,927,500	
	P-084	Park Master Plan 2025	55,000	\$55,000	0%	\$0	0%	\$0	0%	\$0	100%	\$55,000	
	P-086	300 South Trail - West Side	5,000	\$713,601	0%	\$0	0%	\$0	0%	\$0	100%	\$713,601	
	P-087	NV Highlands Park	2,500,000	\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000	
	P-088	NV Wasatch Canal Trail	14,246	\$2,033,231	0%	\$0	0%	\$0	0%	\$0	100%	\$2,033,231	
	P-089	NV Timpanogos Canal Trail	12,060	\$1,721,210	0%	\$0	0%	\$0	0%	\$0	100%	\$1,721,210	
	P-090	NV Common Blvd Trail	3,742	\$534,115	0%	\$0	62%	\$331,151	0%	\$0	38%	\$202,964	
	P-092	North Village SR 32 Loop Connector	5,772	\$823,781	0%	\$0	0%	\$0	0%	\$0	100%	\$823,781	
	P-093	East Airport Rd Trail - US40 to Daniel Rd	3,615	\$515,946	0%	\$0	0%	\$0	0%	\$0	100%	\$515,946	
	P-095	Muirfield Park Ph 3 Improvements (Tap Tax)		\$10,000,000	0%	\$0	0%	\$0	100%	\$10,000,000	0%	\$0	
	P-096	Main St Park Phase 2 Improvements	18,000,000	\$18,000,000	0%	\$0	0%	\$0	50%	\$9,000,000	50%	\$9,000,000	
ULT	P-097	US 40 - Trail 1200 S to 3000 S	9,434	\$0	0%	\$0	0%	\$0	50%	\$0	0%	\$0	
	P-098	US 40 - 500 N to 1200 S	7,803	\$1,113,704	0%	\$0	0%	\$0	50%	\$556,852	50%	\$556,852	
ULT	P-099	Flood Channel Trail - Medical Way to US 40	3,294	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-100	HWY 189 - 1300 S to Main St	1,229	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	P-101	London Spring Park	2,500,000	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
TOTAL EXPENDITURES				\$84,405,638	\$1,720,478	\$11,497,423	\$26,161,352	\$45,026,385					
P-EIFB Existing Impact Fee Balance								(\$1,616,346)					



Cost of Improvements

Facility	Estimated Cost of Recommended Improvements (2025 dollars)
Culinary Water	\$20,672,574
Sanitary Sewer	\$13,372,640
Streets	\$73,448,723
Storm Drain	\$7,816,160
Pressurized Irrigation	\$15,329,682
Parks & Trails	\$84,405,638
TOTAL	\$215,045,418

Impact Fee Eligible Portion: \$105,410,386 or 49% of Total



Cost of Improvements

Facility		Jan 2025 Impact Fee	Recommended Impact Fee	Units
Culinary Water	Residential	\$2,802	\$4,199	ERU*
	Non-Residential	\$2,802	\$4,199	0.75 -inch
		\$4,982	\$7,464	1.0 - inch
		\$11,210	\$16,794	1.5 - inch
		\$19,929	\$29,857	2.0 - inch
		\$44,840	\$67,178	3.0 - inch
		\$79,716	\$119,427	4.0 - inch
Sewer		\$1,429	\$1,562	ERU*
Streets	Single Family	\$4,105	\$5,640	Dwelling Unit
	Multi Family	\$2,324	\$3,193	Dwelling Unit
	Non-Residential**	\$271	\$678	Trip
Pressurized Irrigation	Residential	\$851	\$1,177	ERU*
	Non-Residential	\$0.12	\$0.17	Irrigated SF
Parks and Trails	Single Family	\$4,501	\$6,727	ERU*
	Multi Family	\$3,444	NA	Dwelling Unit
	Non-Residential	\$0	\$0	
Total per ERU (typical)		\$13,688	\$19,304	ERU*



Conclusion & Recommendations

- Recommend collecting data and applying for state water use reduction.
- Confirm continuation of Non-Residential 45% Streets Impact Fee Subsidy Policy.
- Other Council Priorities and Master Plan Changes?
- Next Steps:
 - Hold Public Hearing
 - Adopt Master Plan and New Impact Fees

**CAPITAL IMPROVEMENTS
AND
IMPACT FEES**

**HEBER CITY
MASTER PLAN
2025 TO 2045**



November 7, 2025

**Prepared by
Heber City
&**



Heber City Master Plan 2025 to 2045

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Chapter 1

Executive Summary

1.1 Document Purpose and Organization

Heber City is responsible for providing public services to customers within a current area of approximately 5,848 acres (9.1 square miles) in Wasatch County per the City's latest General Plan. This area excludes the North Village and Jordanelle Ridge areas in which water and sewer are served by others and addressed in other studies. It is estimated that over 21% of the City's service area is currently being developed, has the potential to develop, or will redevelop at some point in the future.

Accelerated population growth in Heber City has increased the demand on the existing public facilities throughout the City. To continue to adequately service the City's increasing population, the public facilities which consist of culinary water, sanitary sewer, streets, storm drainage, parks & trails, and pressurized irrigation were analyzed and are reported in this document. This document recommends capital improvements necessary to increase the capacity of these facilities to meet the demands of the projected population through the year 2045 and to maintain the current City Level of Service (LOS) for those facilities. This document also reports the associated improvement costs and impact fees that were calculated.

This document is a compilation of the Heber City master plan, long term public facilities plan, impact fee facilities plan, and impact fee analysis, hereafter collectively called the "Master Plan". This Master Plan document combines these elements into one comprehensive study.

In developing the various impact fees documented in this report, Heber City has complied with the requirements set forth by the Utah Impact Fees Act – As Amended, 2023. The impact fees have been calculated using methods that insure they are proportionate and reasonably related to the service demands of the future development.

Organization of the Master Plan Document

The first three chapters of this document summarize the purpose of this Master Plan, provide a basis for impact fees, and projected population growth for Heber City. These chapters yield the general foundation for this report which is necessary to analyze each facility through a 20-year planning period.

Heber City's culinary water, sanitary sewer, streets, storm drain, pressurized irrigation, and Parks & Trails systems were analyzed through the 20-year planning period. Chapters 4 through 9 document the findings of the analysis for each facility type, respectively. A separate appendix contains the additional data and material supporting this document.

1.2 Summary of Capital Improvement Costs

Recommended capital improvements to existing facilities were analyzed and reported in their respective chapters. These improvements are necessary to maintain the current Level of Service (LOS) to Heber City residents during future growth. Impact fees are not used to improve LOS to Heber City residents for any public facilities in this study. Projects which may improve existing LOS are paid for by operating or other funds.

Estimated costs of the recommended improvements are summarized in Table 1-1 by facility type. The improvement costs are in 2025 dollars and are the costs for all public facilities during the 20-year planning period. Contingencies, engineering, legal and administrative fees are also included. These improvements will be funded through a combination of impact fees, developer contributions, City operating funds, and other funds such as grants or other public entity funds.

Table 1-1 Estimated Cost of Recommended Improvements

Facility	Estimated Cost of Recommended Improvements (2025 dollars)
Culinary Water	\$20,672,574
Sanitary Sewer	\$13,372,640
Streets	\$73,448,723
Storm Drain	\$7,816,160
Pressurized Irrigation	\$15,329,682
Parks & Trails	\$84,405,638
TOTAL	\$215,045,418

All public facilities projected through the 20-year planning period were determined based on the need created by both future residential and non-residential growth. The cost of each facility was determined from sound estimating procedures using historic construction cost records for each facility, current land acquisition costs, typical engineering costs, and normal construction contingencies. Each individual project was analyzed to determine if the costs should be funded by impact fees, and if so, what percentage would be paid for by the impact fees. The costs to be funded by impact fees for all projects within a facility type were totaled. The remaining costs (not impact fee eligible) were distributed to one or more of the other funding sources and totaled. These cost distributions and totals can be seen in each chapter in the table listing the estimated cost of each improvement. Costs for any excess capacity in existing facilities have not been included in the cost totals of this study unless noted otherwise. Most of any excess capacity has previously been paid for by impact fees, and the benefit should go to new development.

1.3 Summary of Fees

Impact Fees

Although the total build-out for Heber City will probably not come for several decades, proper planning of the City's public facilities should occur now. The collection of impact fees from new development is one way to offset the costs of adding capacity to the existing infrastructure. This section recommends the impact fees for the 20-year planning period based on the Heber City's most recent zoning and planning area map, projected population growth, and respective facilities that are required because of the growth during this period. All necessary public facilities projected through the 20-year planning period have been determined and are shown in each respective chapter. The impact fees for each capital facility sector (culinary water, sanitary sewer, streets, storm drain, parks & trails, and pressurized irrigation) were calculated by comparing total costs of improvements to be paid for by impact fees and the number of new residential and non-residential units that will need the improvements.

It is essential that any impact fees collected are expended within six years. To ensure Heber City properly expends impact fee funds, an expenditure plan has been created for each impact fee fund. All the improvements within the 20-year window have been grouped into five-year incremental improvement periods. Projects that were expected to occur first were planned for the 2026 to 2030 period. The remaining projects were planned into the most feasible five-year window up to the year 2045

The impact fee amount was calculated by taking the total cost of improvements associated with impact fees, plus the necessary bond interest payments, divided by the projected new growth number for 20-years. The growth number is presented as: equivalent residential units (ERUs) for culinary water, pressurized irrigation, sewer, and parks & trails, and as trips generated by traffic for streets. See each individual chapter and the appendix for the relationship between population growth ERUs (residential and non-residential). Apartment ERUs are defined as the following: two-bedroom apartments are 0.80 ERU, and one-bedroom and studio apartments are 0.50 ERU. The impact fees for all years are shown in 2025 equivalent dollars. Bonding is anticipated in some instances when impact fees collected prior to the improvement projects is not expected to be sufficient to cover projected costs. By considering the full 20-year window to determine the projected impact fees, and then grouping the projects into the five-year increments, the impact fees are distributed evenly to all development within the 20-year plan. If the impact fee revenue for the first five years does not cover all the improvements planned for that period, bonds will be required to cover the remaining costs. Development within the 20-year planning window will all pay equally for future projects so that earlier developments only pay their fair share of facilities that will also benefit later developments.

Table 1-2 summarizes the proposed impact fees for the facilities including culinary water, sanitary sewer, streets, parks & trails, and pressurized irrigation. There is not an impact fee proposed for storm water with this analysis since storm water improvements are not considered to be impact fee eligible, however, standard storm water infrastructure costs are incorporated in with streets. The table shows the projected impact fees collected every five years for all the facilities and the incremental improvement costs scheduled to expend the collected impact fees within that period. It also shows the impact fee running balance, after adjusting for bond

payments, for each five-year increment. The tables in each facility chapter show the bond account balance. For information on the projected ERU's, trips, or newly developed area associated with each impact fee, please see each respective section.

Table 1-2 Expenditure Plan Summaries

Facility	2026-2030			2031-2035		
	Collected Impact Fees	5-year Improvement Costs	Impact Fee Balance ¹	Collected Impact Fees	5-year Improvement Costs	Impact Fee Balance ¹
Culinary Water	\$3,228,735	\$6,659,749	(\$14)	\$3,190,948	\$2,670,770	(\$88)
Sanitary Sewer	\$1,201,335	\$1,173,090	\$28,246	\$1,187,276	\$1,803,133	\$388
Streets	\$8,420,832	\$11,600,768	\$33	\$8,455,425	\$13,382,378	\$2
Pressurized Irrigation	\$904,846	\$1,125,834	\$12	\$894,256	\$1,785,016	\$194
Parks & Trails	\$13,465,921	\$18,164,279	(\$8)	\$16,253,450	\$20,936,551	\$322
Facility	2036-2040			2041-2045		
	Collected Impact Fees	5-year Improvement Costs	Impact Fee Balance ¹	Collected Impact Fees	5-year Improvement Costs	Impact Fee Balance ¹
Culinary Water	\$2,897,045	\$814,098	(\$13)	\$3,111,174	\$374,931	\$0
Sanitary Sewer	\$1,077,921	\$1,227,227	\$339	\$1,157,594	\$165,106	\$0
Streets	\$7,862,609	\$4,592,694	\$2	\$8,730,128	\$193,486	\$0
Pressurized Irrigation	\$811,891	\$87,554	(\$116)	\$871,900	\$87,554	\$0
Parks & Trails	\$9,610,085	\$4,249,209	\$115	\$8,438,438	\$60,000	(\$0)

¹ Balance includes estimated bond costs. Actual will vary based improvement costs and bond amounts. Goal is to end with balance close to zero.

The Heber City service area for culinary water, sanitary sewer, and pressurized irrigation in this report includes everything within the City boundary, excluding the Red Ledges private development, the North Village area, and the Jordanelle Ridge area. Water, sewer, and irrigation services in Red Ledges are provided by the Twin Creeks Special Service District (TCSSD). Water, sewer, and irrigation in North Village and Jordanelle Ridge areas are provided by the North Village Special Service District (NVSSD). Impact fee calculations for facilities and revenue in the excluded areas have not been included in this master plan. The plan proposes that all Heber City developments, except for the areas mentioned, pay the impact fees recommended for culinary water, sanitary sewer, and pressurized irrigation.

The Heber City service area for public streets include everything within the City boundary and Red Ledges, excluding North Village and Jordanelle Ridge areas. Impact fee calculations for facilities and revenue in the excluded areas have not been included in this report, but are accounted for in a separate master plan specific to those areas. The plan proposes that all Heber City developments, except for the areas mentioned, pay the impact fees recommended for streets.

The Heber City service area for parks and trail facilities includes everything within the City boundary including Red Ledges, North Village, and Jordanelle Ridge areas. The plan proposes that all Heber City developments pay the impact fees recommended for parks and trails.

Table 1-3 shows a comparison of the previous and the recommended impact fees. The recommended impact fees will help fund the improvements necessary to enable the City to

provide utility services according to City and State standards.

Table 1-3 Summary of previous and recommended impact fees. (SEC. 15.16.090)

Facility		Jan 2025 Impact Fee	Recommended Impact Fee	Units
Culinary Water	Residential	\$2,802	\$4,199	ERU*
	Non-Residential	\$2,802	\$4,199	0.75 -inch
		\$4,982	\$7,464	1.0 - inch
		\$11,210	\$16,794	1.5 - inch
		\$19,929	\$29,857	2.0 - inch
		\$44,840	\$67,178	3.0 - inch
		\$79,716	\$119,427	4.0 - inch
Sewer		\$1,429	\$1,562	ERU*
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	Non-Residential**	\$271	\$678	Trip
Pressurized Irrigation	Residential	\$851	\$1,177	ERU*
	Non-Residential	\$0.12	\$0.17	Irrigated SF
Parks and Trails	Single Family	\$4,501	\$6,727	ERU*
	Multi Family	\$3,444	NA	Dwelling Unit
	Non-Residential	\$0	\$0	
Total per ERU (typical)		\$13,688	\$19,304	ERU*

* Equivalent Residential Unit. ** Fee reduced and subsidized by City from other funding.

Note: There are no Storm Water impact fee.

Annual Adjustment Of Impact Fees

Since growth rates, property values, inflation, zoning, and other variables which affect public facilities change from year to year, it is in the best interest of Heber City to ensure that the impact fees are adjusted periodically.

The City has adopted a policy that adjusts the cost of improvements and impact fees on an annual basis to account for inflation. The adjustment is based on an industry accepted construction cost index. The index that will be used is the Engineering News Record (ENR) 20 City Construction Cost Index. The ENR December 2025 index of 13,893 will be deemed the base index. An annual adjustment to fees will be made each January 1st based on the percentage change between the most recent December index and the December index of the prior year.

Impact Fee Exemptions

The impact fees recommended in this study must be assessed as recommended to generate sufficient revenue to cover the improvement costs that have been identified. From time to time the City receives requests to exempt all or a portion of impact fees on a given project. If the City desires to exempt any of the fees identified, they must at the same time identify an alternate source of funding that will replace the amount waived.

Utility Fees

Utility fees were not analyzed in this study.

Chapter 2

Impact and Utility Fee Summary

2.1 Administration of Impact Fees

An impact fee is a one-time charge with the purpose of raising revenue for new or expanded public facilities necessitated by development. Impact fees are imposed as a condition of receiving development approval. Under the Impact Fee Act, such facilities must have a useful life of ten years or more. They must also be owned or operated by or on behalf of a local government, special service district, or qualifying private entity. An impact fee is expressly distinguished from a tax, a special assessment under the special improvement or special district act, a building permit fee, a hook-up fee, a fee for project improvements, or other reasonable permit or application fees such as conditional use or subdivision application fees (The Utah Land Use Institute, April 2014, *Utah Impact Fee Handbook and Checklists*).

Impact fees cannot be used to correct existing public facility deficiencies or for routine maintenance activities. The premise behind impact fees is based on the critical assumption that if no development were allowed, the existing facilities would adequately serve the existing level of development within the City. Therefore, the recommended improvements, outlined in Chapters 4 through 9 for each facility, represent improvements needed to accommodate new growth and to maintain the existing Level of Service (LOS) for these facilities within Heber City.

Refer to Table 1-3 in the Executive Summary for a summary of current and recommended impact fees. The proposed impact fees will fund the necessary improvements outlined above and described in Chapters 4 through 9.

2.2 Proportionate Share Analysis

Impact fees are a form of development exaction. An exaction is generally a fee, in-kind requirement, or dedication of land imposed on development to offset the burdens created by that development on municipal services. Exactions provide only a secondary benefit to existing residents. Much has been written about U.S. Supreme Court decisions, such as *Dolan v. Tigard* (1994) 114 S.ct.2309, and Utah Supreme Court decisions, such as *B.A.M Development v. Salt Lake County*, 2008 UT 74, 196 P.3d 601 (Utah 2008), and how they mandate the balancing of burdens created by and imposed upon development. The impact fee seeks to do this. (The Utah Land Use Institute, 2014, *Utah Impact Fee Handbook and Checklists*).

Impact fees for Heber City are proportionate and related to the capital facility service demands of development. The impact fees presented in this document are based on the Impact Fees Act which includes seven evaluation factors set forth by the Utah Supreme Court decision known as *Banberry Development Corp. vs. South Jordan City*. These seven factors are incorporated into the following objectives used for the Heber City impact fee analysis, and ensure newly

developed properties bear only their equitable share of the capital costs in relation to the benefits conferred:

1. Impact fees for culinary water, pressurized irrigation, sewer, and streets are based on the anticipated cost of system improvements for each facility needed to serve existing and future development. The costs are generated using local cost factors and construction practices typical to the area. No existing facility costs or excess capacity costs are included in the impact fee calculations for Heber City, with the exception of the Heber City Public Works Facility Exp Ph 1 (W-066, S-037, T-067, and I-026). This project has been included in the impact fee analysis to pay off that portion of debt attributed to growth. All other existing excess capacity has been previously paid for by impact fees and/or operating funds. New development will benefit from excess capacity in existing facilities.

Impact Fee for Parks and Trails are based on existing level of service (LOS) and perpetuates that LOS into the future. This is a growth-driven approach which uses the existing LOS based on the existing capital investment or cost of existing facilities and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities as growth occurs within the community. Under this methodology, the impact fees are calculated to ensure new development provide sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations such as park facilities.

2. Public facilities will be financed by a combination of operating and non-operating funds. Revenue sources may include: user fees, special assessments, bonds, general taxes, grants, impact fees, and intergovernmental transfers. Impact fees fund non-operating projects.
3. The extent to which developed properties in Heber City have already contributed to the cost of existing capital facilities (by such means as user charges, special assessment, or payment from the proceeds of general taxes), have been take into account in the impact fee analysis.
4. The extent to which developed properties in Heber City contribute to the cost of both new and existing capital facilities in the future has been identified in the impact fee analysis.
5. Newly developed properties should be evaluated regarding the facilities that have been provided by the owners or developers as compared to common facilities provided by Heber City in other parts of the City. Credits may be available for system improvements identified in the City Master Plan. Administrative procedures for credits are outlined in an impact fee ordinance.
6. Extraordinary costs, if any, required to service newly developed properties are addressed through administrative procedures that allow independent studies to be submitted to Heber City.

7. The time-price differential inherent in fair comparisons of the amount paid at different times is addressed in the evaluation of any debt service credits for each type of impact fee. All costs in the impact fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the annual evaluation and update of impact fees.

The following provisions need to be considered during collection of impact fees:

1. The service area for the streets capital facilities is City-wide, excluding the North Village and Jordanelle Ridge areas. The service area for the wet public facilities (culinary water, pressurized irrigation, and sanitary sewer facilities) includes the entire City, excluding the Red Ledges, North Village, and Jordanelle Ridge areas. The service area for Parks & Trails includes City-Wide, including North Village, Jordanelle Ridge areas, and Red Ledges. Separate geographic zones for the collection and expenditure of impact fees may be considered when a disproportionate share of the public facility cost is attributable to specific locations.
2. Heber City may adjust the standard impact fee at the time the fee is charged to:
 - Respond to unusual circumstances in specific cases.
 - Respond to a request for a prompt and individualized impact fee review for a development activity of the state, school district, or charter school.
 - Ensure that the impact fees are imposed fairly.
 - Take into account studies and data submitted by the developer.
 - Allow a credit for developer contributions toward projects identified in the master plan that offset the need to collect impact fees, such as dedicating land for a planned improvement; building and dedicating improvements beyond what is needed to serve a development; or dedicating a public facility that the City and developer agree will reduce the need for a master planned improvement.

2.3 Administration of Utility Fees

Utility fees are monthly fees Heber City uses to generate sufficient revenue to fund respective operating expenses for various facilities. Operating expenses include the monies used for personnel and contractual services, materials, supplies, depreciation, maintenance, and other miscellaneous expenses. The existing population should fund operating expenses.

The scope of this study does not include the review, analysis, or revisions to any existing utility fees for culinary water, sewer, streets, or irrigation systems. All other City fees such as taxes, hookup fees, or other fees other than impact fees are also not covered in this study.

Chapter 3

Projected Population Growth

3.1 Introduction

A pleasant living environment and a high growth rate along the Wasatch Front have caused Heber City to experience a large increase in population over the past ten years. This growing population places additional burdens on the City's public facilities. To continue providing adequate service to Heber City and maintain the current level of service to the residents of Heber City, the user capacity of the facilities must be analyzed and improved to match population growth.

The projected conditions relating to Heber City's infrastructure and facilities are based upon several assumptions such as present growth rates, economic stimuli, environmental and recreational development, and residential development. As these factors change, the projected conditions made in this Master Plan also change. To help minimize the effect of changing conditions, the recommendations made in this master plan are based upon the methodology described in this chapter within the planning period.

Chapters 4-8 of this study excludes the North Village and Jordanelle Ridge areas of the City, while Chapter 9 Parks and Trails, encompasses all of the Heber City including Red Ledges, North Village, and Jordanelle Ridge. The transportation and storm water masters plans for North Village are separate documents and not part of this study.

3.2 Methodology for Determining Projected Population

The method for projecting population through the year 2045 for Heber City is based on the State of Utah 2020 Census Estimates and the projected City growth rates. The population projections are also determined by estimating the number of vacant lots in subdivisions that are recorded or accepted, the number of lots in subdivisions that are approved but un-recorded, and number of potential lots in future subdivisions as shown in Table 3.2 below.

For the main south area of Heber City, it is assumed that by the year 2028 all vacant lots will be built and by the year 2033 all approved un-recorded lots will be built. By the year 2045 it is assumed that half of the potential lots in future subdivisions would be built. The grow rates were determined based on these assumptions. The population projection to year 2045 is also compared to the projected ultimate population which is based on the current population plus generated population from projected future land development within Heber City limits and known annexations. Population projected from future development is based on the current Heber City General Plan Land Use Map. The 2045 projected population based on growth rate is currently less than the projected Heber City ultimate population based on land use.

3.3 Results of Calculation

Figure 3-1 shows graphically the population projection to year 2045. This method assumes an average growth rate of 4.94% per year through 2035 and then it drops to 2.11% per year through 2045. The 2023 population of 20,914 was used from 2020 Census Data, and then the 2025 and future populations were estimated based on the projected growth rates described above. The estimated population for Heber City including Red Ledges, North Village, and Jordanelle Ridge is expected to increase from 22,263 to 44,419 people by the year 2045.

Chapters 4 through 8 - Water, Sewer, Transportation, Storm Water, and Pressurized Irrigation are for Heber City with Red Ledges included. It is assumed Red Ledges will have 1,682 full time residents by 2045, and that 45% of the projected homes in Red Ledges will be occupied by full time residents. The remaining homes are assumed to be secondary, non-full time residents which are excluded.

Chapter 9 Park and Trail is for all of Heber City, including North Village, Jordanelle Ridge, and Red Ledges.

Figure 3-1 – Population for Heber City

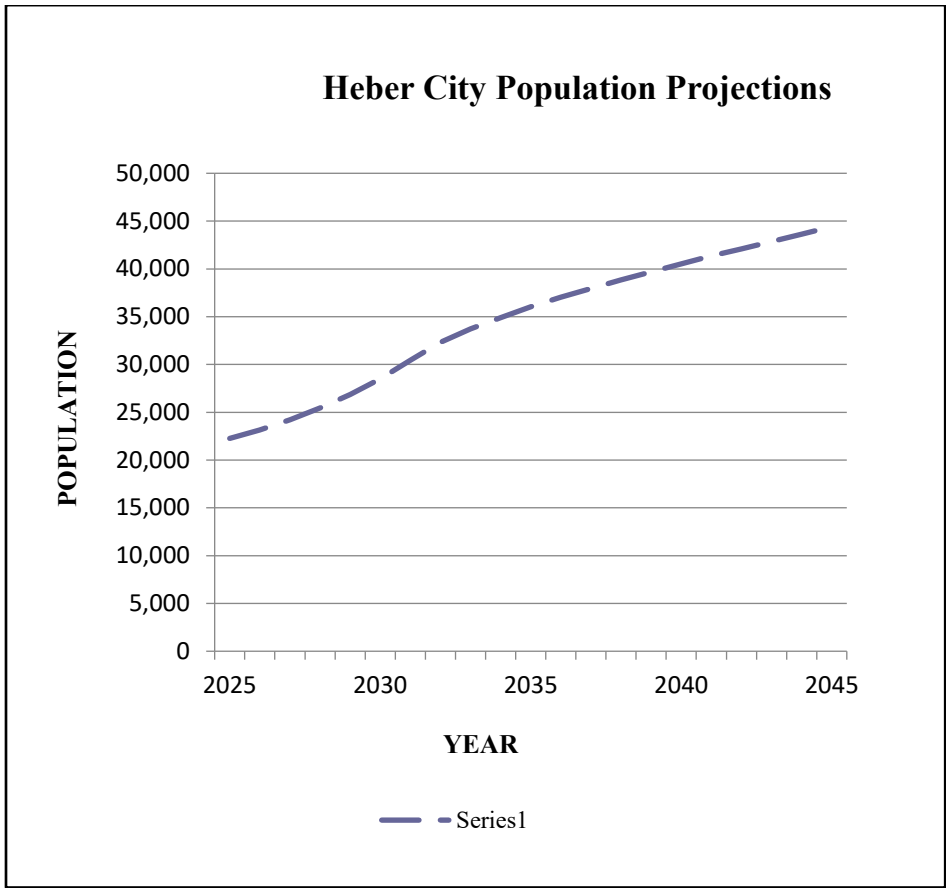


Table 3-1 lists the population growth rates for all of Heber City’s municipal boundary including North Village, Jordanelle Ridge, and Red Ledges projected through the year 2045. If the population increases faster than projected, the revenue generated from impact fees will need to be monitored to ensure funds are spent within the time prescribed by law. If the population increases slower than projected, the revenue generated may be insufficient and financing alternatives may need to be considered to complete projects. It is recommended that the Master Plan be updated periodically to minimize these types of revenue changes.

Table 3-1 Heber City Population - Projections In Annual Increments

Heber City Population									
Year	Heber City Main		North Village		Red Ledges		Total Population		
	% Chg	MAG Pop	% Chg	Estimated Pop	% Chg	Pop	Adjusted % Chg	Chg Pop	
2023		18,815		1,603		496	20,914		
2024	2.0%	19,192	15.0%	1,843	7.0%	530	21,565	3.11%	651
2025	2.0%	19,575	15.0%	2,120	7.0%	568	22,263	3.23%	697
2026	2.0%	19,967	22.0%	2,586	7.0%	607	23,161	4.03%	898
2027	2.0%	20,366	24.0%	3,207	7.0%	650	24,223	4.59%	1,063
2028	2.0%	20,774	24.0%	3,977	7.0%	695	25,446	5.05%	1,223
2029	2.0%	21,189	24.0%	4,931	6.0%	737	26,857	5.55%	1,412
2030	2.0%	21,613	24.0%	6,115	6.0%	781	28,509	6.15%	1,651
2031	2.0%	22,045	24.0%	7,582	6.0%	828	30,455	6.83%	1,947
2032	2.0%	22,486	18.0%	8,947	6.0%	878	32,311	6.09%	1,855
2033	2.0%	22,936	10.0%	9,842	6.0%	930	33,708	4.32%	1,397
2034	1.5%	23,280	8.0%	10,629	6.0%	986	34,895	3.52%	1,187
2035	1.5%	23,629	7.0%	11,373	6.0%	1,046	36,048	3.30%	1,152
2036	1.5%	23,983	5.0%	11,942	6.0%	1,108	37,033	2.73%	986
2037	1.5%	24,343	4.0%	12,419	5.0%	1,164	37,926	2.41%	893
2038	1.5%	24,708	4.0%	12,916	5.0%	1,222	38,846	2.43%	920
2039	1.5%	25,079	3.0%	13,304	5.0%	1,283	39,665	2.11%	819
2040	1.5%	25,455	3.0%	13,703	5.0%	1,347	40,505	2.12%	839
2041	1.5%	25,837	3.0%	14,114	5.0%	1,414	41,365	2.12%	860
2042	1.5%	26,224	2.0%	14,396	5.0%	1,485	42,106	1.79%	741
2043	1.5%	26,618	2.0%	14,684	5.0%	1,559	42,861	1.79%	756
2044	1.5%	27,017	2.0%	14,978	5.0%	1,637	43,632	1.80%	771
2045	1.5%	27,422	2.0%	15,277	5.0%	1,719	44,419	1.80%	787
Total Change (2025-2045)		7,847		13,157		1,152			22,156
Estimate 2025		19,575		2,120		568			22,263
Estimate 2045		27,422		15,277		1,719			44,419

Growth Rates
Avg Chg/Yr (2025-2030)
5.07%
Avg Chg/Yr (2031-2041)
3.11%
Adjusted Pop Chg/Yr (2025-2045)
3.51%

Table 3-2 lists the future residential developments in main south area of Heber City using the planned land uses in the City's General Plan. The table calculates the new residential units and ultimate population assuming the currently undeveloped land will develop at the allowed densities. Vacant lots in the existing subdivisions are also included to accurately project the ultimate population. The known number of units per development are used in some instances. The ultimate population is estimated by multiplying the total new projected number of units by the average number of persons per household, and then adding this number to the existing population. The 2020 U.S. Census reported Heber City as having an average of 3.12 persons per home.

Table 3-2 Heber City's Developments and Ultimate Population

Residential		
Development #	Subdivisions (Recorded and Accepted w/ Vacant Lots)	Vacant Lots
3	Cove at Valley Hills	7
4	Cove Estates Phase 1 & 2	4
13	Red Ledges	562
16	Valley Hills Early Phases	4
35	Stone Creek Phase 4	6
36	Wasatch Vista Plat C	42
42	The Orchard	15
61	Klein Huis	100
71	Old Mill	164
79	Sequoia	142
32a	Sawmill 2B	49
32b	Sawmill 1B	66
33a	Sawmill 4	21
33b	Sawmill 5	61
39c	Brookside Phase 3	26
39d	Brookside Phase 4	10
40a	Coyote Ridge Phase 1-5	136
40b	Springs at Coyote Ridge	108
44b	Parkview Place	43
97	Sawmill Ph 1A	70
	Subtotal	1,636
	Subdivisions (Recorded Not Accepted)	Units
	Subtotal	0
	Subdivisions (Plans Approved Not Recorded)	Units
34	Kimball Villas	64
	Subtotal	64
	Approved But Not Recorded and Subdivisions in Process	Units
26	Cove at Valley Hills Plat Amendment (Final)	3
28	Heber City Park	2
29	Meadows at Southfield Plat A and B (Final)	46
31	Red Ledges 4A and 4B	54

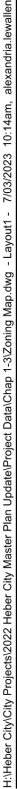
31	Red Ledges (Preliminary)	128
33	Sawmill Phase 6	326
40d	Coyote Ridge Phase 6	44
44a	Madison Meadows	11
45a	Smith's	10
45b	New London	655
	Subtotal	1,279

Development #	Potential Future Developments and Annexations	Estimated Units
38	Bassett	150
40e	Coyote Ridge Phase 7	17
41a	600 W to 100 W	180
41b	100 W to 100 E	720
41c	100 E to 500 E	180
46	Stewart and Witt (check with 3.5 units per acres)	40
50	Wasatch County (campground)	63
55	1200 South 1200 East (3.5 units per acre) (13.8 acres)	37
57	300 South 500 East (3.5 units per acre) (4.4 acres)	12
58	500 South 500 East (3.5 units per acre) (3 acres)	11
59	400 East 600 South (3.5 units per acre) (7.6 acres)	27
60	600 West 550 South (3.5 units per acre) (5.9 acres)	11
62	600 South 1200 West (4 units per acre) (10.7 acres)	43
63	400 North 600 East (R-1, 2.5 Units per acre) (4.6 acres)	12
64	Cemetery Plots	0
66	900 South Field Road Zone Change (3.5 units per acre) (4 acres)	14
67	Southwest Annexation (4 units per acre) (66 acres)	264
40c	Future Coyote	356
49a	Spring Creek	332
49b	Wasatch Highschool and MTECH	232
53a	2000 S Daniel Rd (2.5-3.5 units per acre) (13.7 Acres)	41
53b	Church	0
98	Sawmill 7	22
99	Forest Service	30
	Subtotal	2,792
	Residential Total	5,771

Potential Additional Population (3.12 per Unit)	18,006
Potential Total Population (Current Population 18,347)	36,353

Since the City will not develop to its maximum density and boundary in this study's 20-year planning window, interim 2045 residential units and population have been projected. The development units listed in Table 3-2 are distributed among the 20-year boundary and zones shown in Figure 3-2. All zones shown in Figure 3-2 are assumed for this study and require approval from the City before the land is developed. The ultimate population based on the land use projections are higher than the 2045 population projections, however, the units match up well and support the population projection approach used in this study.

Fig



Chapter 4

Culinary Water System

4.1 Summary & Recommendations

Introduction

This chapter identifies the existing condition of the culinary water system as well as recommended improvements to meet the projected 20-year population demands. Impact fees are based on implementing the recommended improvements.

Future conditions in Heber City were analyzed by projecting the population through the year 2045 and calculating the number of connections or equivalent residential units (ERU's). Based upon the historical culinary water demand and the projected average yearly, peak daily, and peak instantaneous demand categories, the culinary flows are projected through the planning period. These flows are used to determine the required capacities of the culinary water source, storage, and distribution systems. Recommendations are made to maintain the current Level of Service (LOS) and provide the needed capacity for the projected population in the three categories. Water rates and connection fees are studied separately and not a part the recommendations.

The Heber City Design Criteria used in this study are summarized below:

- Demand:
 - Average Yearly - Indoor 400 gpd/ERU
 - Average Yearly - Outdoor w/o PI 437 gpd/ERU (based on 3.0 af/ac)
 - Peak Day - Indoor Average Yearly x 2.0
 - Peak Day - Outdoor Average Yearly x 3.4
 - Peak Instantaneous - Indoor Peak Day Indoor x 2.0
 - Peak Instantaneous - Outdoor Average Yearly Outdoor x 4
 - Residential Fire 1,500 gpm @ 2hrs
 - Commercial Fire 2,500 gpm @ 2hrs
- Storage:
 - Indoor Operational 400 gal/ERU
 - Outdoor Operational w/o PI 874 gal/ERU
 - Fire 300,000 gal
- Pressure:
 - Minimum Static 60 psi
 - Maximum Static 130 psi
 - Minimum Peak Day 40 psi
 - Minimum Peak Instantaneous 30 psi
 - Minimum Peak Day + Fire 20 psi
- Pipe Sizes:
 - Minimum 8-inches
- Velocities:
 - Maximum Peak Day 5 fps
 - Maximum Peak Day + Fire 10 fps

Projected Population

Heber City's population is expected to increase by approximately 69%, from 19,575 to 27,422 by the year 2045, for the area served by the culinary water system. This is based on an analysis of recorded lots, unrecorded lots that have received approval, and potential future developments. At this growth rate, it is projected that an additional 2,960 ERU's (10,337-7,377) ERUs from Residential and Non-Residential development will be added. 369 ERU's (551 - 182 ERUs) in the Red Ledges area, which is served by Twin Creeks Special Service District (TCSSD), are not included in the ERU numbers. Heber City's culinary water system is therefore estimated to have a total of 10,337 ERU's, or an additional 2,960 ERU's, by 2045. Growth beyond 2045 to Ultimate build out will be addressed in future Master Plan updates.

Projected Culinary Water Use

Using 10,337 ERU's in 2045, it is projected that the City's average culinary water use will be 4.87 million gallons per day (mgd) (10,337 ERU @ 400 gpd/ERU + 7,377 ERU @ 100 gpd/ERU) for indoor and outdoor use. Peak Day flows will be 7,483 gallons per minute (gpm) (10,337 ERU @ 400 gpd/ERU x 2.0 PF + 7,377 ERU @ 100 gpd/ERU x 3.4 PF). This use would be much higher if pressurized irrigation systems were not installed with new developments. It is estimated that 924 (1550-626) customers in the central part of Heber City do not have a secondary source of water. Installation of pressurized irrigation to 626 customers was just recently finished. If the entire pressurized irrigation were installed in Central Heber, the projected 2045 peak flow of 7,483 gpm could be reduced by an additional 954 gpm during summer peak use (924 (1,550 – 626) ERUs @ 437 gpd/ERU x 3.4 PF).

Heber City is anticipating growth in the downtown area between 500 N and 600 S and 500 E and 600 W. See Chapter 3 for more information on this anticipated growth. Redevelopment will likely occur with higher density apartment complexes replacing the existing single family residential. For the purposes of this report, the assumption is made that the apartment buildings will use xeriscape, and therefore the increase in culinary outdoor demand in the downtown area will be negligible. There will however be approximately 1080 ERU's added to the culinary system in the future ERU estimate for indoor use.

Recommended Culinary Water System Improvements

Capital improvements recommended to meet the projected population demands are shown in Figure 4-1. These recommendations were determined using a computer model of Heber City's culinary water system, projected culinary water flows, and input from City officials. A detailed listing of the recommended improvements is given below. Completed or deleted projects from previous master plans have been removed from the listing.

Projects labeled as "Ultimate" are beyond the 20-year planning window and therefore the improvement cost and associated populations served have been excluded from impact fee calculations.

W-005 Daniel Road – 2200 S to 2400 S (8-inch): An 8-inch pipeline should be constructed from where the 12-inch water line currently ends in Daniels Road at approximately 2200 South to the 8-inch water line at approximately 2400 South. This line is needed to provide flow and pressure to the south end of City, and loop the dead-end lines in Daniels Road for future development. This line runs through a portion of Daniel Road in Daniel City without developers to pay for it, therefore impact fees will be used.

W-008a 1900 S - US 40 to 600 E (12-inch): A 12-inch line should be constructed along 1900 S from US 40 to 600 E. This line is needed for the future development in this area. ~~Development will install the line within the future roads as the area develops, with impact fees paying for over-sizing above 8-inch.~~

W-008b 1900 South – 600 E RAB to Mill Rd (12-inch): A 12-inch line should be constructed along 1900 S from 600 E RAB to Mill Road to provide flow to the area east of US 40 between 1200 South and 2400 South. Development will install the line within the future roads as the area develops, with impact fees paying for over-sizing above 8-inch. Approximately 425 was installed by the Sawmill Community Phase 5 between Sawmill Blvd and Alley 4.

W-019 2400 South- Daniel Rd to Airport Rd (12-inch): A 12-inch line should be constructed in 2400 South from Daniels Road to 850 West, then north along 850 West to Airport Road to serve the area South of the airport. Development will install the line within the future roads as the area develops, with impact fees paying for over-sizing above 8-inch.

W-025 1250 South PRV: A PRV should be installed on 1250 South and approximately 900 West between the high and low pressure zones, to loop the system and provide adequate fire flow in the lower zone. This PRV will help provide adequate capacity for the new development area in the lower zone. Impact fees will pay for this PRV.

W-027 New Source Development (2400 gpm): A new source, independent of existing water sources, should be identified. Timing for when this source will be needed and fully developed will depend on yields from existing sources and whether they can be expanded. It will also depend on demands from future growth, system loss improvements, and pressurized irrigation continuance. If pressurized irrigation continues to be installed in new development and Central Heber, the quantity of culinary water used will be reduced and eliminate the need for a new source in the next 7 years.

W-028 Master Plan Update: The Master Plan should continue to be reviewed annually with major updates every five years.

W-029 Aerial Photography Update: The Aerial Photography should be updated every five years.

W-041 US 40 – 2200 S to 2400 S (Center Creek Road) (West) (8-inch): An 8-inch pipeline should be constructed along US 40 from 2200 South to 2400 South on the west side of US 40. This line is needed to loop the water line on US 40 and for future demands. There is not a developer here that will likely put this water line in, therefore, impact fees will pay for 100% of this line.

W-043 US 40 – 1350 S to 1450 S (West) (8-inch): An 8-inch pipeline should be constructed along US 40 from approximately 1350 South to approximately 1450 South as shown on Figure 4-1 on the west side of US 40. This line is needed to loop the water line on US 40 and supply adequate fire flow and capacity to new development in this area and

outside this area. Developers in this area should install this line.

W-045 1200 South – 850 W to 1200 W (8-inch): An 8-inch pipeline should be constructed in 1200 South from 850 West to 1200 West. This line is needed to loop the water line and to supply adequate fire flow and capacity to new development in this area and outside this area. Developers will likely install this line.

W-047 600 West – 450 S to 650 S (8-inch): An 8-inch pipeline should be constructed in 600 West from approximately 450 South to 650 South. This line is needed to loop the water line and to supply adequate fire flow and capacity to new development on the west side of town. There is not a developer here that will put this water line in, therefore, impact fees will pay for 100% of this line.

W-053 550 North – 550 E 750 E (8-inch): An 8-inch Pipeline should be constructed from 550 East to 750 East. This line is needed to replace the existing 4-inch pipe that currently does not supply adequate fire flow for this road. It is assumed future growth contributes 20% towards the need for this project, therefore, impact fees will pay for 20% of this project.

W-054 Future Tank Storage (1.4 mg): Additional storage will be necessary. A new location will need to be found or one of the existing tanks will need to be expanded to meet the future storage demands. However, if pressurized irrigation continues to be installed in Central Heber and new development, the quantity of culinary water used will be reduced and eliminate the need for new tank storage in the next 7 years. The cost for this project will remain in the impact fee analysis since the funds generated will be needed for either new storage or to help fund the pressurized irrigation system. W-054 is in the 2025 to 2045 planning window and assumes the funds will be used to complete the pressurized system.

(Ultimate) W-058 South Field Rd - US 189 to 1200 S (12-inch): A 12-inch Pipeline should ultimately be constructed from along South Field Road from US 189 to 1200 South. The 12-inch diameter is specifically for the requirements of this area, therefore, if annexed, the developers will install this line if constructed.

(Ultimate) W-059 US 189 - 2500 S to South Field Rd (12-inch): A 12-inch Pipeline ultimately should be constructed from along US 189 from the 2500 South to South Field road. The 12-inch diameter is specifically for the requirements of this area, therefore, if annexed, the developers will install this line if constructed.

W-060 500 North to Midway Ln (8-inch): An 8-inch Pipeline should be installed from 500 North through the future development to Midway Lane (100 South). This line is needed to supply water service to the new High School and development in this area. The annexation and developers will install this line.

W-061 US 40 or W-061A Ostler Peak Rd – 1600 North to 900 North (12-inch): A 12-inch Pipeline should be installed along the east side of US 40 or along Ostler Peak Lane from 1600 North to 900 North to tie into project W-007. This line is needed for the future development in this area. Development will install the line within the future roads as the

area develops, with impact fees paying for over-sizing above 8-inch. A portion of this line near 1700 North has been constructed with Coyote Springs development.

W-063 US 40 – 1500 S to 1200 E (East) (8-inch): An 8-inch pipeline should be constructed along US 40 from 1500 South to 1200 East on the east side of US 40. This line is needed to supply water service to new development along US 40. Developers in this area should install this line. Approximately 700 LF of this line has been completed with Strawberry Storage.

W-064 Valley Drive PRV: An existing PRV near Valley Drive is currently not functioning and should be re-built as a working PRV. This is a maintenance project to be funded by operating funds.

(Ultimate) W-065 2400 South – 850 W to US 189 (12-inch): A 12-inch pipeline should ultimately be constructed in 2400 South between South Airport Road and US 189. This line is needed to loop the water line and to supply adequate fire flow and capacity to new development in this area. There is no one developer here that will put this water line in, therefore, impact fees will pay for 100% of this line if constructed.

W-066 Heber City Public Works Facility Expansion Ph.1: The Heber City Public Works Department Building was expanded in 2018 to accommodate growth and maintain the same level of service on the City's street system. Impact fees were used to pay for the Water portion of this expansion which was debt funded with payments continuing through the master plan 20-year window. See Appendix A for construction cost allocation.

W-067 600 East – 1300 S to Hidden Creek Ln (8-inch): An 8-inch Pipeline should be installed along 600 East from 1300 South to Hidden Creek Lane (1900 South). This line is needed to supply water service to the development in this area. The developers will need to install this line.

W-068 Heber City Public Works Facility Expansion Phase 2: The Heber City Public Works Department Building and Maintenance Site will be expanding to maintain the current level of service that the Public Works department currently provides in maintaining the culinary water system. Phase 2 will likely commence around 2028. Impact fees will pay for all of this phase since it is only needed for future growth.

W-069 2400 South PRV: A PRV should be installed on 2400 South between the high and low pressure zones to loop the system and provide adequate fire flow in the lower zone. The PRV will help provide capacity for the new development area in the lower zone. Impact fees should pay for this PRV.

Source Protection

Heber City has submitted the Drinking Water Source Protection plans for each of its wells and spring as required by section R309-600 and R309-605 of the Utah Administrative Code. Heber City must also submit an Annual Consumer Confidence Report on water quality.

Water Rights

Water usage compared to water rights should be reviewed on a yearly basis to determine if changes need to be made. It is recommended in this study that the City continue expanding its pressurized irrigation system into Central Heber to help reserve culinary water for indoor purposes and extend its water rights and culinary supplies.

Heber City currently has municipal water rights with an allowable depletion of 7,025 ac-ft. Approximately 1,744 ac-ft of these rights come from Change applications filed in 2019 and 2020 for Timpanogos and Wasatch Irrigation Company shares. The Change applications converted 379 Timpanogos shares (486 ac-ft) and 535 Wasatch shares (1,258 ac-ft) to municipal use with the flexibility to use them for either culinary (Depletion) or irrigation (Diversion) purposes. They are currently being used for the existing pressurized irrigation system.

Approximately 5,282 ac-ft of depletion water rights, which excludes the previously mentioned Wasatch and Timp converted shares, are available for use in the culinary water system. These municipal rights are sufficient to meet the 2025 culinary system average demands.

It is estimated that an additional 2,960 (10,337-7,377) ERU's will connect to the system by 2045. Approximately 740 ac-ft (2,960 ERU's x 0.25 ac-ft/ERU) of municipal depletion water rights will be needed for indoor use from these connections. This will require the City, over the next 20-years as growth occurs, to continue to do additional conversions of the irrigation shares transferred to the City by development to meet the needs of the culinary system.

Heber City currently has approximately 2,266 ac-ft of diversion water rights in irrigation shares that have not been converted to municipal use. Since the City does not meter all pressurized irrigation connections, culinary water use data has been used to estimate outdoor use and the water rights needed for the pressurized irrigation system and is discussed further in Section 4.3 and in Chapter 8 Pressurize Irrigation. The City is currently in the process of retrofitting secondary water services with meters and should be completed by 2026. At that point metered data can be used in future master plan updates.

All water has been adjudicated in Heber Valley. Therefore, additional water rights cannot be obtained for new wells unless it is purchased from agriculture or obtained through land annexations and/or developments. Because of this, it is recommended that the City continue requiring annexed land to provide the required water for indoor and outdoor use for each new development. Water right acquisition is not part of the impact fee analysis in this study.

I:\Heber City\City Projects\2024 Parks & Trails Master Plan\UT-2389-24\Project Data\2025 Heber City Master Plan Update\Project Data\Sheet - Files\Fig 4-1 Water Future 2025.dwg - Layout1 - 9/15/2025 09:57am - nstaller

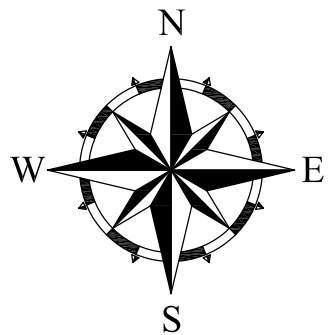


FIGURE 4-1
HEBER CITY
FUTURE CULINARY
WATER SYSTEM

- ULTIMATED BUILDOUT BOUNDARY
- HEBER CITY BOUNDARY
- EXISTING ROADS
- ACTIVE PRV
- INACTIVE PRV
- WELL PUMP
- ACTIVE BOOSTER PUMP
- INACTIVE BOOSTER PUMP
- SPRING
- TANK
- CLOSED VALVES

EXISTING WATER LINES

PIPE SIZE (inches)	PIPE COLOR
4	Red
6	Pink
8	Green
10	Cyan
12	Blue
16	Orange
18	Yellow
20	Purple

FUTURE WATER LINES

PIPE SIZE (inches)	PIPE COLOR
8	Green
10	Cyan
12	Blue

- FUTURE PRV
- FUTURE CLOSED VALVES

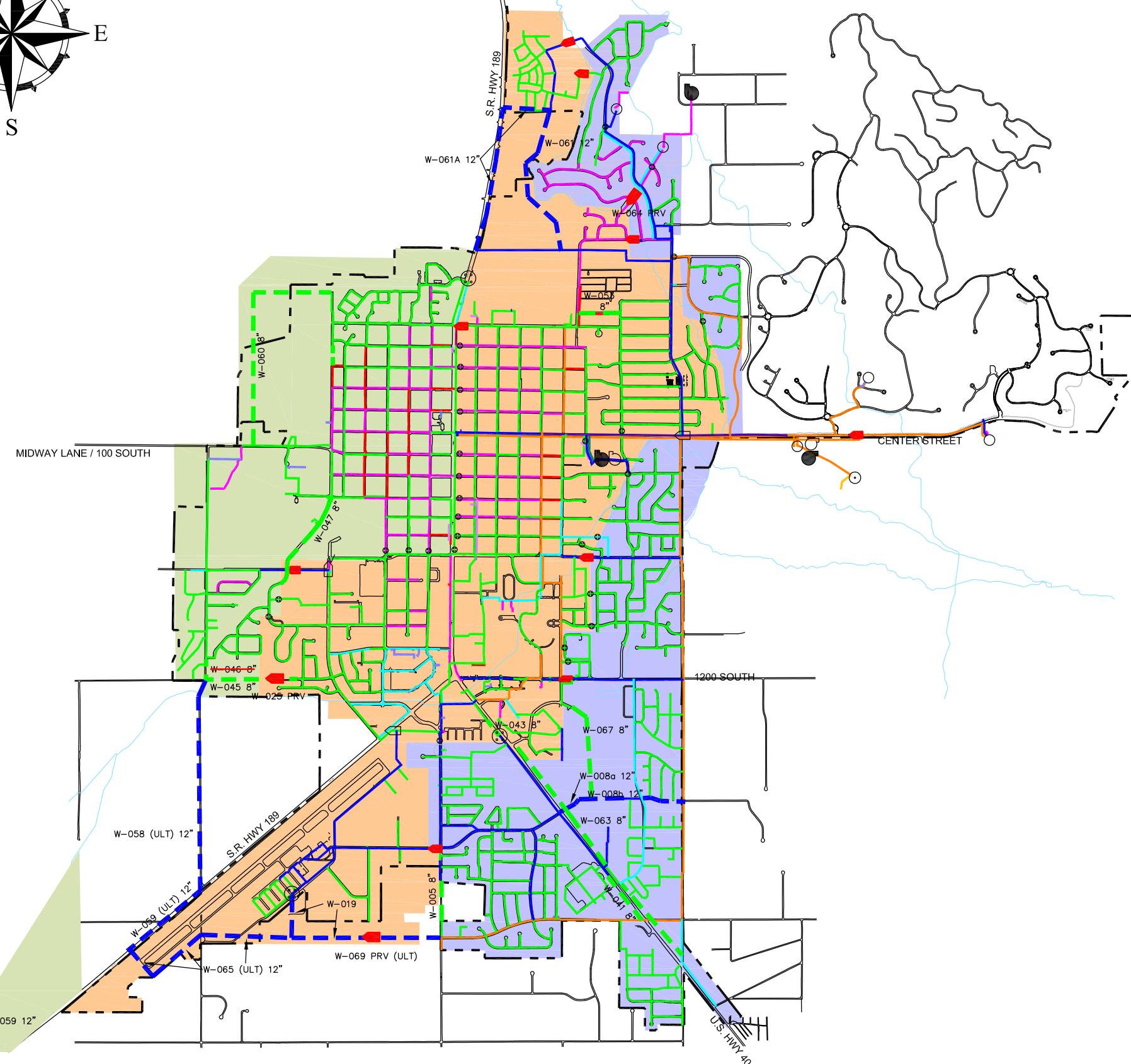
FUTURE TANK AND SOURCE
LOCATION TO BE DETERMINED

WATER ZONES

ZONE NAME	ZONE COLOR
-----------	------------

- EAST ZONE (LINDSAY HGL 5960)
- MCNAUGHTON (HGL 5890)
- WEST ZONE (BROADHEAD HGL 5735)

FOR EXISTING REVISIONS, SEE
OTHER MAP (4.2)



Operation

Heber City has converted its water meters to be read remotely. This conversion has decreased operating costs and enhanced the water billing process by allowing monthly water billings to be based on actual flows instead of estimated flows. Meters are currently read year-round. Heber City has also adopted a Water Conservation Plan which provides guidelines for water conservation and will help reduce water consumption as it is followed.

System losses have been normal over the last several years according to City production records. Typical municipal systems lose between 15-25% of the water flowing through the system. Heber City has historically averaged yearly losses between 3 and 30%, however, the City does not have confidence in the current loss data due to errors in the production data. It is recommended that the City continue to leak test major water lines to find and correct the losses through the pipes. It is also recommended that the SCADA system, control valves, and metering for the water system be checked for accuracy and continue to be monitored and maintained.

Although recent system loss data is questionable, water use per ERU measured at the meter has not significantly decreased in recent years. Therefore, water losses are not creating an increase or decrease in metered water use per ERU for this study. Any improvement projects completed by the City to correct water loss deficiencies are not funded by impact fees.

Impact Fee Recommendations

It is recommended that Heber City revise the current minimum culinary water system impact fee from \$2,802 to a rate of \$4,199 per ERU (0.75-inch diameter). All residential connections, including but not limited to apartments (with 3 or more bedrooms), trailers, condos, and houses, will be charged the minimum impact fee of 1 ERU or greater. Two-bedroom apartments are 0.80 ERU, and one-bedroom and studio apartments are 0.50 ERU.

Historic reviews of water use data in Heber City in the past have shown no consistent measurable difference in indoor water use between individual homes, 3-bedroom or larger apartments, or trailer connections. No reduction has therefore been made for these residential uses. Outdoor water on new residential homes is generally provided through the secondary irrigation system instead of the culinary system, and therefore is not included in the indoor use portion for new construction.

4.2 Culinary Water Use

From the projected population, the additional future number of culinary connections is determined along with the number of future ERU's. Using State design regulations and historical culinary demands, the future water demands, including average yearly, peak daily, and peak instantaneous demands, are projected through the planning period.

Projected Population

The projected population for Heber City from 2025 to 2045 is discussed in Chapter 3 - Projected Population Growth. For the main south area of Heber, the 2025 population was estimated to be 19,575. And the 2045 population was projected to be 27,422, which is for the area served by the culinary water system.

Historical Culinary Water Use

From 1999 through 2005 the amount of water Heber City billed all connections through their meters averaged 472 gallons per day (gpd) per ERU for both indoor and outdoor usage. For the years 2006 through 2010 the average was approximately 395 gpd. For the years 2011 through 2015 the average was approximately 360 gpd. For the years 2016 through 2021, the average was approximately 299 gpd. This does not include losses from the sources to the meter. This shows that through conservation programs and pressurized irrigation water, the City has reduced the billed culinary water usage per residential connection. Heber City's historical water usage data is contained in Appendix B.

Equivalent Residential Unit's (ERU's)

Water usage from typical residential connections differs from the usage of commercial, church, government, and other non-residential connections. To evaluate residential and non-residential connections on an equal basis, Equivalent Residential Unit's (ERU's) are used to equate the different types of connections. For this study, ERU's per non-residential connection were approximated by dividing the historical metered winter water use of commercial, church, and government use by the average residential gpd per ERU and by the total number of non-residential connections. Between 2019 and 2021, the average ERU's calculated per non-residential connection was approximately 4.1.

In terms of ERU's, 2025 had 5,351 residential units (not including Red Ledges ERU's) and 2,026 non-residential ERU's (494 non-residential conn @ 4.1 ERU/conn), connected to the system.

The total number of projected residential, church, government, and commercial ERU's, are shown in Table 4-1. Red Ledges ERU's are not included.

Table 4-1 Projected New ERU's in Five Year Intervals

Year	Residential Units	Non-Residential ERU's	New ERU's	Total ERU's*
2025 (est)	5,351	2,026		7,377
2026-2030	557	211	768	8,145
2031-2035	551	209	760	8,905
2036-2040	499	189	688	9,593
2041-2045	538	204	741	10,334
Total	7,496	2,838		10,334

* Residential Units have been adjusted for Red Ledges, North Village, and Jordanelle Ridge

Indoor and Outdoor Water Use

Culinary water used by a connection can be divided into indoor and outdoor water use categories. These categories vary widely based on several factors, i.e., residential or non-residential, availability of pressurized irrigation, amount of landscaping, etc. Therefore, the methodologies used in planning and developing fees also take these variables into account. For example, a commercial restaurant with no landscaping may use the same amount of water in the summer as in the winter. However, an office building in a location where pressurized irrigation is not available may use up to three times more water in the summer than in the winter if it has a large amount of vegetative landscaping. Impact Fees are collected based on projected use.

Indoor Water Use

The State of Utah Public Drinking Water Rules (R309-510) require that sources provide sufficient supply to meet Peak Day indoor water demands. The rules recommend using 800 gpd/ERU for Peak Day demands (2 x 400 gpd/ERU). Heber City's current indoor average winter use metered at the home averaged 170 gpd/ERU between October and May of 2019 to 2024. The 2018 master plan showed the average indoor use metered at the home to be 219 gpd/ERU, between October and May of 2014 to 2016. This suggests the City's overall use is continuing to decline.

Water production records measured at the source from 2019 to 2025 are not consistent. However, production records from the previous master plan showed the average winter production amount to be 264 gpd/ERU. Comparing connection metered use with source production use shows that there are some losses in the system. Until more accurate records are available, this report will continue using 264 gpd/ERU as the indoor average residential amount produced at the source.

Minimum sizing requirements for water sources, storage tanks, and water lines are specified in R309-510. Utah Code 19-4-14 supersedes some of the statewide requirements by directing the Division of Drinking Water (DDW) to establish system-specific requirements for public water systems where data is available. Until DDW sets these system-specific sizing requirements for a water system, the statewide standards of R309-510 apply. The system-specific requirements are based on the three most recent years of water use data collected and reported to the Division of Water Rights. This data is used to determine the system-specific Peak Day and Average Yearly demands per ERU. Once approved by DDW these new system-specific demands can then be used in lieu of the general statewide planning criteria.

Since the City does not have confidence in water source production data for the current year to estimate Peak Day and Average Yearly demands over the last three years, the City will continue using the State requirement of 400 gpd/ERU for Average Yearly, and 800 gpd/ERU for Peak Day indoor water use demand calculations. These numbers are in terms of a depleted municipal water use.

Outdoor Water Use

State Drinking Water Rules require that sources provide sufficient supply to meet Peak Day and Average Yearly outdoor water demands in addition to the indoor requirements. Compliance with this rule was evaluated three different ways. 1) Using the State Drinking Water Rule procedure, 2) Estimating actual usage from City records, and 3) Using State Division of Water Rights Rules.

Outdoor Use per State Drinking Water Rule Procedure:

- Determine consumptive water use zone in which Heber City resides (Zone 2).
- Determine the Peak Day and Average Yearly demands using Table 510-3 found in State Rule R309-510.

Using this procedure results in an estimated Peak Daily demand for Heber City sources of 4,032 gpd/ac (2.8 gpm/ac), or an Average Yearly demand of 1,098 gpd/ac (1.23 af/ac).

To convert outdoor usage from a per acre basis to a per ERU basis, several subdivisions in Heber City were surveyed. The observations indicated that on 0.25 to 0.5 acre lots, 70% of the lot is available for irrigation, and of that amount, 70% on average is irrigated. This study therefore

assumes that, on average, 49% of a typical lot is irrigated (70% x 70%). It also assumes that there are three (3) connections per gross acre for residential land use. Using these assumptions, and the State Drinking Water criteria, results in a Peak Day demand of 659 gpd/ERU, and an Average Yearly demand of 179 gpd/ERU as shown below.

Peak Day:

$$\frac{4,032 \text{ gal}}{\text{irr ac} - \text{day}} \times \frac{0.49 \text{ irr ac}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{3 \text{ ERU}} = 659 \text{ gpd/ERU}$$

Average Yearly:

$$\frac{1.23 \text{ ac-ft}}{\text{irr ac} - \text{yr}} \times \frac{0.49 \text{ irr ac}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{3 \text{ ERU}} \times \frac{325,851 \text{ gal}}{1 \text{ ac-ft}} \times \frac{1 \text{ year}}{365 \text{ day}} = 179 \text{ gpd/ERU}$$

Outdoor Use per City Records:

Outdoor water use by City residents is estimated by dividing the Average Yearly outdoor water demand on the culinary system by the number of residents that do not have access to pressurized irrigation. It is estimated that 1,685 ERU's (924 Central Heber + 241 Valley Hills + 520 Other) use the culinary system for all their outdoor use. The "Other" ERU's were calculated to be 434 ERU's by subtracting Central Heber and Valley Hills ERU's from the total customers on City records that have culinary, but no pressurized irrigation connection, then increasing this number by 20% to assure all customers without pressurized irrigation are captured.

The 2018 master plan estimated Heber City's Average Yearly outdoor use at its sources (2014 to 2016) on the culinary system to be 770,559 gpd. Dividing this by 1,918 ERU's resulted in 402 gpd/ERU or 2.76 ac-ft per irrigated acre as shown below.

$$\frac{402 \text{ gal}}{\text{ERU} - \text{day}} \times \frac{3 \text{ ERU}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{0.49 \text{ irr ac}} \times \frac{1 \text{ ac-ft}}{325,851 \text{ gal}} \times \frac{365 \text{ day}}{1 \text{ yr}} = \frac{2.76 \text{ ac-ft}}{\text{irr ac} - \text{yr}}$$

For this master plan current production data was unavailable, therefore outdoor demand at the sources was approximated by adding system losses back to metered use data. A 17% loss in demand at the source is equivalent to a 20.5% increase in the demand at metered connections. Example calculations are shown below:

$$\frac{\text{Percent Loss in Production Water}}{} = \frac{(264 \text{ gpd/ERU} - 219 \text{ gpd/ERU})}{264 \text{ gpd/ERU}} = 17\%$$

$$\frac{\text{Percent Increase from Conn. Use}}{} = \frac{(264 \text{ gpd/ERU} - 219 \text{ gpd/ERU})}{219 \text{ gpd/ERU}} = 20.5\%$$

The current three year average outdoor metered connection use is 667,714 gpd. Increasing this number by 20.5% results in an average outdoor source use of 804,595 gpd. This approximated production demand results in an Average Yearly demand of 348 gpd/ERU (804,595 gpd / 2,311 ERU's) solely using culinary for outdoor use or 2.4 ac-ft per irrigated acre. This suggests that outdoor use may be trending downward, but it cannot be verified until additional production data is available.

Outdoor Use per Division of Water Rights Duty:

One other method for calculating outdoor use is using the Utah Division of Water Rights duty value. The duty value is an allowable Average Yearly diversion amount of 3.0 ac-ft/ac which converts to 437 gpd/ERU for outdoor watering, assuming three connections per acre and 49% of a lot is irrigated.

$$\frac{3 \text{ ac-ft}}{\text{irr ac} - \text{yr}} \times \frac{0.49 \text{ irr ac}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{3 \text{ ERU}} \times \frac{325,851 \text{ gal}}{1 \text{ ac-ft}} \times \frac{1 \text{ year}}{365 \text{ day}} = 437 \text{ gpd/ERU}$$

Of the three methods analyzed, the Division of Water Rights Duty of 437 gpd/ERU appears to best represent the average outdoor demand experienced in Heber City. This usage was used in the 2018 master plan and is slightly higher than the 402 gpd/ERU estimated at that time when City source production records were available. To be conservative, and until accurate production data is again available, 437 gpd/ERU will continue to be used in this study.

All significant future development is assumed to have pressurized irrigation available, therefore the total amount of culinary water used outdoors should not increase and has been held constant for this report. If, however, pressurized irrigation continues to be installed in Central Heber, future tank and source needs projected within the 20-year planning period may be postponed, or possibly eliminated. It is estimated that the average outdoor demand on the culinary system would be reduced to 45 gpd/ERU (761 ERU's @ 437 gpd/ERU ÷ 7,377 Total ERUs) if pressurized irrigation is installed in Central Heber, where 761 is the estimated outdoor culinary ERU's (241 in Valley Hills and 520 other). Historic meter connection and water production data are shown in Appendix B.

The outdoor Peak Day demand used in this study is 1,486 gpd/ERU using a peaking factor of 3.4. The Peak Day peaking factor comes from multiplying a factor of 2.0 for the irrigation occurring over a 6-month use period, by a factor of 1.7 for the hottest days during that period.

The outdoor use numbers in this section are in terms of a diversion water use. Additional information on diversion, depletion, and outdoor use from the pressurized irrigation system are covered in Chapter 8 Pressurized Irrigation.

Projected Number of Water Connections

The projected number of new residential water connections is determined using the growth numbers in Chapter 3. The residential connections are assumed to increase at the same rate as population growth. In 2025 there were estimated 5,351 residential connections, not including Red Ledges, North Village, or Jordanelle Ridge.

Commercial, church/government, and other non-residential connections are also assumed to increase at a rate equal to the City's projected population growth rate. In 2025 there were 494 commercial, church, and government connections.

In Heber City, there were no agricultural connections in 2025, therefore, agricultural connections will not be counted in the future non-residential connections.

Projected Areas of Development.

To relate the projected population to the improvements needed to serve them, the areas expected to be developed also need to be determined. The areas projected to be developed by the increased population are determined based upon the existing zoning regulations, available land within City limits, and land presently planned to be annexed.

City officials have anticipated where and how future development will occur. This study uses the General Plan Land Use map from Heber City's Planning department for the planning area which is shown in Figure 3-2. More detailed information concerning the future development areas and locations is shown in Chapter 3 Population.

Projected Culinary Water Use

Utah State regulations require sources to be capable of meeting peak daily flows, storage to meet average daily flows, and the distribution system to meet peak instantaneous or peak day plus fire flows whichever is greater. In Heber City peak day plus fire flow is the governing condition.

A definition of the flows required by the City's culinary water system will be given in the following paragraphs. These flows will be used to determine culinary water improvements needed to meet the projected demands of the population.

Average Yearly Flow

The Average Yearly flow is the total annual flow divided by 365 days.

Peak Daily Flow

Peak Daily flow is the maximum day flow during the year. For Heber City, historical production records for the last three years are unavailable, therefore the State requirement and prior master plan Peak Day flow of 2.0 times the indoor Average Yearly flow will continue to be used.

The outdoor Peak Day demand is based on a 6-month use period with the peak months being July and August. This equates to a factor of 2.0 for the 6-month period and an additional 1.7 peaking factor for the hottest days, for a total peaking factor of 3.4.

Peak Instantaneous Flow

Peak instantaneous flow is the maximum flow for any given hour during the year. The water system will reach Peak Instantaneous demand conditions during the summer when both indoor and outdoor water use is high. This large demand can increase velocity which reduces pressure.

Rule R309-510-9 states that the hydraulic model must either apply an instantaneous peaking factor or use actual Peak Instantaneous flow data to account for indoor Peak Instantaneous demand.

Alternatively, rule R309-510-9 also states that the Peak Instantaneous demand for a single pipeline can be calculated for indoor use using Equation (1). The variable N in the equation is the total number of ERU's on the pipeline; Q is in gallons per minute (gpm).

$$\text{Equation (1)} \qquad Q=10.8N^{.64}$$

According to Rule R309-510-9, Equation (1) should only be used to estimate the flow required

for N connections from a single pipeline and should not be used to estimate node or junction demands utilized in hydraulic analysis.

State of Utah Code allows the hydraulic model to apply an instantaneous peaking factor to account for Peak Instantaneous indoor demand, that criteria of 2.0 times the Peak Day demand is being used for this report.

Outdoor Peak Instantaneous demand using this method is calculated by multiplying the Average Yearly outdoor culinary demand by four which equates to approximately 7.43 gpm per irrigated acre or 1,748 gpd/ERU (437 gpd/ERU or 1.86 gpm/ac x 4). The factor of 4.0 is derived from the total water being used over 6-months of the year, with a peak instantaneous factor of 2.0 applied. This is more than the amount that would be determined using Table 510-7 in the State Rule R309-510-9 for the Heber City area, which would be 5.60 gpm per irrigated acre. See Chapter 8 Pressurized Irrigation Use.

$$\frac{437 \text{ gal}}{\text{ERU} - \text{day}} \times \frac{1 \text{ day}}{24 \text{ hr}} \times \frac{1 \text{ hr}}{60 \text{ min}} \times \frac{3 \text{ ERU}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{0.49 \text{ irr ac}} = \frac{1.86 \text{ gpm}}{\text{irr ac}}$$

To facilitate the methodology used to calculate future needs, the Outdoor Peak Instantaneous demand of 1,748 gpd/ERU is spread across the City's total culinary 7,377 ERU's for 2025, resulting in a prorated outdoor use number of 400 gpd/ERU (1,748 gpd/ERU x 1,685 ERU / 7,377 ERU).

Heber City does not have a historical record of the combined Peak Instantaneous flow; therefore, the State criteria is used in this study.

System Losses

Distribution systems have inherent losses that are a function of the size of pipe, joint construction, temperature, and age of the system. Typical municipal systems lose as much as 10 to 25% of the water flowing through the system. Losses are based on comparing the total yearly metered flow from the sources with the total yearly flow metered at connections. Heber City's highest yearly loss for the past three years is unavailable due to inaccurate production data, so for the purposes of this report, the previous master plan loss of 17% will continue to be used. This is a conservative assumption because several water replacement projects have been completed since the last master plan update, further reducing leakage. It recommended that the City continue to leak test major water lines in an ongoing effort to reduce pipeline losses. It is also recommended that the SCADA system, control valves, and metering for the water system continue to be checked and monitored for accuracy and proper functioning to further minimize system losses.

Fire Flow

Heber City has adopted the Uniform Fire Code to determine the fire flows required for buildings within the City. The fire code determines the size and duration of flow that will be required. The amount of fire flow required for a building is based on the type of construction, square footage, and distance from other buildings.

For this study fire flows will be calculated using a minimum of 1,500 gpm for 2 hours for residential and 2,500 gpm for 2 hours for commercial uses. This criterion was implemented

based on recommendations from the Wasatch County Fire Chief. In cases where fire flow requirements for buildings exceed these criteria, fire sprinkling will be required.

Summary of Projected Water Flows

Total projected water use through the year 2045 includes indoor and outdoor culinary usage and fire flows. Water losses inherent in the system are included in the numbers used. Average Yearly indoor and outdoor usage is calculated using 400 gpd per ERU for indoor use plus 437 gpd per ERU for those units which only use culinary water for outdoor use.

As previously mentioned, it is estimated that approximately 1,685 ERU's (924 Cent Heber + 241 Vly Hills + 520 Other) solely use the culinary system for outdoor use and/or do not have pressurized irrigation available. To facilitate the methodology used to take these users into account, and calculate future needs, the design outdoor usage of 437 gpd/ERU was spread across the City's total 2025 ERU's of 7,377, resulting in a new outdoor average use number of 100 gpd/ERU. It is assumed that the total outdoor use number will either stay constant or be further reduced as pressurized irrigation continues to be installed in all new developments. If the City's policy on pressurized irrigation changes in the future, then these assumptions will need to be revisited. Table 4-2 shows the projected demands throughout the planning period.

Table 4-2 Required Minimum Capacities for Indoor and Outdoor Water Use

Year	Number of ERU's*	Average Yearly Demand		Peak Day Demand		Peak Day Demand w Cent Heber PI		Peak Day + Fire	Peak Instantaneous
		(mgd)	(ac-ft)	(mgd)	(gpm)	(mgd)	(gpm)	(gpm)	(gpm)
2025	7,377	3.69	4,132	8.41	5,840	7.03	4,882	8,340	10,246
2030	8,145	4.00	4,476	9.02	6,267	7.64	5,309	8,767	11,099
2035	8,905	4.30	4,816	9.63	6,689	8.25	5,731	9,189	11,943
2040	9,593	4.57	5,124	10.18	7,071	8.80	6,113	9,571	12,708
2045	10,334	4.87	5,457	10.78	7,483	9.40	6,525	9,983	13,531

* Residential Units have been adjusted for Red Ledges, North Village, and Jordanelle Ridge

Years 2025-2044 assume no additional outdoor demand will be added to the system.

4.3 Culinary Water System Analysis and Level of Service

Heber City's present culinary water system's capacity and Level of Service (LOS) were checked by analyzing the source, storage, and distribution systems. Heber City uses the State's minimum sizing requirements for water facility design and operation per Rule R309-510 to determine their minimum LOS. The statewide standards described in R309-510 are used in this master plan until DDW sets system-specific sizing requirements which are based on three years of reporting data of Peak Day Demand and Average Yearly Demand; Peak Day Demand is the total source flow into the water system to meet the demand on the day of the highest consumption in a year, and Average Yearly Demand is the total quantity of water produced for the system in a year. Future master plan updates will use design criteria based on the most recent three years of the system's actual water source data if DDW has set the system-specific sizing requirements as a requirement, and provided the data is available. Future improvements needed to maintain the existing LOS were determined and recommended to maintain the capacity to meet the projected population's demands. This section describes the present system, design parameters, and recommendations for needed improvements.

SOURCES

Heber City's culinary water system is presently served by three wells and one spring. The status of these source capacities was evaluated by analyzing water rights, amount of water physically provided, and peak daily flow requirements. Improvements needed by Heber City's sources will be discussed along with the Division of Drinking Water's Drinking Water Source Protection Rule.

Water Rights

Water used by Heber City is obtained from springs and wells that have municipal water rights. The City owns both culinary and irrigation water rights. Some of the irrigation water rights are from land that was annexed into the City. In this chapter, both the municipal and irrigation water rights will be discussed.

Water rights state the legal amount of water the City has the right to access. State regulations require that the City's water sources be legally and physically capable of meeting peak daily flows. Heber City has both culinary water rights, and shares in irrigation companies. Heber City presently has thirteen water rights converted for culinary use, one which is an exchange right (55-8534), and one which is a supplemental supply (55-3346). Heber City's water rights and the available flow are summarized in Table 4-3.

Table 4-3 Heber City's Water Rights

Water Right	Flow Depletion Limit (cfs)	Volume / Depletion Limit (ac-ft/yr)	Volume / Flow Right	Notes
Water Rights presently Used by City's Culinary System				
55-7052		1,071.34	Flow	Upper Broadhead Spring (1941 change app 0.05 to 2.5 cfs)
55-1392	2.36	1,708.56	Flow	Upper Broadhead Spring
55-947	2.00	1,447.93	Flow	Well #1
55-5780	0.25	105.00	Both	Valley Hills Well
55-8534	0.1036	75.00	Volume	Valley Hills Well (Mohr Spring Exchange; E1053)
55-8420	0.0889	64.4	Volume	Valley Hills Well; diversion limited to 50% or 64.4 ac-ft
55-1351	0.0990	71.64	Volume	Hospital Well; total diversion 95.53 ac-ft; depletion per OSE 71.64 ac-ft
55-4360			Volume	Hospital Well (see 55-1351)
55-3346	1.00	723.97	Flow	Source: Hospital Well, Supplemental Supply ¹
55-12327	0.0118	8.53	Volume	3 Existing underground water wells; depletion factor
55-894	0.0017	1.25	Volume	3 Existing underground water wells; depletion factor
55-12708	0.0057	4.14	Volume	3 Existing underground water wells; depletion factor
55-13325	1.7376	1,257.98	Volume	VH Well, HW, No. 1, Upper BS; Depletion value in OSE (Used by PI)
55-13016	0.6707	485.59	Volume	VH Well, HW, No. 1, Upper BS; Depletion value in OSE (Used by PI)
Subtotal	8.33	7,025.31		

1. See water right summaries for use restrictions.

2. See Appendix B for additional water right information and other water rights unavailable for use.

The following are short summaries for each of the water rights presently being used by the City's culinary water system.

55-7052 Water right 7052 was filed in 1941. The source of the water is from Upper Broadhead Springs, located approximately 1.7 miles east of Heber City. Per the change application a 1577 filed on February 13, 1941 the water right claims 2.5 cfs (1,122 gpm) for a 213 day period from April 1 to November 1, and 0.05 cfs

(22.4 gpm) for a 152 day period from November 1 to March 1. This water right is subject to the state change number a1577. The change is not supplemental.

- 55-1392** Water right 1392 was filed in 1960. Water right 1392 provides a flow of 2.36 cfs (1,059 gpm) from the Upper Broadhead Spring. In the proof of appropriation on June 20, 1950, the Upper Broadhead Spring was tested to produce a total of 4.86 cfs (2,181 gpm). This is the accumulated flow between water rights 7052 and 1392. Although the water right shows that 2,181 gpm can be taken from the spring, the minimum amount produced by the spring was approximately 800 gpm in 1992. Aggregating the water rights could allow all of 2,181 gpm to be taken from one point of diversion, depending on how the aggregation of the spring water would affect other water-right holders of the spring. This water right is subject to the state change number a3011.
- 55-947** Water right 947 was filed in 1959. The source of the water right is a well at 1800 East Lake Creek Road, which is the location of the City's Well#1. The water right is for 2.0 cfs (898 gpm) year around. The well was test-pumped at 1,190 gpm when it was drilled in 1959. When the well was proofed on June 12, 1962, the maximum flow was 1,180 gpm, and the average was 1,160 gpm.
- 55-5780** Water right 5780 was filed in 1976. The source of the water right 5780 is an underground well drilled in 1973 that provides water for Valley Hills Estates. The water right allows 0.25 cfs (112 gpm) or 105 acre-feet to be taken. The well was tested to pump 780 gpm with an 86 foot drawdown after 20 hours. When the proof was filed in 1983, the well averaged 750 gpm, 563 gpm above the available water right. This water right is subject to state change number a9298.
- 55-8534** Water right 8534, exchange 1053 was filed in 1976. The water right allows 75 acre-ft to be exchanged from Mohr Spring to the Valley Hills well.
- 55-8420** Water right 8420, filed in 1993, is a water right for the use of 128.75 acre-feet of water represented by 25.75 shares of stock in the Wasatch Irrigation Company. With change application number a17355, the point of diversion was changed from the Provo River to the Valley Hills well, and the use changed from irrigation to municipal. The total annual diversion was limited to 50% of the amount allocated to 25.75 shares of stock, or 64.4 acre-feet whichever is the lesser quantity. This water right is also owned by Wasatch Irrigation Company.
- 55-1351
& 55-4360** Water right 1351 was filed in 1957 and water right 4360 was filed in 1970 for a combined use of 102.546 acre-feet of water represented by 33.23 shares of irrigation and stock water. The water was diverted from two springs and a drain. With change application a22574 filed in 1998, the point of diversion for both water rights was changed to the city's Hospital Well with the total amount of water allowed for diversion limited to 95.53 acre-feet to ensure that the historic consumption or depletion of 71.64 acre-feet annually is not exceeded. The change is not supplemental.

- 55-3346** Water right 3346 was filed in 1977, but the original well was constructed in 1934. The flow of the water right is 1 cfs (448.8 gpm). This well has been renovated and is in use by the City. If the water right use is not municipal there are restrictions on the period of use. If the water right use is municipal, the period of use has no restrictions. This water right is strictly supplemental to the following rights: 55-947, 55-1351, 55-1392, 55-3346, 55-4360, 55-5780, 55-7052, 55-8420, and E1053.
- 55-12327** Water right 12327 was filed in 1954 for the use of 12.36 acre-feet of water with the City's under drain system named as the source. With change application a33961 filed in 2008, the source was changed to all three existing Heber City wells. This right has a depletion limit of 8.53 acre-feet.
- 55-894** Water right 894 was filed in 1958 for the use of 0.015 cfs of water from a private well. With change application a33606 filed in 2007, the source was changed to all three existing Heber City wells. This right has a depletion limit of 1.25 acre-feet.
- 55-12708** Water right 12708 was filed in 1954 for the use of 0.155 cfs or 6 acre-feet of water from an underground drain which is the City's underdrain system. With change application a41022 filed in 2015, the source was changed to all three existing Heber City wells for the use of 6 acre-feet. This right has a depletion limit of 4.14 acre-feet.
- 55-13325** Water right 13325 filed on 04/14/2021 for the use of 1830.7585 acre-feet of water represented by 535.31 shares of stock in the Wasatch Irrigation Company. With change application number a47110, the point of diversion remained at the Provo River with additional points of diversion added; i.e. the Valley Hills Well, Hospital Well, Well No. 1, and Upper Broadhead Springs; and the use changed from irrigation to municipal. The maximum diversion is 1,830.75489 acre-feet with a limited amount of water reasonably necessary to deplete 1,257.977 acre-feet per the State Engineer Opinion letter. This water right is also owned by Wasatch Irrigation Company and are currently being used for the existing pressurized irrigation system.
- 55-13016** Water right 13016 filed on 05/15/2019 for the use of 1198.71 acre-feet of water represented by 379.37 shares of stock in the Timpanogos Irrigation Company. With change application number a45202, the point of diversion remained at the Provo River with additional points of diversion added; i.e. the Valley Hills Well, Hospital Well, Well No. 1, and Upper Broadhead Springs; and the use changed from irrigation to municipal. The maximum diversion is 703.73 acre-feet with a limited amount of water reasonably necessary to deplete 485.5936 acre-feet per the State Engineer Opinion letter. This water right is also owned by Timpanogos Irrigation Company and are currently being used for the existing pressurized irrigation system.

Heber City water rights are a combination of flow and volume rights. Flow rights for municipal use allow the City to use that amount of flow year-round, if the maximum volume right is not

exceeded. Volume rights may or may not have a maximum flow rate associated with them but the total volume the City can utilize is set by the maximum ac-ft value of the water right over the usage period. After comparing the water rights with the water use data from the wells, Heber City will need to convert additional irrigation shares to municipal water rights to keep from over utilizing the current water rights during certain times of use as growth continues.

Irrigation Shares

Heber City currently owns 452 Wasatch irrigation shares, 136 shares of Timpanogos Class D shares, and 20 Timpanogos irrigation shares, along with a variety of other company shares which are summarized in Table 4-4. The acre feet for these shares are listed in the share's terms. They are currently used for pressurized irrigation or leased out for other irrigation purposes and have not been converted to a municipal water use. As demand on the culinary system increases a portion of these shares will be converted. Table 4-4 shows the shares with their respective assumed diversion and converted municipal water equivalents.

Table 4-4 Heber City's Irrigation Water Rights and Municipal Conversion

on Company	Irrigation			Municipal Conversion			
	Shares	Diversion (ac-ft /share)	(ac-ft)	Depletion per 1 acre (ac-ft)	Depletion Allowed (ac-ft)	(cfs)	(gpm)
Daniels Irrigation	137	0.75	103	2.07	71	0.098	44.0
Extension Irrigation	371	0.30	111	2.07	77	0.106	47.6
Sage Brush Irrigation	6	0.30	2	2.07	1	0.002	0.8
Spring Creek Irrigation	74	0.60	44	2.07	30	0.042	18.9
Timpanogos Irrigation	20	1.85	38	2.07	26	0.036	16.2
Timpanogos Class D	136	3.00	409	2.07	282	0.389	174.8
Wasatch Irrigation	452	3.40	1,535	2.07	1,059	1.463	656.7
Other	-	-	24	-	-	-	-
Total			2,266		1,547	2.14	959

Irrigation Shares are based on water rights with irrigation of crops specified as the beneficial use of the water and as such have both a diversion amount and a consumption/depletion amount specified for that water use. To understand the water "use" it is necessary to distinguish between diverted water and consumed or depleted water. Diverted water is water withdrawn from a natural water system and put to a beneficial use as defined by the Utah Division of Water Rights. Consumed or depleted water is the portion of the diverted water that is consumed by plants, humans, or livestock and is not returned to the water system. The difference between the diverted water amount and depleted water amount is called return flow. Return flow is the portion of diverted water that is not consumed or depleted and that returns to the natural water system (i.e. water absorbed into the soil and returned to the aquifer or excess run off at the end of a field).

The Heber Valley Special Service District Treatment Plant is treated as 100% consumptive per the State's Municipal Conversion requirements. This means that any share of irrigation water converted to indoor municipal use is considered fully consumed or depleted since the water will flow through the City's municipal sewer system to the treatment plant. When the Division of

Water Rights evaluates irrigation water shares that are to be changed from irrigation use to indoor municipal use, only the depletion rate of the uses are considered. Therefore, a higher diversion rate of water must be submitted to account for the return flow (i.e., the portion of water that would have gone back into the hydrologic system and not been consumed had it remained as irrigation water). The volume of water that makes up the return flows, had it been used for irrigation, cannot be counted towards indoor use since it is pass-through water due to the nature of the use.

The amount of irrigation water or irrigation shares required to be submitted for indoor use in Heber City is calculated using a ratio of the States outdoor watering duty verses how much water would be consumed by the crops being irrigated and not returned to the hydrologic system. Heber City is in Water Right Area 55 of the Utah Division of Water Rights Area Maps. This area has an irrigation diversion duty in the amount of 3.0 ac-ft/acre and a depletion rate of 2.07 ac-ft/acre of irrigated land. Collection of water rights/shares for indoor use must be based on the total amount of water that would have been depleted by the historic uses and not by how much was diverted.

The City's indoor usage requirement is 400 gpd/ERU (0.45 ac-ft/ERU), which is the amount of water that is depleted/consumed per ERU per day. This amount is multiplied by the ratio of the amount of irrigation water that would have been diverted from the canal/stream for irrigation purposes by the amount that water that would have been depleted by the plants and/or evaporated. The result is the amount of irrigation water shares that needs to be submitted per ERU to allow the portion of irrigation water that would not have been depleted to remain unused. During the change application process from irrigation to municipal use the Utah Division of Water Rights evaluates the depletion amount of the historic uses and proposed uses of this water and reconciles the diversion amount allowed for each use.

$$0.45 \text{ ac-ft depletion} \quad x \quad \frac{3.0 \text{ ac-ft diversion}}{2.07 \text{ ac-ft depletion}} = 0.65 \text{ ac-ft diversion}$$

The State of Utah Administrative Code Rule R309-510 suggests an Average Yearly demand of 146,000 gal/ERU (400 gpd/ERU); however, actual water production data is used to estimate water right needs. Production meter data shows that the average indoor use has been closer to 223 gpd/ERU, therefore, Heber City collects water rights per ERU according to the following calculation:

$$\frac{0.25 \text{ ac-ft (223 gpd)}}{\text{depletion}^*} \quad x \quad \frac{3.0 \text{ ac-ft diversion}}{2.07 \text{ ac-ft depletion}} = \frac{0.36 \text{ ac-ft (321 gpd)}}{\text{Diversion}^*}$$

** 1 ERU per single family home, including town homes and apartments with 3 or more bedrooms. Two Bedroom apartments are typically evaluated at 80% of an ERU. One Bedroom and studio apartments are typically evaluated at 50% of an ERU.*

SOURCE

Source Capacity Requirements

Utah State Public Drinking Water rules (R309-510) require that sources provide sufficient supply to meet Peak Day and Average Yearly demands.

Source Capacity

Heber City has four sources of water to meet its culinary water demands. Table 4-5 lists the current pump capacity, source capacity, and water right associated with each source. Section R309-510-7 of the State Code requires these sources to be capable of meeting the Peak Day and Average Yearly demand conditions. Heber City's maximum recorded Peak Day demand in the past 15 years occurred in 2010 at a rate of 4,590 gpm. The maximum annual recorded use in the past 15 years occurred in 2012 at 2,457 ac-ft. This compares with a current capacity of 5,620 gpm or approximately 9,114 ac-ft. While the current capacity is more than adequate to satisfy the Average Yearly demand, additional capacity is needed to meet future Peak Day demands. With the installation of a pressurized irrigation system in Central Heber, additional source capacity may be needed until 2030.

It should be noted that the outdoor demands on the culinary system have reduced in the past several years on account of the installation and activation of a pressurized irrigation system in portions of Heber City, shifting demand to the pressurized irrigation system. As system losses are reduced, water conservation efforts are active, and future developments connect to the pressurized irrigation system, the need for additional source capacity may be postponed till 2030 or longer.

Table 4-5 Individual Source Capacity Data

Description	No. Pumps	Column Depth (ft)	Est.Source Capacity ³ (gpm)	Current Continuous Pumping Capacity ² (gpm)	Existing Depletion Water Rights ⁴ (ac-ft)
Valley Hills Well	1	300	720	750	1,210
Hospital Well	1	120	3,000	3,000	4,839
Well No. 1	1	213	1,400	1,400	2,258
Upper Broadhead Spring ¹	NA	NA	500	500	807
Water Rights Converted to Combined Wells					14
Water Rights Converted to Combined Wells/Spring (2021 Timp transfer)					486
Water Rights Converted to Combined Wells/Spring (2021 Wasatch transfer)					1,258
Total			5,620	5,650	9,114

¹ Minimum flow for this spring is 500 gpm. The maximum is 2,500 gpm.

² Current Capacity is the current pump rated capacity and minimum spring capacity.

³ Estimated Source Capacity is from DDW or City records.

⁴ Data Obtained from Water Right Analysis Prepared by Horrocks Engineers December 1, 2022.
Current Broadhead Booster Pump rated capacity is 1400 gpm each pump.

Source Recommendations

Table 4-6 shows a summary of the additional capacity required from City sources in the future. As can be seen in the table, the City will need to increase its capacity to meet demand. If water conservation efforts continue to reduce water consumption, and pressurized irrigation water use increases, the City may be able to delay increasing its source capacity. If pressurized irrigation continues to be installed in Central Heber, the reduced quantity of culinary water, approximately 954 gpm (1,550 - 626 ERUs @ 437 gpd/ERU x 3.4 PF) will postpone the need for a new source until 2030. However, funds for the pressurized irrigation system installation costs would need to be allocated.

Table 4-6 Source Capacity Needs Summary

Year	Peak Day (gpm)	PD (w/PI) (gpm)	Current Capacity (gpm)	Remaining Capacity (gpm)	Rem Cap (w/PI) (gpm)
2025	5,840	4,882	5,620	(220)	738
2030	6,267	5,309	5,620	(647)	311
2035	6,689	5,731	5,620	(1,069)	(111)
2040	7,071	6,113	5,620	(1,451)	(493)
2045	7,483	6,525	5,620	(1,863)	(905)

Note: Table shows remaining capacity if a pressurized irrigation is installed in the rest of Central Heber.

In 2002 a consultant, Kleinfelder, was retained to review the capacity of existing City sources and make recommendations on the development of additional supplies. The top alternatives identified in the study are listed below:

- Replace Well No. 1 or drill a second well at the same location. Potential additional yield is 500 gpm to 1,500 gpm.
- Install a larger pump in the Hospital Well. Potential additional yield is 1,700 gpm. This recommendation was completed, and the Hospital Well capacity was increased in 2010 to a total of 3,000 gpm.
- Identify and develop new well East of the City's Lindsey tank site. Potential yield is greater than 500 gpm.

It is recommended that the City continue to investigate the development of additional source capacity at its existing locations and consider pursuing an exploratory well at a new location that could be acquired by the City. The new location could be held in reserve for future development in case one of the existing sources fails or additional capacity is needed.

It is also recommended that the City continue expanding its pressurized irrigation system to areas where it is not currently provided. As demonstrated in Table 4-6, the source capacity may not meet current peak day demands. However, if pressurized irrigation continues to be installed, in combination with conservation and leak detection programs, an adequate culinary water supply will be available to meet the peak day demands for another 4+ years. In the meantime, priority should be given to correcting system metering deficiencies so that the collection of accurate source production data can resume and the conclusions and recommendations in this study can be confirmed.

Drinking Water Source Protection Program

The State Division of Drinking water requires all culinary water sources to have Drinking Water Source Protection Plans in place. The City has source protection plans in place for each of its existing sources. The original delineation reports were prepared by Hansen, Allen and Luce Engineers in 1996, and Horrocks Engineers prepared the source protection plans in 1998. Horrocks Engineers updated the plans in 2004 and they were approved. Updates for the wells were completed by Horrocks Engineers at the end of 2020. Updates for the spring was completed by Horrocks Engineers at the end of 2017, and another one was completed at the end of 2023. One ongoing concern of these plans is the Broadhead Spring. The spring is located approximately 1000 feet west of a dairy and stock pond and the City must take precautions that contaminants do not infiltrate the spring, especially during spring high water run-off. Currently the City chlorinates this spring to avoid problems if any contamination occurs.

The City now has an agreement with the County, which requires development encroaching on the source protection zones to be reviewed by the City. This provides an opportunity to identify any additional measures that need to be taken to protect City's water sources prior to developments being approved.

STORAGE

Storage Requirements

State Drinking Water Rules recommend providing storage consisting of three components: 1) operational or equalization storage, 2) fire suppression storage, and 3) emergency storage.

Operational storage is sized for the Average Yearly demand to meet the combined indoor and outdoor demands for one day. The indoor portion is calculated using the State storage criteria for indoor use based on 400 gpd/ERU. The outdoor portion is calculated using the City's Average Yearly outdoor use of 437 gpd/ERU, for those without pressurize irrigation, and then doubled to 874 gpd/ERU because the total outdoor use only occurs during the six-month summer irrigation season. Approximately 24% of Heber City's current ERU's use culinary water for outdoor irrigation while the remaining ERU's have pressurized irrigation available. For convenience in calculating the Operational storage volume, the Average Yearly outdoor use of 437 gpd/ERU is spread over all City ERU's, resulting in an equivalent use of 100 gpd/ERU. The total use of 608 gal/ERU (400 gpd/ERU indoor + 100 gpd/ERU outdoor x 2) was used to calculate the Operational storage volume.

Fire suppression storage is based on the flow rate and duration required by the local fire department. Currently the fire department has indicated that for planning purposes, 180,000 gallons (1,500 gpm for 2 hours) is acceptable for residential areas, and 300,000 gallons (2,500 gpm for 2 hours) is acceptable for commercial areas. Since the City's water system is mostly interconnected and storage in the highest tank benefits the majority of the system, fire suppression storage of 300,000 gallons will be located in the highest tank.

Emergency storage is not provided in storage calculations. This is due to the availability of multiple sources of supply. If it is determined that a higher level of reliability in the City's water system is needed, emergency storage may be added to the criteria.

Available Storage

Heber City presently has five storage reservoirs in the culinary system as listed in Table 4-7 with a total capacity of 4.85 mg.

Table 4-7 Heber City Reservoirs

Name	Capacity (mg)	High Water Elev	Low Water Elev	HGL Elev	Type
Valley Hills No. 1	0.25	5892	5870	5890	Concrete Rectangular
Valley Hills No. 2	0.5	5892	5870	5890	Concrete Circular
Broadhead	1	5745	5725	5735	Concrete Rectangular
McNaughton	1.1	5892	5870	5890	Concrete Circular
Lindsay Hill	2	5972	5950	5960	Concrete Circular
TOTAL	4.85				

Storage Recommendations

Table 4-8 shows the summary of the storage capacities needed for Heber City through the year 2040, including indoor, outdoor, and fire storage.

Table 4-8 Storage Capacity Projections

Year	Indoor Use Storage (mg)	Outdoor Use Storage (mg)	Outdoor Use Storage (w/PI) (mg)	Fire Storage (mg)	Storage Required (mg)	Storage Required (w/PI) (mg)	Storage Available (mg)	Storage Remaining (mg)	Storage Remaining (w/PI) (mg)
2030	3.26	1.48	0.66	0.30	5.03	4.22	4.85	(0.18)	0.63
2035	3.56	1.48	0.66	0.30	5.34	4.53	4.85	(0.49)	0.32
2040	3.84	1.48	0.66	0.30	5.61	4.80	4.85	(0.76)	0.05
2045	4.13	1.48	0.66	0.30	5.91	5.10	4.85	(1.06)	(0.25)

Note: Table shows remaining storage if a pressurized irrigation is installed in the rest of Central Heber.

Table 4-8 shows that available storage does not meet required storage, but if a pressurized irrigation system continues to be installed in Central Heber, the outdoor storage demand will decrease by 0.81 mg (1,550 ERUs - 626 ERU's currently being installed @ 437 gpd/ERU x 2), and the existing available storage of 4.85 mg will meet the future needs of Heber City until 2030 or beyond. It is anticipated that outdoor use and storage requirements will not increase, or may even be reduced, as future development connects to the pressurized irrigation system and water conservation efforts are met.

It is recommended that the City continue installing a secondary irrigation system in the Central part of Heber to reduce system storage demand. It is also recommended that additional storage be planned for. The additional storage will be needed in the event growth estimates or storage criteria change, higher pressure zones are added to the system, or the pressurized irrigation system is not installed in new development areas. A new storage facility is included in the impact fee analysis, however, if pressurized irrigation is installed in Central Heber, the additional storage can be postponed for at least 9+ years.

DISTRIBUTION SYSTEM

The capacity of Heber City's existing distribution system will be discussed in this section. Improvements will then be recommended to meet the projected water demand in areas of future development. Figure 4-2 shows the existing distribution system. Heber City has approximately 180 miles of culinary water lines that convey and distribute water.

Distribution System Requirements

State Drinking Water Administrative Rule R309-510-9 and R309-105-9 require the distribution system to be able to meet the peak instantaneous demand or the Peak Day demands plus Fire flow, and still maintain a minimum of 20 psi at all connections within the system. For Heber City Peak Day plus Fire is the governing condition.

Computer Model of Culinary Water System

The Bentley WaterGEMS computer program was used to model Heber City's water system. The program requires that all pipes, elevations at intersections, wells, tanks, sources, well pumps, booster pumps, and pressure reducing valves (PRV) be entered into the model as they are constructed. System demands are then entered in. The program calculates static pressure throughout the system based on the given elevations. Available fire flows can also be determined. The program determines the available fire flows at various locations based on the user defined parameters, such as required flow and residual pressure. An extended period simulation was also run to monitor the entire system through a given time period. Tanks, pumps, pipes, demand nodes, and other system elements are modeled and can be graphed through the time period.

After the model is run and problem areas are defined, improvements can be modeled to bring the system up to the minimum level of service (LOS). Determining which improvements in the system will bring the system up to the minimum LOS in the most economical manner is an iterative process.

The following scenarios were modeled for Heber City's culinary water system with the model results contained in Appendix B:

- 1. Fire flow and 24 hour extended period simulation for existing conditions*
- 2. Fire flow and 24 hour extended period simulation for ultimate build-out conditions*

The existing water system was modeled and calibrated. The areas that are nearing minimum LOS were identified. Improvements were determined that would allow minimum fire flows and pressures to be preserved throughout the existing system. These improvements are recommended in this section and were shown previously in Section 4.1, Figure 4-1.

Heber City's General Plan map was used to determine future development densities, and the projected number of ERU's in undeveloped areas were determined. The additional demand projected for undeveloped areas was added to the present demand. From this information, the ultimate build-out water system was modeled, and the future improvements were identified to provide the fire flows and pressures to maintain the culinary water LOS in Heber City.

I:\Heber City\City Projects\2024 Parks & Trails Master Plan\UT-9369-24\Project Data\2025 Heber City Master Plan Update\Project Data\Sheet Files\Fig 4.2 Water Exist 2025.dwg - Layout1 - 9/15/2025 09:58am, natalier

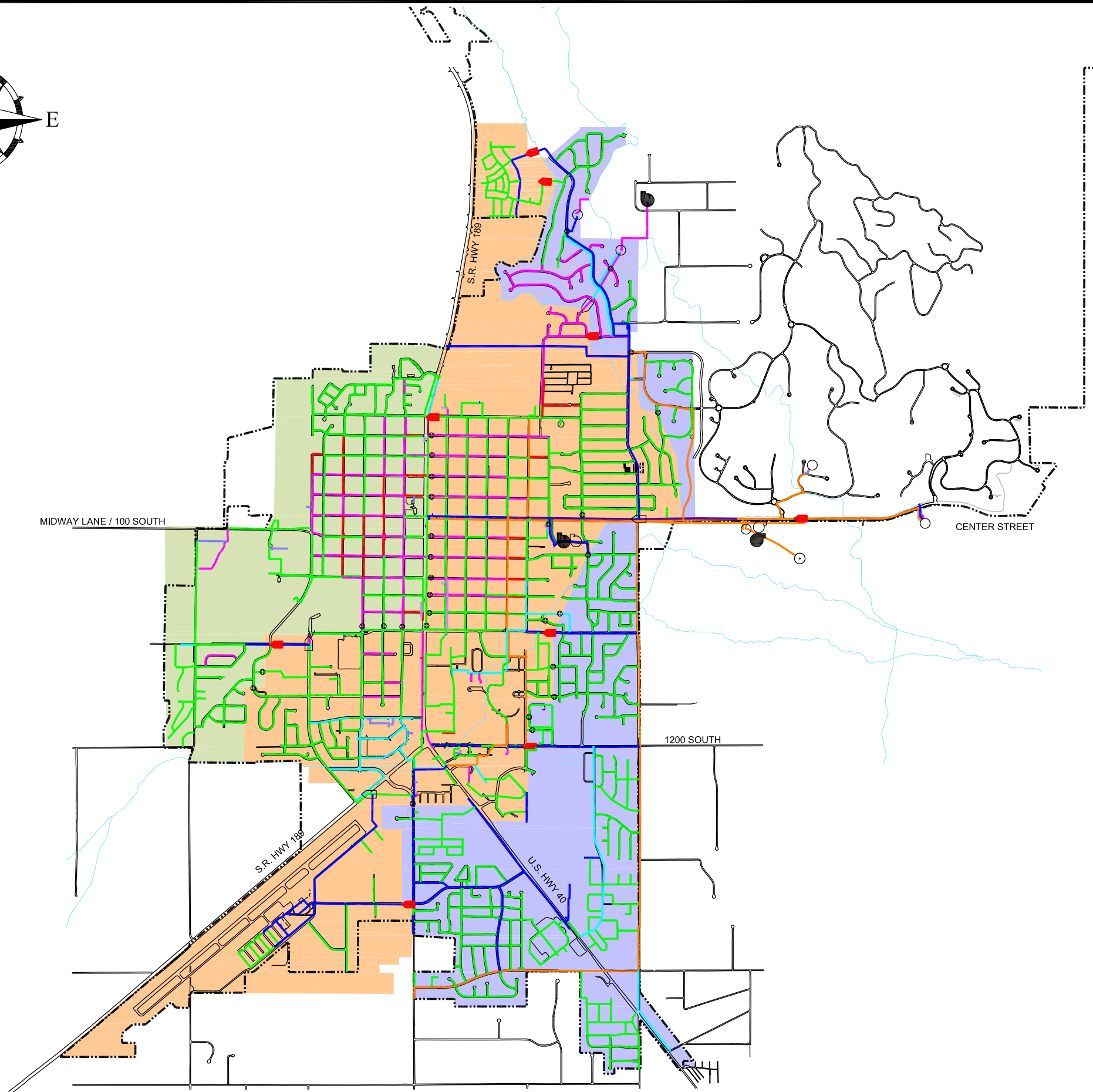
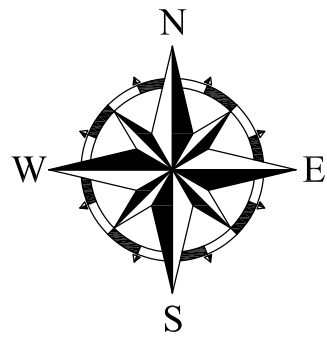


FIGURE 4-2

HEBER CITY

EXISTING CULINARY WATER SYSTEM

- ULTIMATE BUILDOUT BOUNDARY
- HEBER CITY BOUNDARY
- EXISTING ROADS
- ACTIVE PRV
- INACTIVE PRV
- WELL PUMP
- ACTIVE BOOSTER PUMP
- INACTIVE BOOSTER PUMP
- SPRING
- TANK
- CLOSED VALVES

EXISTING WATER LINES

PIPE SIZE (inches)	PIPE COLOR
<4	
4	
6	
8	
10	
12	
14	
16	
18	
20	
UNKNOWN	

WATER ZONES

ZONE NAME	ZONE COLOR
EAST ZONE (LINDSAY HGL 5960)	
MCNAUGHTON (HGL 5890)	
WEST ZONE (BROADHEAD HGL 5735)	



Horrocks

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Distribution System Recommendations

The entire culinary water system was modeled for both present and projected populations for instantaneous conditions with fire flow demand, and a 24-hour extended period simulation. Heber City's existing storage capacity is presently adequate for average daily flows and fire flows.

Recommended improvements and estimated costs are shown in Table 4-9. The costs of the improvements include construction costs, engineering costs, legal and administrative fees and contingencies. The total estimated cost for the recommended improvements is \$20,672,574. These estimated costs will assist in determining the impact fees. A breakdown of the project costs and assumptions are shown in Appendix B.

It should again be noted, that if pressurized irrigation water continues to be installed in the central part of Heber projects W-027 and W-054 (new source and storage facilities) may be postponed, reduced in size, and a portion of the funds for these projects shifted to the pressurized irrigation system improvement project I-001.

Table 4-9 Heber City's Estimated Cost of Water Improvements

ULT	CIP #	Recommended Improvements	Size (in)	Total Cost	Funding Proportionate Share Analysis							
					Operating		Developer		Other ¹		Impact Fee	
					%	\$	%	\$	%	\$	%	\$
	W-005	Daniel Road - 2200 S to 2400 S (8")	8	\$222,712	0%	\$0	0%	\$0	0%	\$0	100%	\$222,712
	W-008a	1900 S - US 40 to 600 E RAB (12")	12	\$320,346	0%	\$0	0%	\$0	0%	\$0	100%	\$320,346
	W-008b	1900 S - 600 E RAB to Mill Rd (12")	12	\$485,254	0%	\$0	59%	\$285,329	0%	\$0	41%	\$199,925
	W-019	2400 S - Daniel Rd to Airport Rd (12")	12	\$1,606,502	0%	\$0	59%	\$944,623	0%	\$0	41%	\$661,879
	W-025	1250 South PRV		\$321,119	0%	\$0	0%	\$0	0%	\$0	100%	\$321,119
	W-027	New Source Development (2400 gpm)		\$4,491,059	0%	\$0	0%	\$0	0%	\$0	100%	\$4,491,059
	W-028	Master Plan Updates every 5 years (4 times)		\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000
	W-029	Aerial Digital Map Updates (4 times)		\$19,200	0%	\$0	0%	\$0	0%	\$0	100%	\$19,200
	W-036	400 East - 700 N to 500 North (8")	8	\$456,066	0%	\$0	100%	\$456,066	0%	\$0	0%	\$0
	W-041	US 40 - 2200 S to 2400 S (West) (8") *	8	\$311,390	0%	\$0	0%	\$0	0%	\$0	100%	\$311,390
	W-043	US 40 - 1300 S to 1700 S (West) (8")	8	\$224,432	0%	\$0	100%	\$224,432	0%	\$0	0%	\$0
	W-045	1200 South - 850 W to 1200 W (8")	8	\$373,208	0%	\$0	100%	\$373,208	0%	\$0	0%	\$0
	W-047	600 West - 450 S to 650 S (8")*	8	\$541,367	0%	\$0	0%	\$0	0%	\$0	100%	\$541,367
	W-053	550 North - 550 E to 750 E (8")	8	\$435,722	80%	\$348,578	0%	\$0	0%	\$0	20%	\$87,144
	W-054	Future Tank Storage (1.4 MG)		\$4,693,525	0%	\$0	0%	\$0	0%	\$0	100%	\$4,693,525
ULT	W-058	Southfield Rd- SR 189 to 1100 S	12	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	W-059	SR 189 - 2500 S to South Field Road (12")	12	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	W-060	500 North to Midway Lane (8")	8	\$887,627	0%	\$0	100%	\$887,627	0%	\$0	0%	\$0
	W-061	Hwy 40 or Ostler Pk Rd- 1600 N to 900 N (12")	12	\$1,010,537	0%	\$0	59%	\$594,196	0%	\$0	41%	\$416,341
	W-063	US 40 - 1500 S to 1200 E (East) (8")	8	\$958,973	0%	\$0	100%	\$958,973	0%	\$0	0%	\$0
	W-064	Valley Dr PRV		\$393,120	100%	\$393,120	0%	\$0	0%	\$0	0%	\$0
ULT	W-065	2400 South - 850 West to US 189 (12")	12	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	W-066	Heber City Public Works Facility Exp Ph 1		\$349,676	0%	\$0	0%	\$0	0%	\$0	100%	\$349,676
	W-067	600 East - 1300 S to Hidden Cr Ln (8")	8	\$443,923	0%	\$0	100%	\$443,923	0%	\$0	0%	\$0
	W-068	Heber City Public Works Facility Exp Ph 2		\$1,565,695	0%	\$0	0%	\$0	0%	\$0	100%	\$1,565,695
ULT	W-069	2400 South PRV		\$321,119	0%	\$0	0%	\$0	0%	\$0	0%	\$0
				\$0	0%	\$0	0%	\$0	0%	\$0		
TOTAL EXPENDITURES				\$20,672,574		\$741,698		\$5,168,378		\$0		\$14,441,379
W-EIFB Existing Impact Fee Fund Balance												-\$3,921,831

NOTES:

- "Other" includes grants and special assessments.
- ±\$3,912,792 in existing impact fee balance, subtracted from total cost. To be applied to impact fee eligible projects as needed.
- Assumed 5.0% interest rate on bonds. All bonds assumed to be paid off by 2045.
- Projects W-027 and W-054 will be reduced in size if the PI system continues to be installed in Central Heber. Assume 1/2 of the funding for projects W-027 and W-054 will go toward the PI system in Central Heber that replaces part of the need for these projects.
- The aerial digital map and Master Plan update needs to be done four times in the next 20 years. The total cost is divided by four in the Impact Fee Expenditure Plan Improvement Costs.
- ERUs based on 2045 ERU projection minus Red Ledges, NV and JR full time units because they are served by Twin Creeks and do not pay sewer impact fees.
- Projects with * have been partially completed with previous CIP projects.
- Valley Hills Plats A-H have water impact fees reduced by \$325 per agreement with developer for constructing a portion of the Valley Hills #2 Tank

4.4 Economic Feasibility Analysis

The two types of funding for Heber City's water system are operating and non-operating. Independently, these two funds should generate sufficient revenue to fund the respective needs of the water system. Operating expenses include the monies used for personnel and contractual services, betterment and replacement type capital improvement projects, materials, supplies, depreciation, and other operating expenses. Revenue to fund these operating expenses is generated from waster user fees.

Non-operating expenses comprise expansion type capital improvement projects, developer reimbursements, master planning, aerial mapping, and bond repayment. The revenue for non-operating expenses is generated from impact fees. Generally, operating expenses should be funded by the existing connected population, and non-operating expenses necessary for future development should be paid by the future population by way of impact fees.

In this section, only the non-operating expenses are discussed. Projected revenue and expenditures have been analyzed to determine if present fees are sufficient to fund the recommended improvements and other related expenditures.

Impact Fee Fund

The Impact Fee Fund or capital project fund is used to fund improvements needed to meet the increased demands due to growth. Revenue is currently generated from the “impact fee” charged to new development. This revenue is used for capital improvement projects and debt service.

The impact fee can be used to fund capital improvements, including construction costs, land acquisition, material costs, planning, surveying, and engineering fees provided for and related directly to the construction of the system improvements; and debt service charges to the principal and interest on bonds, notes or other obligations issued to pay the cost of the system improvements. This revenue can also be used to fund annual Master Plan reviews and Master Plan updates approximately every five years.

Developer Contributions

The City has a policy that developers are responsible for 100% of the cost of on-site improvements needed to serve their development. Developers are also responsible for extending any off-site services needed to serve their development. However, reimbursement for a portion of these costs may be available through reimbursement agreements or impact fees if the facilities have previously been identified in this Master Plan. The City’s policy for culinary water lines is to reimburse the incremental over-sizing cost for lines above 8-inches, unless the oversized line is needed specifically to meet the demands of the development.

 Currently, the water impact fee charged to residential units in new development is \$2,802 per 0.75-inch connection and \$4,199 per 1-inch connection. Table 4-10 shows the new impact fee recommendations for residential and non-residential connections.

Table 4-10 Recommended Impact Fees

Residential Connections		
Meter Size (in)		Impact Fee per ERU
0.75		\$4,199
> 0.75		see below
Non-Residential Connections		
Meter Size (in)	Area of Pipe (in ²)	Impact Fee
0.75	0.442	\$4,199
1	0.785	\$7,464
1.5	1.767	\$16,794
2	3.142	\$29,857
3	7.069	\$67,178
4	12.566	\$119,427

The impact fees are based on the estimated total cost for improvements, with bond interest added, and existing impact fee balance subtracted of \$12,427,901 (\$10,519,548 + \$1,908,353) over the next 20 years; and the projected number of new residential and non-residential ERU's of 2,960 shown in Table 4-11.

The money generated from the recommended impact fees should generate sufficient revenue to fund the recommended capital improvements and bond re-payments and excludes the operating portion of the improvements identified in Table 4-9.

Table 4-11 Projected Impact Fee Revenue and Projected New Connections.

Impact Fee Expenditure Plan						Collected vs Cost	Bond Loan Plus Payments	Fund Running Balance
Year	ERUs ²	Impact Fee Collected (\$)	Available Funds (\$)	Improvement Projects ^{1,3}		Improvement Costs (\$)		
2026	148	\$621,395		W-028	W-008b	W-060		\$0
2027	150	\$629,792		W-029	W-043	W-061		\$0
2028	154	\$646,587		W-066	W-047	W-067		\$0
2029	157	\$659,183		W-EIFB	W-053			\$0
2030	160	\$671,778	\$3,228,735	W-027	W-054	\$6,659,749	(\$3,431,014)	\$3,431,000
2031	163	\$684,374		W-028		W-063		(\$330,550)
2032	166	\$696,970		W-029	W-036	W-064		(\$330,550)
2033	169	\$709,566		W-066	W-041	W-068		(\$330,550)
2034	130	\$545,820		W-008a	W-045			(\$330,550)
2035	132	\$554,217	\$3,190,948	W-025		\$2,670,770	\$520,177	\$801,950
2036	134	\$562,614		W-028				(\$477,214)
2037	136	\$571,012		W-029				(\$477,214)
2038	138	\$579,409		W-066				(\$477,214)
2039	140	\$587,806		W-019				(\$477,214)
2040	142	\$596,203	\$2,897,045			\$814,098	\$2,082,946	(\$174,014)
2041	144	\$604,601		W-028				(\$547,246)
2042	146	\$612,998		W-029				(\$547,246)
2043	148	\$621,395		W-066				(\$547,246)
2044	150	\$629,792		W-005				(\$547,246)
2045	153	\$642,388	\$3,111,174			\$374,931	\$2,736,243	(\$547,246)
2,960		\$12,427,901				\$10,519,548	\$1,908,353	(\$1,908,353)
Estimated New ERU's =			2,960	Impact Fee per ERU (no bonding) =			\$3,554	
				Impact Fee per ERU with Bond Interest =			\$4,199	

NOTES:

1. Project order in which development will occur in City is approximated and will change as development dictates.
2. 2045 projected Residential and Non-Residential ERU's minus Red Ledges because Red Ledges does not pay water impact fees.
3. W-028, W-029, and W-066 are divided by 4 to spread over 20 year window.
4. Must borrow sufficient funds to cover shortfall in fees collected. Must keep Fund Running Balance low to insure fees are spent in 6 years.

To keep abreast of inflation and increasing construction costs, the impact fees should be reviewed annually to ensure that the required funding will be available.

In addition to the impact fees, a fee is also charged to cover the cost of the meter installation and inspection when a developer connects to the system.

Chapter 5

Sanitary Sewer System

5.1 Summary and Recommendations

Introduction

This chapter identifies the existing condition of the sanitary sewer system as well as recommended improvements to meet the projected 20-year population demands. Impact fees are based on implementing the recommended improvements.

Heber City's sewer system was evaluated for the projected population, number of connections or equivalent residential units (ERU's), and sewer flows. Using State design requirements, population per household, and historical sewer flows, the flows were projected and analyzed through the planning period to determine the respective capacities in collector and interceptor lines. Then, using the potential areas of development and the projected sewer flow, improvements were recommended.

Heber City provides sewer capacity to entities outside the City boundary. Twin Creeks Special Service District (TCSSD) has a connection at 600 South 1200 East. Projected demands for TCSSD and its impact on the City's system have been included in this study, along with a future second connection at 1200 South 1200 East. The City has also agreed to provide capacity to Charleston at a future connection at 1200 South 1200 East and planned for in this study. TCSSD and Charleston's existing and future flows will use excess capacity in several existing Heber City sewer lines and impact several new projects, i.e., S-026, S-027, S-045.

The Heber City Design Criteria used in this study are summarized below:

- | | | |
|------------------|-------------------------------|----------------------|
| • Flow: | - Average Yearly | 312 gpd/ERU |
| | - Peak Hour Collector Lines | Average Yearly x 4.0 |
| | - Peak Hour Interceptor Lines | Average Yearly x 2.5 |
| • Pipe Capacity: | - Maximum | 75% of Full Capacity |
| Pipe Sizes: | - Minimum | 8-inches |
| • Velocities: | - Minimum | 2 fps |
| | - Maximum | 15 fps |

Projected Population

Heber City's estimated population is expected to increase by approximately 69%, from 19,575 to 27,422 people by the year 2045, for the area served by the sewer water system. This is based on an analysis of recorded lots, unrecorded lots that have received approval, and potential future developments. At this growth rate, an additional 2,960 (10,337-7,377) sewer ERU's will be added. 369 ERU's (551-182) in the Red Ledges area, which is served by Twin Creeks Special Service District (TCSSD), are not included in the ERU numbers. Heber City's sewer system is therefore estimated to have a total of 10,337 ERU's, or an additional 2,960 ERU's, by 2045. Growth beyond 2045 to Ultimate build out will be addressed in future Master Plan updates.

Projected Sewer Flow

Using 10,337 projected equivalent residential units in 2045, the average yearly flow will increase by 337 mg, from 840 mg to 1,177 mg, over the next 20 years.

City sewer records show an increase of 19.4% in flow during the summer months as compared to the winter months between the years 2006 and 2022. This increase has slightly dropped in recent years to 17.1% for the last 10-year average and 15% for the last 3-year average. Most of the summer increase is assumed to be from infiltration and inflow, and the City's actions over the years to reduce this inflow appear to be working. The City should continue to take steps to further reduce infiltration and inflow as it costs tens of thousands of dollars annually to treat this additional flow.

Recommended Sewer System Improvements

Capital improvements recommended to meet the projected population's sewer flows are shown in Figure 5-1. These recommendations were determined by using a computer model of Heber City's sewer system and input from City staff. A detailed listing of the recommended improvements is given in the following paragraphs.

Projects labeled as "Ultimate" are beyond the 20-year planning window and therefore the improvement cost and associated populations served have been excluded from impact fee calculations.

S-004 600 East - 1300 to Hidden Cr Ln (15"): A 15-inch line should be constructed along 600 East from 1300 South to Hidden Creek Lane. Once this development is designed, the slope of the line is known, and the exact location of the loadings is determined, the size of this line should be verified.

S-020 Aerial Photography Update: The aerial photography of the city system should be updated every 5 years. These aids in modeling and mapping the sanitary sewer system, planning, and preliminary project design.

S-021 Master Plan Update: The facilities master plan should have major updates every five years. As part of the annual update flows should be analyzed, maps revised, sanitary sewer system modeled, and impact fees evaluated.

S-023 US 40 - Center Creek Dr to 2200 S (West) (8"): An 8-inch line should be constructed on the west side of US 40 from approximately Center Creek Dr, tying into the existing sewer at 2200 South. This will serve the Highway Commercial Zone in this

area. Development should pay for this line.

S-024 1500 W- 100 S to 1200 S (12"): A 12-inch line should be constructed on the west side of Heber City from 100 South to 1200 South. This will serve the future developments in this area. The 12-inch diameter assumes minimum slope and is not needed for additional capacity; therefore, this is 100% developer responsibility.

S-025 Sage Brush & Spring Creek Canal - 300 N to 100 S (24"): A 24-inch line should be constructed along the Sage Brush and Spring Creek Canal from the intersection of 600 West 300 North to 100 South. This will ultimately be needed to accommodate future growth on the north side of Heber.

S-026 SR 113 - 800 W to 930 W (30"): A 30-inch line should be constructed along SR-113 from approximately 800 West to 930 West. This will replace the existing 15-inch line at this location. Completion of this project is partially dependent on TCSSD continuing to pass flow through Heber City's system. This project may possibly be postponed if TCSSD discontinues use of the system. It is recommended that this project be paid for by impact fees.

S-027 SR 113 - 930 W to South Field Rd (30"): A 30-inch line should be constructed along SR 113 from 930 West to South Field Road. The line is needed for future Heber City growth as well as to accommodate the TCSSD flow. This project may possibly be postponed if TCSSD discontinues use of the system. It is recommended that this project be paid for by impact fees.

(Ultimate) S-031 South Field Rd – US 40 to 1200 S (10"): A 10-inch line should ultimately be constructed on South Field Road from US 40 to 1200 South. Once this development is designed, the slope of the line is known, and the exact location of the loadings is determined, the size of this line needs to be verified. (Sewer from the Airport has not been included in this line). This line is needed for a future planned annexation south of 300 South. The annexation and developers will install and pay for all of this line.

S-033 US 40 - Center Cr Dr to E Airport Rd (East) (8"): An 8-inch line should be constructed on the east side of US 40 from Center Creek Dr to East Airport Road. This line should connect to S-004. Development should pay for this line.

S-035 Center Street - 800 E to 1300 E (8"): An 8-inch line should be constructed along Center Street from 800 East to 1300 East. The line is needed for the annexation east of 1200 East, just south of Center Street. Development should pay for this line.

S-037 Heber City Public Works Facility Expansion Ph.1: The Heber City Public Works Department Building was expanded in 2018 to accommodate growth and maintain the same level of service on the City's street system. Impact fees were used to pay for the sewer portion of this expansion which was debt funded with payments continuing through the master plan 20-year window. See the Appendix CBA for the construction cost allocation.

S-041 Heber City Public Works Facility Expansion Ph.2: The Heber City Public Works

Department Building and Maintenance Site will be expanding to maintain the current level of service that the Public Works department currently provides in maintaining the sanitary sewer system. Phase 2 will likely commence around 2028. Impact fees will pay for all of this phase since it is only needed for future growth.

S-044 East Airport Road - US 40 to RAB to 600 E (10"): A 10-inch line should be constructed along East Airport Road from US 40 to approximately 600 East. Once this development is designed, the slope of the line is known, and the exact location of the loadings is determined, the size of this line should be verified. Development should install and pay for a portion with help from impact fees.

S-045 1200 South - 1000 E to 1200 E (12"): A 12-inch line should be constructed along 1200 South from approximately 1000 East to 1200 East. This line is needed for future Twin Creek flow at 1200 East, however, the developer to the north may also need to connect to this line. Either TCSSD or the development to the north will install this line and pay their portion respectively. Development should install and pay for a portion with help from impact fees and other contributions.

S-046 550 East – 850 N to 600 N (10"): A 10-inch line should be constructed in 550 East from Valley Hills Drive to 600 North. This line should replace the existing 8-inch line at this location. This line is needed for future projected flow from the development directly north of the Cemetery. The Developer should install the 8-inch portion, with impact fees pay for the oversizing. Development should install and pay for a portion with help from impact fees.

S-051 1000 West - 50 North to 100 South (18"): An 18-inch line should be constructed along 1000 West from 50 North to 100 South. The line is needed for the new High School and is 100% Developer funded.

S-052 Daniels Road – 1320 South to 1475 South (12"): A 12-inch line should be constructed along Daniels Road from 1320 South to 1475 South. The line is needed for future Heber City growth and shall be paid for with impact fees.

I:\Heber City\City Projects\2024 Parks & Trails Master Plan\UT-9369-24\Project Data\2025 Heber City Master Plan Update\Project Data\Sheet - Files\Fig 5.1 Sewer Future 2025.dwg - Layout1 - 9/15/2025 12:26pm - natalier

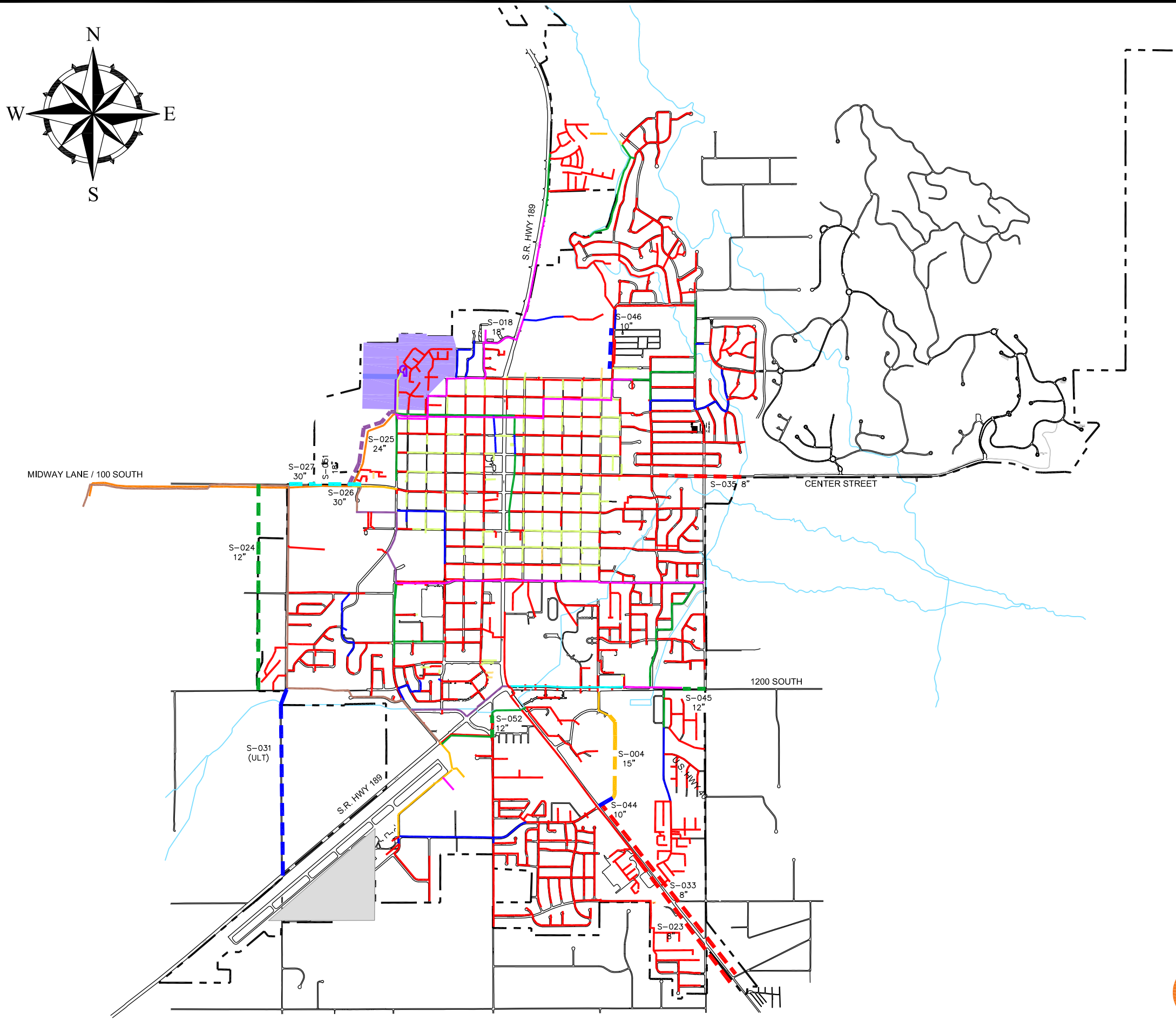


FIGURE 5-1
HEBER CITY
**FUTURE
SEWER SYSTEM**

----- ULTIMATED BUILDOUT BOUNDARY
----- HEBER CITY BOUNDARY
--- EXISTING ROADS

EXISTING SEWER LINES	
PIPE SIZE (inches)	PIPE COLOR
6	Red
8	Blue
10	Green
12	Yellow
15	Orange
18	Purple
21	Brown
24	Pink
30	Cyan
36	Dark Blue

EXISTING PRIVATE 6" FORCED MAIN
EXISTING PRIVATE LIFT STATION

EXISTING PRIVATE LIFT STATION AREA
TO BE ELIMINATED WITH S-038

FUTURE SEWER LINES	
PIPE SIZE	PIPE COLOR
8	Red
10	Blue
12	Green
15	Yellow
18	Orange
21	Purple
24	Brown
30	Pink

FUTURE PRIVATE LIFT STATION
AIRPORT AREA THAT MAY NEED TO BE
SERVED BY PRIVATE LIFT STATION(S)

EXISTING SEPTIC SYSTEMS

Infiltration and Inflow

Sewer flows typically increase during the summer months when compared to the winter months. A majority of the summer increase is likely from infiltration and inflow. High water table occurs during the spring and summer months, typically due to irrigation, but can also be due to above average Winter and Spring precipitation. As mentioned previously, infiltration and inflow appear to be following a decreasing trend based on recent water and sewer flow records. The reduced infiltration in recent years could be due to the continued expansion of the pressurized irrigation system, which has lowered the groundwater table. In addition to changes in the ground water, it could also be due to maintenance and repairs to the existing sewer infrastructure. If the reduction is mainly due to reduced levels of ground water unrelated to the pressurized irrigation, the City will see increased infiltration during times of normal or above normal ground water. The City should continue to monitor sewer lines for opportunities to reduce infiltration to lower treatment costs from the Heber Valley Special Service District (HVSSD).

System Capacity Improvements

The existing sewer system will need various upgrades to have sufficient capacity to meet the needs of the projected growth and maintain the current Level of Service (LOS). Figure 5-1 shows the additional lines needed to handle the flow generated from the growth projected through the planning period.

Currently HVSSD has a treatment capacity of 4.0 mgd. Heber City is using approximately 29% and Midway City is using another 26% of the total capacity of the plant. However, TCSSD flow makes up approximately 13% of the Heber City's flow or approximately 4% of the total capacity of the treatment plant. Jordanelle Special Service District makes up 7% of Midway City's flow and 2% of the total capacity of the treatment plant. HVSSD recently expanded their treatment plant and installed a mechanical component to ensure discharge limitations do not affect their ability to service the Heber Valley in the future. As of 2022, the plant is at 55% capacity. The plant is still considered 100% consumptive.

HVSSD also collects a separate impact fee from all new connections to the sewer systems that flow to the HVSSD sewer treatment plan, including Heber City's sewer system. Costs for any excess sewer capacity in existing Heber City facilities have not been included in the cost totals of this study except for the debt service specifically noted on project S-018. Most of any excess sewer capacity has been previously paid for by impact fees, and the benefit should go to new development.

Impact Fee Recommendations

Due to the reduction of new capital improvements needed, the Sewer Impact Fee should be increased from the current \$1,429 to a new fee of \$1,562 per Equivalent Residential Unit (ERU) to generate sufficient revenue to fund the recommended improvements. However, to keep abreast of inflation and construction costs, the sewer rates and impact fees should be updated every year according to the change in the construction cost index.

5.2 Sewer Flow Data

Future conditions in Heber City will affect the sewer flow and the improvements needed to meet increased flow. Information used to determine the future conditions are:

- Present growth rates and future projected population growth rates
- Existing sewer flow
- Existing ERUs
- Projected residential and non-residential development areas

As this information changes, so will the timing of when recommended improvements are needed. This study will limit recommendations to all improvements needed by the end of the 20-year planning period. Interim phasing or timing of improvements will be determined and periodically adjusted by the City as information is accumulated.

Heber City's population has been projected through the planning period. The projected number of sewer connections was determined based upon the projected population and the percent of the population connected to the system. To determine where the projected sewer flows will occur, the potential areas of development were analyzed. Using historical sewer flows and State design requirements, the sewer flows have been projected through the planning period.

Projected Population

The projected population for Heber City during the planning period to 2045 is discussed in Chapter 3 - Projected Population. For the main south area of Heber, the 2025 population is estimated to be 19,575. And the 2045 population was projected to be 27,422, which is for the area served by the City sewer system.

Equivalent Residential Connections

Sewer flow from residential connections differs from commercial, church, government, and other non-residential connections. To evaluate residential and non-residential connections on an equal basis, Equivalent Residential Unit's (ERU's) are used to equate the different types of connections. For this study, it is assumed that most water used during the winter is discharged into the sewer system. ERU's per non-residential connection were approximated by dividing the historical metered winter water use of commercial, church, and government use by the average residential gpd per ERU, and by the total number of non-residential connections. Between 2019 and 2021, the average ERU's calculated per non-residential connection was approximately 4.1.

In terms of ERU's, 2025 had 5,351 residential units (not including Red Ledges ERUs) and 2,026 non-residential ERU's (494 non-residential conn @ 4.1 ERU/conn), connected to the system.

The total number of projected residential, church, government, and commercial ERU's, are shown in Table 5-1.

Table 5.1 Projected New ERU's in Five Year Intervals

Year	Residential Units	Non-Residential ERU's	New ERU's	Red Ledges ERU's	Total ERU's*
2025 (est)	5,351	2,026		(159)	7,218
2026-2030	557	211	768	(36)	7,950
2031-2035	551	209	760	(79)	8,631
2036-2040	499	189	688	(92)	9,227
2041-2045	538	204	741	(174)	9,795
Total	7,496	2,838		(539)	9,795

* Residential Units have been adjusted for Red Ledges, North Village, and Jordanelle Ridge

Historical Sewer Flow

Heber City's total yearly sewer flow, excluding TCSSD, steadily increased between 2000 and 2008 from 299 mg to 362 mg. Then after 2008 the flow began fluctuating as shown in Figure 5-2. The average yearly sewer flow between 2008 and 2022 has ranged from a low of 320 mg to a high of 392 mg. The City also experiences seasonal flow fluctuations between the summer and winter months as shown in Figure 5-3. Over the past three years, winter flows have averaged 140 gpd/ERU and the summer flows have averaged 164 gpd/ERU. This increase is thought to be related to seasonal infiltration from ground water and other inflow occurring during the summer. Heber City historical sewer flow data is contained in Appendix C.

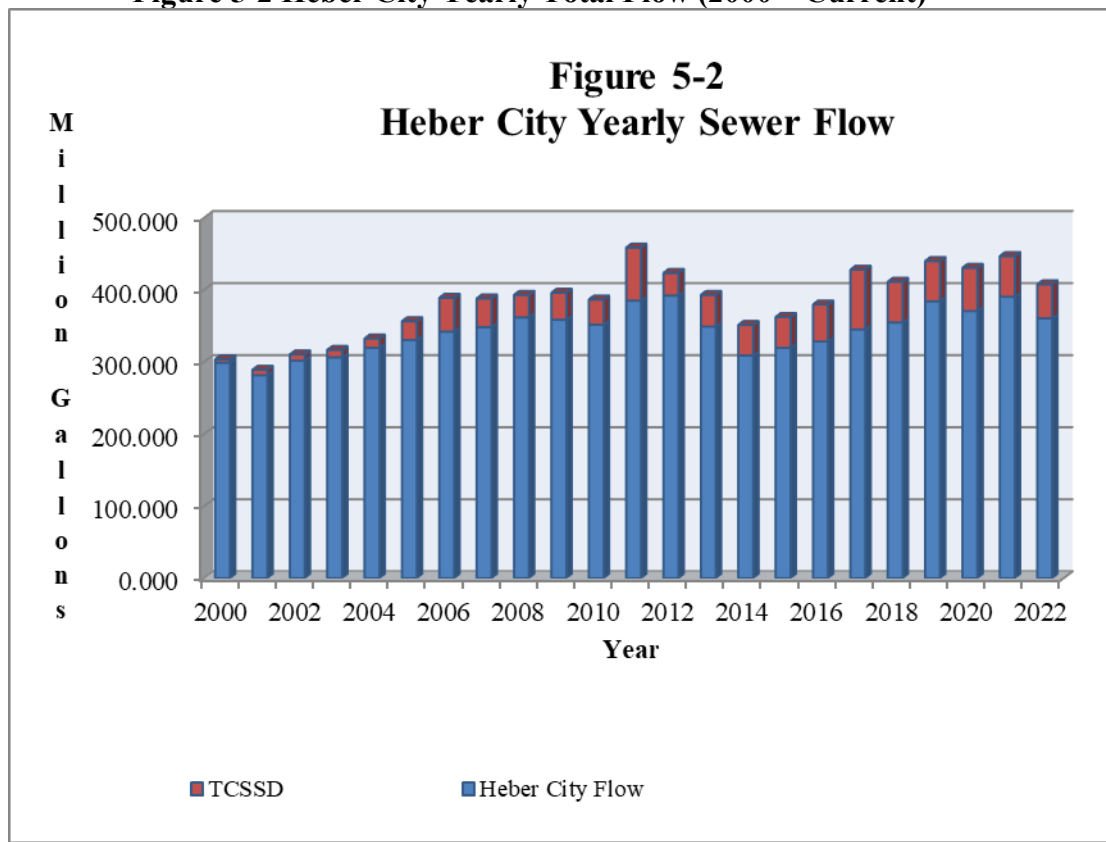
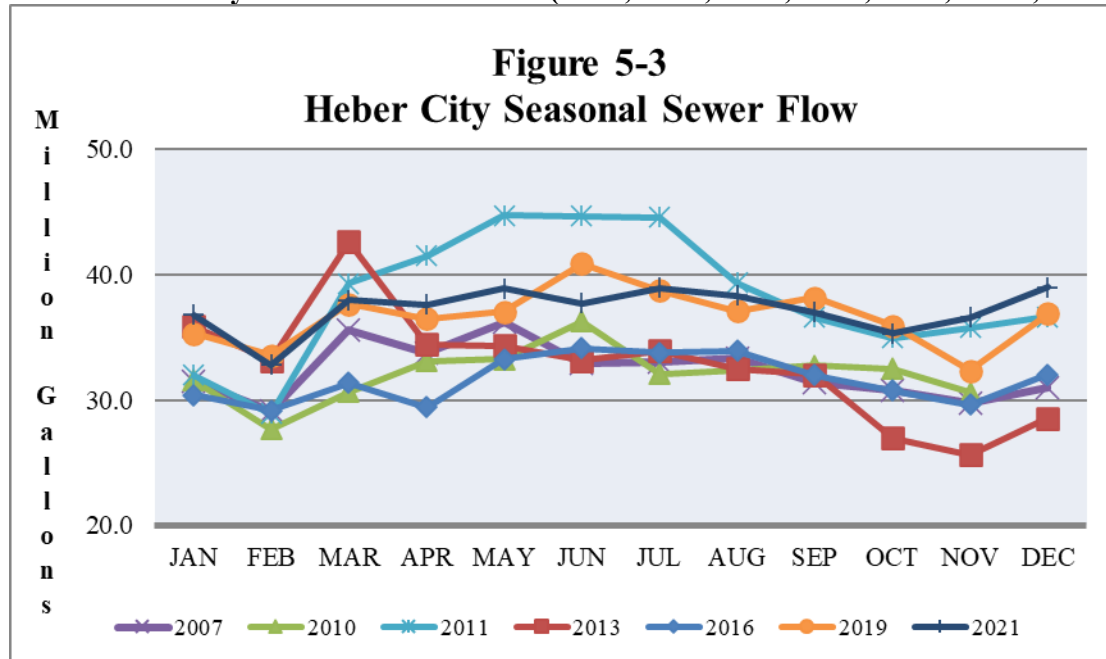
Figure 5-2 Heber City Yearly Total Flow (2000 – Current)

Figure 5-3 Heber City Seasonal Sewer Flow (2007, 2010, 2011, 2013, 2016, 2019, and 2021)



Calculation of Sewer Flow

The State of Utah Administrative Rule R317-3-2 included in Appendix C contains the requirements for sewer system design. New sewer systems are designed based on an annual average rate of flow of 100 gallons per capita per day. This includes an allowance for infiltration, and the rate may be higher if there is probability of large amounts of infiltration entering the system. Design flow is calculated from this base flow plus a peaking factor. A peaking factor of 2.5 is used for interceptor and outfall sewers, and 4.0 is used for laterals and collector sewers. Using the City's average population estimate of 3.12 people per household, as discussed in Chapter 3, the average yearly flow is approximately 312 gpd per residential connection. This is lower than some of the average historical flows in the City, but higher than the average flow in recent years. Possible reasons for a downward trend could include expanded use of the secondary irrigation system and/or a reduced ground water table. To be prudent the study will follow the State requirements of 312 gpd per ERU and evaluate it again during the next master plan update if the trend continues.

Projected Number of Sewer Connections

The projected number of new residential sewer connections are determined using the growth numbers in Chapter 3. The residential connections are assumed to increase at the same rate as population growth. In 2025 there were approximately 5,351 residential sewer connections, not including Red Ledges, which is served by Twin Creek Special Service District.

Commercial, church/government, and other non-residential connections are assumed to increase at a rate equal to the population growth. In 2025 there were approximately 494 commercial, church, and government sewer connections.

Infiltration and Inflow

Infiltration and inflow increase flow in the sewer lines and can cause higher sewer treatment costs. If these additional flows are large, they may cause the flow to exceed the capacity of the lines. In 1939, Heber City constructed a large portion of the existing sewer system. The sewer lines were constructed using caulked mortar joints, which have since developed leaks. These leaking joints have acted as subsurface drains allowing groundwater to infiltrate into the sewer line during the summer months.

A study conducted in 1972 showed that Heber City had an average increase of more than eight times the amount of winter flow during the summer months when irrigation water was delivered to the City. From 1972 to 1976, subsurface drains were installed in Heber City to reduce the infiltration into the system. Additional lines were installed in 1983 to further reduce the infiltration by draining groundwater away from sewer lines. These additional drains reduced the amount of flow to the HVSSD by approximately 91 mg a year.

Further reductions in infiltration occurred when the Wasatch County Water Efficiency Project was constructed by the Central Utah Conservancy District. In 2001 this project was completed and began operation in Heber City and Wasatch County. It replaced much of the flood irrigation with a pressurized irrigation system that lowered the groundwater table in the area. The current ditch system in Heber City continues to convey irrigation water to the central portions of town without pressurized irrigation. Prior to 2006, there was not flow control on the ditches. As of 2006, the ditches are controlled and turned off during non-use times. Figure 5-3 shows the effects of the seasonal irrigation on sewer infiltration.

While major strides have been made to reduce infiltration and inflow in Heber City's sewer system, it continues to make up an estimated 15% of the flow during the summer and should be monitored for opportunities for further reductions. Observing high flow lines in late evening or early morning, when low flow is present, could indicate excessive infiltration. Observing seasonal surcharging may indicate infiltration or other inflow problems. Based on the problems found, decisions can be made on the type of improvements needed. Improvement options may include the following:

- Fix existing leaking manholes
- Slip-line leaking pipes
- Replace leaking pipes
- Construct new drainage lines

These improvements can reduce sewer flow and lower treatment costs from the HVSSD. As the population grows, Heber City should explore additional opportunities to reduce infiltration and inflow.

Summary of Projected Sewer Flow

The projected population, historical sewer flow, and design criteria were used to project the sewer flow through the year 2045. The State design requirements for new sewer systems are 100 gallons per capita per day which includes infiltration and inflow. Heber has on average 3.12 persons per household. This equates to an average yearly flow of 312 gpd per ERU. This is lower than some Heber City historical flows which include infiltration, but higher than recent average yearly flows.

Sewer lines are designed to provide capacity for the Peak Hourly flow with the lines at no more than 75% of full capacity. The ratio of the Peak Hourly flow to the Average Yearly flow is referred to as the peaking factor. Peaking factors are higher for collector lines than for outfall or interceptor lines because the peak is reduced as the distance from the source increases. Peaking factors for Heber City are based on the State Department of Environmental Quality (DEQ) recommendations of 2.5 for interceptor and outfall sewers and 4.0 for laterals and collector sewers. Table 5-2 shows the projected Average Yearly flow through the planning period with additional contributions agreed to from TCSSD and Charleston at the HVSSD outfall line. The TCSSD ultimate peak build out flow will be 3,310 gpm per agreement, divided among two connections (1200 East 600 South, and 1200 East 1200 South). There is a potential Charleston peak build out flow of 698 gpm at the 1200 West and 1200 South connection, although it is not part of this study, and is shown in Table 5-2 for information only. The sewer model was analyzed using Heber City's system capacity and both TCSSD and Charleston's peak flows added at a 6% growth rate. The impact of these connections on the City's system was previously analyzed in a Sewer Capacity and Fee Analysis for Twin Creeks report by Horrocks Engineers dated 8/27/21. The agreement and study are included in the Appendix C.

Table 5-2 Projected Sewer Flow in Five-Year Increments

Year	Projected ERU's*	Average Yearly (gpd / ERU)	Heber Flow (mgd)	Heber Flow (mg)	TCSSD Flow (mg)	Charleston Flow (mg)
2025	7,218	312	2.25	822	47	0
2030	7,950	312	2.48	905	84	0
2035	8,631	312	2.69	983	112	149
2040	9,227	312	2.88	1,051	150	199
2045	9,795	312	3.06	1,115	225	300

* ERU's have been adjusted for Red Ledges, North Village, and Jordanelle Ridge

5.3 Sewer System Analysis and Level of Service

Heber City's sewer system was analyzed to find the existing capacity and Level of Service (LOS). Future improvements needed to maintain the existing LOS were determined. This section describes the existing sewer system, along with a discussion of the concerns and improvements necessary to maintain the current LOS with future population growth. State and Heber City standard requirements will be used as criteria to analyze the sewer system. Information obtained from a computer sewer model of Heber's system will be presented with the recommended improvements needed to meet the projected population's sewer flow. Figure 5-4 shows the existing sewer system.

Level of Service

The existing sewer system of Heber City serves its residents with no interruption. Each pipe in the system is checked to ensure it is in good condition and large enough for its designated flow. Heber City has approximately 83 miles of sewer lines that collect the sewer and convey it to the HVSSD with 36-inch and 21-inch outfall lines. Collection lines in the city range from 6-inch to

18-inch mains and carry over 400 mg per year. Originally, Heber City's sewer system was setup with two main trunk lines located along 600 West and 300 North, which carried all of the flow from the City to an outfall line located at 600 West 300 North. Flows from 600 West were diverted at 100 South and carried to the outfall line along Midway Lane. Two new 18-inch main trunk lines were later constructed. One line was constructed along 300 North and 400 North, which conveys all of the flow from the Valley Hills area and new development on the east side of Heber. The other 18-inch line was constructed along 600 South to service TCSSD and development in the south and east portions of Heber.

The ERU capacity of incremental sewer line sizes is shown in Table 5-3. The capacity is calculated at 75% of full capacity, using minimum slopes, a PVC roughness coefficient, and an appropriate peaking factor. As discussed in the previous section, outfall and interceptor lines experience smaller peaks than collector lines do, therefore a smaller peaking factor is used. Table 5-3 shows the sewer line capacities and the current sewer LOS that existing residents in Heber City experience.

Table 5-3. Sewer Line Capacity by Pipe Size

Size	Percent of Full Capacity	Min. Slope @ 2 fps	Capacity @ Min. Slope	PF	Capacity @ 312gpd * PF
(in)		(ft/ft)	(mgd)		ERU
8	75	0.00334	0.44	4	353
10	75	0.00248	0.69	4	553
12	75	0.00194	0.99	4	793
15	75	0.00144	1.54	2.5	1,974
18	75	0.00113	2.22	2.5	2,846
21	75	0.00092	3.03	2.5	3,885
24	75	0.00077	3.95	2.5	5,064
30	75	0.000571	6.17	2.5	7,910
36	75	0.000449	8.9	2.5	11,410

I:\Heber City\City Projects\2024 Parks & Trails Master Plan\UT-9369-24\Project Data\2025 Heber City Master Plan Update\Project Data\Sheet Files\Fig 5.4 Sewer Exist 2025.dwg - Layout1 - 9/15/2025 12:21pm, natalier

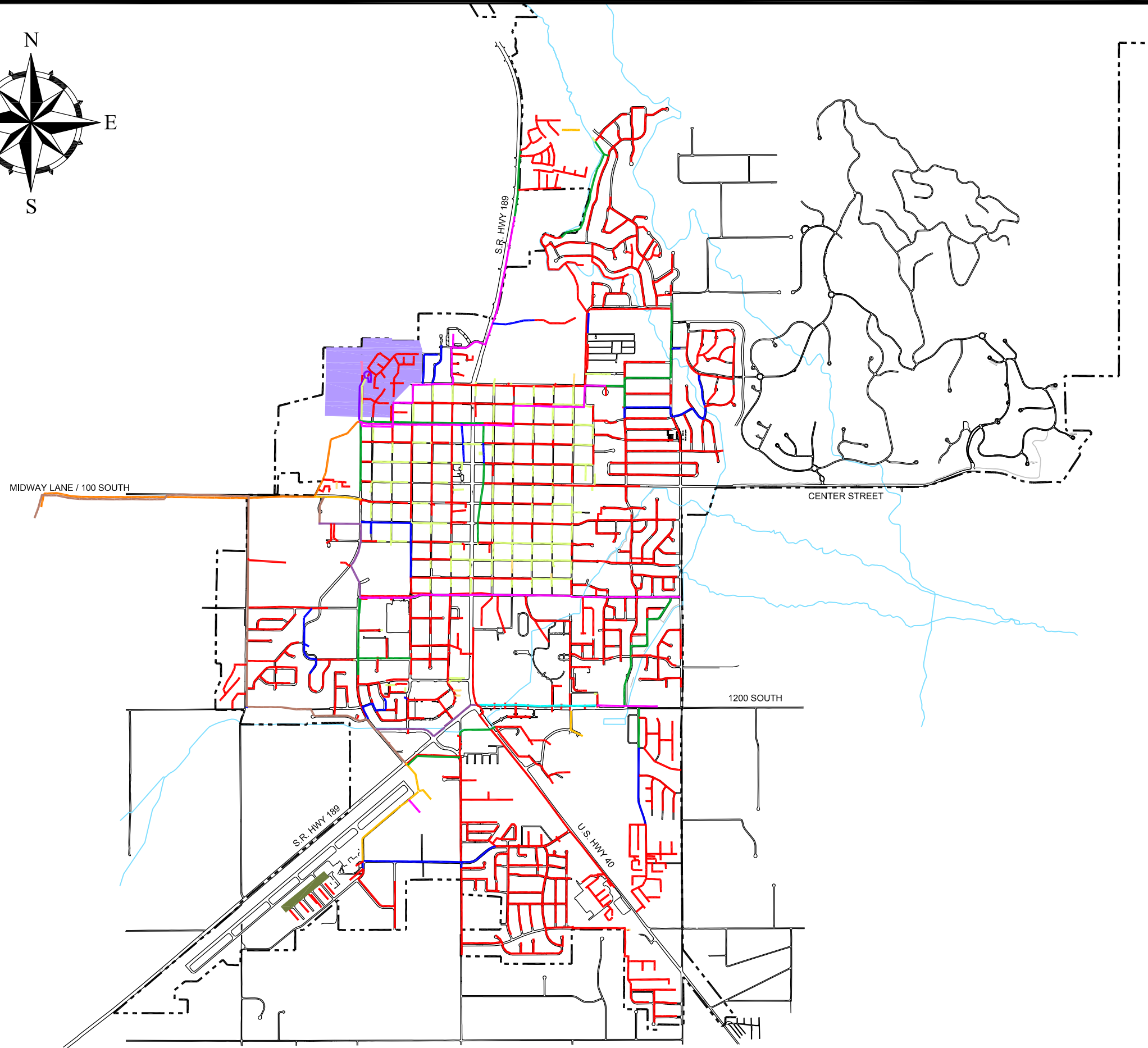
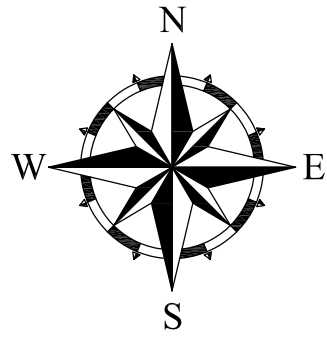


FIGURE 5-4
HEBER CITY
**EXISTING
SEWER SYSTEM**

----- ULTIMATED BUILDOUT BOUNDARY
----- HEBER CITY BOUNDARY
--- EXISTING ROADS

EXISTING SEWER LINES

PIPE SIZE (inches)	PIPE COLOR
6	Light Green
8	Red
10	Blue
12	Green
15	Yellow
18	Purple
21	Orange
24	Pink
30	Cyan
36	Brown

6" FORCED MAIN
PRIVATE LIFT STATION
PRIVATE LIFT STATION AREA
EXISTING SEPTIC SYSTEMS

Computer Model of Sewer System

A computer program called *SewerGEMS CONNECT* was used to model Heber City's sewer system. The program uses the flows generated by each sewer connection to calculate the full flow, maximum flow, and flow velocity for each pipe. From the output of the model, the amount of sewer flowing in each line can be approximated. Information for the existing sewer system, including the pipe diameters, lengths, manhole locations, and invert elevations, were obtained from a survey completed in 2002 by Horrocks Engineers for Heber City, and from mapping produced by Heber City in 2017.

Using the ultimate buildout conditions and the anticipated zoning in undeveloped areas, the projected number of future ERU's were calculated. However, not all of the future commercial zone ERU's are known and some of this information was estimated or not modeled. Flows metered at HVSSD and a few other chosen locations in Heber City were used to calibrate the existing sewer system model. The additional flows generated by the future ERU's were entered into the sewer model, producing projected sewer flows into the existing and newly proposed interceptor lines. The model was run to determine upgrades needed for demands on the existing sewer system and the additional demands placed on the system in the future.

The existing sewer system was modeled using peaking factors to determine the peak hour flow. Any mains approaching a service level of 75% of full capacity were identified as in need of expansion. Detail for the models runs are shown in Appendix C.

The following lines are nearing capacity and will need to be upsized to accommodate additional flow: 1) The 15-inch main in 100 South running from 800 West to 930 West. This main will need to be up-sized soon from 15-inches to 30-inches. 2) The 8-inch main in 550 East from Valley Hills Drive to 600 North. This main will need to be upsized soon from 8-inches to 10 inches. 3) The 8-inch line in Daniels Road from 1320 South to 1475 South will need to be upsized soon from 8 inches to 12 inches.

The other mains in the existing sewer system have sufficient remaining capacity to handle the additional future flows except for the following: 1) The 21-inch line from 930 West and South Field Road along 100 South will ultimately need to be replaced with a 30-inch line. 1) The 21-inch line that runs along the Sagebrush and Spring Creek Canal between 300 North and 100 South will ultimately needed to be replaced with a 24-inch line.

Additional sewer facilities that will need to be constructed to maintain the current sewer LOS as the City develops to the North, South, and East are shown in Figure 5-1. These make up the backbone sewer system and generally consist of mains 10-inches and larger.

A summary of the recommended future improvements and estimated costs are shown in Table 5-4. Improvements generated by future growth are shown. With contingencies, engineering, construction management and inspection, the total estimated cost is \$13,773,631. A breakdown of the project costs and assumptions are shown in Appendix C.

Table 5-4 Heber City's Estimated Cost of Future Sewer Improvements

ULT	CIP #	Recommended Improvements	Size (in)	Total Cost	Funding Proportionate Share Analysis							
					Operating		Developer		Other ^{1,2}		Impact Fees	
					%	\$	%	\$	%	\$	%	\$
ULT	S-004	600 East - 1300 S to Hidden Cr Ln (15")	15	\$706,421	0%	\$0	53%	\$374,403	0%	\$0	47%	\$332,018
	S-020	Aerial Digital Map Updates (4 times)		\$19,200	0%	\$0	0%	\$0	0%	\$0	100%	\$19,200
	S-021	Master Plan Update (4 times)		\$336,000	0%	\$0	0%	\$0	0%	\$0	100%	\$336,000
	S-023	US 40 - Center Creek Dr to 2200 S (West) (8")	8	\$1,378,041	0%	\$0	100%	\$1,378,041	0%	\$0	0%	\$0
	S-024	1500 West - 100 S to 1200 S (12")	12	\$1,069,267	0%	\$0	100%	\$1,069,267	0%	\$0	0%	\$0
	S-025	Sage Brush/Spring Cr Canal - 300 N to 100 S (24")	24	\$1,873,623	0%	\$0	0%	\$0	0%	\$0	100%	\$1,873,623
	S-026	SR 113 - 800 W to 930 W (30")	30	\$1,032,613	0%	\$0	0%	\$0	0%	\$0	100%	\$1,032,613
	S-027	SR 113 - 930 W to South Field Rd (30")	30	\$1,062,120	0%	\$0	0%	\$0	0%	\$0	100%	\$1,062,120
	S-031	South Field Rd - US 40 to 1200 S (10")	10	\$0	0%	\$0	0%	\$0.00	0%	\$0	0%	\$0
	S-033	US 40 - Center Creek Dr to E Airport Rd (East) (8")	8	\$854,153	0%	\$0	100%	\$854,153.02	0%	\$0	0%	\$0
	S-035	Center Street - 800 E to 1300 E (8")	8	\$772,234	0%	\$0	100%	\$772,234.35	0%	\$0	0%	\$0
	S-037	Heber City Public Works Facility Exp Ph.1		\$305,225	0%	\$0	0%	\$0.00	0%	\$0	100%	\$305,225
	S-041	Heber City Public Works Facility Exp Ph.2	0	\$1,488,376	0%	\$0	0%	\$0	0%	\$0	100%	\$1,488,376
	S-044	E Airport Rd - US 40 to RAB at 600 E (10")	10	\$149,651	0%	\$0	0%	\$0	0%	\$0	100%	\$149,651
	S-045	1200 South - Sawmill Blvd to 1200 E (12")	12	\$575,763	0%	\$0	62%	\$354,094	20%	\$115,153	19%	\$106,516
	S-046	550 East - 850 N to 600 N (10")	10	\$823,152	0%	\$0	0%	\$0	0%	\$0	100%	\$823,152
	S-051	1000 West - 50 North to 100 South (18")	18	\$584,944	0%	\$0	100%	\$584,944	0%	\$0	0%	\$0
	S-052	Daniels Road - 1320 South to 1475 South (12")	12	\$341,857	0%	\$0	0%	\$0	0%	\$0	100%	\$341,857
	TOTAL EXPENDITURES			\$13,372,640		\$0		\$5,387,137		\$115,153		\$7,870,351
	S-EIFB Existing Impact Fee Fund Balance											-\$3,501,795

NOTES:

1. "Other" includes grants, special assessments, and fund from Twin Creeks Special Service District.
2. A total of \$3,493,131 listed in the "Other" column is funded by the existing impact fee account as of April 17, 2023. To be applied to impact fee eligible projects as needed.
3. Assumed 5.0 % interest rate on bonds. All bonds assumed to be paid off by 2045
4. The Aerial Digital Map (S-020) and Master Plan Updates (S-021) need to be done four times in the next 20 years. The total cost is divided by four in the Impact Fee Expenditure Plan Improvement Costs.
5. ERU's based on 2045 ERU projection minus Red Ledge, NV, and JR s full time units because they are served by Twin Creeks and do not pay sewer impact fees.

5.4 Economic Feasibility Analysis

The two types of funding for Heber City's sewer system are operating and non-operating funds. Independently, these two funds should generate sufficient revenue to fund the respective needs of the sewer system. Operating expenses include the monies used for personnel and contractual services, betterment and replacement type capital improvement projects, materials, supplies, depreciation, and other operating expenses. Revenue to fund these operating expenses is generated from sewer user fees.

Non-operating expenses comprise expansion type capital improvement projects, developer reimbursements, master planning, aerial mapping, and bond repayment. The revenue for non-operating expenses is generated from impact fees. Generally, operating expenses should be funded by the existing users, and non-operating expenses necessary for future development should be paid by the future development through impact fees.

In this section, only the non-operating expenses are discussed in detail. Projected revenue and expenditures have been analyzed to determine if present fees are sufficient to fund the recommended improvements and other related expenditures.

Impact Fee Fund

The Impact Fee fund or capital project fund is used to fund improvements needed to maintain the current LOS and meet the increased flows due to the growth. Revenue is generated from the “impact fee” charged to new development. This revenue is used to fund the capital improvement projects and debt service.

The impact fee amount is calculated by taking the total cost of improvements associated with impact fees, plus the necessary bond interest payments, divided by the projected new ERU’s for 20 years. The impact fees for all 20 years are shown in 2025 equivalent dollars. Bonding is necessary when projects were grouped into five-year windows and insufficient impact fees are collected to cover the projected improvement costs.

Development occurring within the 20-year planning window will pay equally for recommended projects. Earlier developments only pay their fair share of facilities that also benefit later developments.

Since the order in which development will occur throughout the City is not known exactly, the project order may change as development dictates project needs. Table 5-5 also illustrates how the collected impact fee money will be expended within the required six years from the time of collection. The five-year windows allow for a one-year buffer to ensure compliance with the law’s six-year expenditure requirement. The fees should be analyzed at each five-year Master Plan Update to keep abreast of inflation and rising construction costs.

Other funding Sources

Table 5-5 lists other funding sources that could be potential resources of money. Bonds are listed, and the anticipated bond debt service payments are figured into the impact fee calculation. Potential grants have not been included as a funding source. Any grants that may be awarded in the future would reduce funding requirements. Heber City does not currently charge any special assessment fees.

Developer Contributions

The City has a policy that developers are responsible for 100% of the cost of on-site improvements needed to serve their development. Developers are also responsible for extending any off-site services needed to serve their development. Reimbursement for a portion of these costs may be available through reimbursement agreements or from impact fees to oversize facilities identified in this Master Plan. The City will reimburse developers for over-sizing of mains above 8-inches (or above the minimum size required for the development) as impact fee funds are available.

Currently, the sewer impact fee charged to new development is \$1,429 per ERU and assumed 163 gpd/ERU average yearly flow at the connection. Table 5-5 shows the new calculated impact fee based on the estimated cost of the required improvements every five years. With bond interest added, the estimated total cost for improvements over the next 20 years is \$4,624,126 (\$4,368,556 + \$255,570). The projected number of new residential and non-residential ERU’s is 2,960. The recommended new impact fee is \$1,562 per ERU with 140 gpd/ERU used to estimate ERU’s from average yearly flow at the connection.

The money generated from the recommended impact fee and the projected number of

connections should generate sufficient revenue to fund the recommended capital improvements and bond re-payments, and excludes the operating portion of the improvements identified in Table 5-4.

Table 5-5 Projected Impact Fee Revenue and Expenditure Plan

Impact Fee Expenditure Plan								Collected vs Cost	Bond Loan Plus Payments	Fund Running Balance
Year	RUs ²	Impact Fee Collected (\$)	Available Funds (\$)	Improvement Projects ^{1,3}			5-year Improvement Costs (\$)			
2026	148	\$231,206		S-020	S-025	S-045		\$28,246	\$0	
2027	150	\$234,331		S-021	S-026	S-052			\$0	
2028	154	\$240,580		S-037	S-035	S-051			\$0	
2029	157	\$245,266		S-004	S-046	S-EIFB			\$0	
2030	160	\$249,953	\$1,201,335	S-024			\$1,173,090		\$0	\$28,246
2031	163	\$254,639		S-020	S-041			(\$615,858)	\$0	
2032	166	\$259,326		S-021	S-044				\$0	
2033	169	\$264,013		S-037					\$0	
2034	130	\$203,087		S-023					\$0	
2035	132	\$206,211	\$1,187,276	S-033			\$1,803,133		\$588,000	\$388
2036	134	\$209,335		S-020				(\$149,305)	(\$76,149)	
2037	136	\$212,460		S-021					(\$76,149)	
2038	138	\$215,584		S-037					(\$76,149)	
2039	140	\$218,709		S-027					(\$76,149)	
2040	142	\$221,833	\$1,077,921				\$1,227,227		\$453,851	\$339
2041	144	\$224,957		S-020					(\$198,565)	
2042	146	\$228,082		S-021					(\$198,565)	
2043	148	\$231,206		S-037					(\$198,565)	
2044	150	\$234,331							(\$198,565)	
2045	153	\$239,017	\$1,157,594				\$165,106	\$992,488	(\$198,565)	\$0
2,960		\$4,624,126					\$4,368,556	\$255,570	(\$255,570)	

Estimated New ERU's⁵ =

2,960

Impact Fee per ERU (no bonding) = \$1,476

Impact Fee per ERU with Bond Interest = \$1,562

NOTES:

1. Project order in which development will occur in City is approximated and will change as development dictates.

2. 2040 projected Residential and Non-Residential ERU's minus Red Ledges because Red Ledges does not pay sewer impact fees.

3. S-020, S-021, and S-037 are divided by 4 to spread over 20 year window.

4. Must borrow sufficient funds to cover shortfall in fees collected. Must keep Fund Running Balance low to insure fees are spent in 6 years.

Assessing Sewer Impact Fees

Although sewer facilities are designed for an average yearly flow of 312 gpd/ERU which includes inflow and infiltration, impact fees are assessed using 140 gpd/ERU for non-residential connections since they are calculated at the ERU connection location prior to any inflow and infiltration. Single family and multi-family residential connections are assessed 1 ERU per unit regardless of size. This is because water meter records have not shown a consistent measurable difference in the indoor usage among various types of residential units.

Non-residential connections have significant variations from one to another and require a more detailed method to calculate the proper impact fee when a building permit is requested. The method used is based on the water fixtures proposed for the connection, and other available information, to estimate the impact on the sewer system. Non-residential connections are assumed to generate wastewater in quantities equal to their average metered water use. Sewer

fixtures are counted, weighted according to unit values from the International Plumbing Code, and multiplied by the flow per fixture unit to estimate the average flow that would be generated from the connection.

An example is given of how this method works. If a new retail property has two toilets that have a value of four fixture units each, and two sinks that have a value of two fixture units each, the property would be assigned a total of 12 fixture units. The average yearly flow for similar use properties would be determined from City or other meter records, for example 11 gpd per fixture unit. Multiplying the two values together results in an estimated flow for the new connection of 132 gpd. Dividing estimated flow by 140 gpd/ERU, which is the historical 3-year average yearly flow at the source, equates to 0.94 ERU's for the non-residential connection. Table 5-6 lists the unit values used for various types of fixtures per the International Plumbing Code, Table 709.1. The minimum ERU's allowed by Heber City for new non-residential properties is 1 ERU per connection, therefore the 0.94 ERU's, from the example above, would be rounded to 1.

Table 5-6. Fixture Type and Unit Value (IPC Table 709.1)

FIXTURE TYPE	UNIT VALUE
Automatic clothes washers – Commercial	3
Automatic clothes washers – Residential	2
Bathroom group - (≤ 1.6 gpf)	5
Bathroom group - (> 1.6 gpf)	6
Bathtub – w/wo shower or whirlpool	2
Bidet	1
Combination sink and tray	2
Dental lavatory	1
Dental unit or cuspidor	1
Dishwashing machine – Domestic	2
Drinking fountain	0.5
Emergency floor drain	0
Floor drain / Janitor Sink	2
Kitchen sink - Domestic	2
Kitchen sink - Domestic w/grinder or dishwasher	2
Laundry tray	2
Lavatory - (Restroom)	1
Shower	2
Sink	2
Urinal	4
Urinal - (≤ 1.0 gpf)	2
Wash sink - (circular or multiple) each set of faucets	2
Water closet - Flushometer tank, Public or Private	4
Water closet - (≤ 1.6 gpf) Private	3
Water closet - (> 1.6 gpf) Private	4
Water closet - (≤ 1.6 gpf) Public	4
Water closet - (> 1.6 gpf) Public	6

Chapter 6

Street System

6.1 Summary and Recommendations

Introduction

Heber City's future street plan contains six road classifications: Minor Local, Major Local, Minor Collector, Major Collector, Minor Arterial, and Principal Arterial. This Street System Master Plan designates each future street as one of these types. At a minimum, developers are required to provide Minor or Major Local streets within their developments consistent with this master plan. Traffic generated by the development itself may facilitate the need for streets larger than locals. Developers are required to provide the street classification necessary to accommodate the development.

Residents in the county and other areas outside of Heber City limits also impact the City's street system. Mountainland Association of Governments (MAG) traffic data for the Heber Valley has been incorporated into the study to help determine the City's future street system needs. Future planned development areas, MAG traffic information, and the City's most recent Transportation General Plan have all been used to determine the recommendations for future street improvements throughout Heber City.

The Heber City Design Criteria used in this study are summarized below:

- Road Width:

- Minor Local	ROW 56 feet	Asphalt 26 feet
- Major Local	ROW 62 feet	Asphalt 32 feet
- Minor Collector	ROW 68 feet	Asphalt 38 feet
- Major Collector	ROW $\geq$ 80 feet	Asphalt 50 feet
- Minor Arterial	ROW $\geq$ 90 feet	Asphalt $\geq$ 60* feet
- Principal Arterial	ROW per UDOT	Asphalt varies

- Trip Generation:

- Single Family	8.32 Average Trips/Unit
- Townhomes	7.20 Average Trips/Unit
- Multi-family	6.74 Average Trips/Unit
- Non-Residential	152 Average Trips/Unit

Projected Population

The Street System Master Plan service area includes the main south area of Heber and Red Ledges. The population for this service area is expected to increase by approximately 69%, from 20,143 to 29,142 by the year 2045. This increase in population will generate more traffic on the city streets.

Street System Master Plan

Figure 6-1 shows the Street System Master Plan. The existing and future streets shown in the master plan reflect the major network of streets, transportation needs, and improvements for the fully developed City under the present 20-year zoning plan and existing City limit restraints. Future streets are those that should be constructed to meet the needs of the projected population and traffic growth. New future streets will generally be constructed by developers, and existing streets that need to be improved will be constructed by a combination of the City, UDOT, developers, and other potential stakeholders.

Development Standards

Heber City's streets mainly comprise five typical street classifications: Minor Local, Major Local, Minor Collector, Major Collector, and Minor Arterial. The Principal Arterial streets are generally owned and maintained by UDOT. The Master Plan designates each existing and future major street as one of these classifications as shown in Figure 6-1. A description of the widths and typical costs of the respective streets are shown in Table 6-1. Developers are required to construct Minor and/or Major Local streets depending on input from Heber City Planning and Engineering, unless the Street Master Plan recommends a larger street to be constructed. The developer may be reimbursed from impact fees for the upgraded street costs depending on the street classification needed for the development itself.

H:\Heber City\City Projects\2024 Parks & Trails Master Plan UT-3369-24\Project Data\2025 Heber City Master Plan Update\Project Data\Sheet_Files\Fig 6.1 Streets Future.dwg - Layout1 - 9/12/2025 04:05pm, natalier

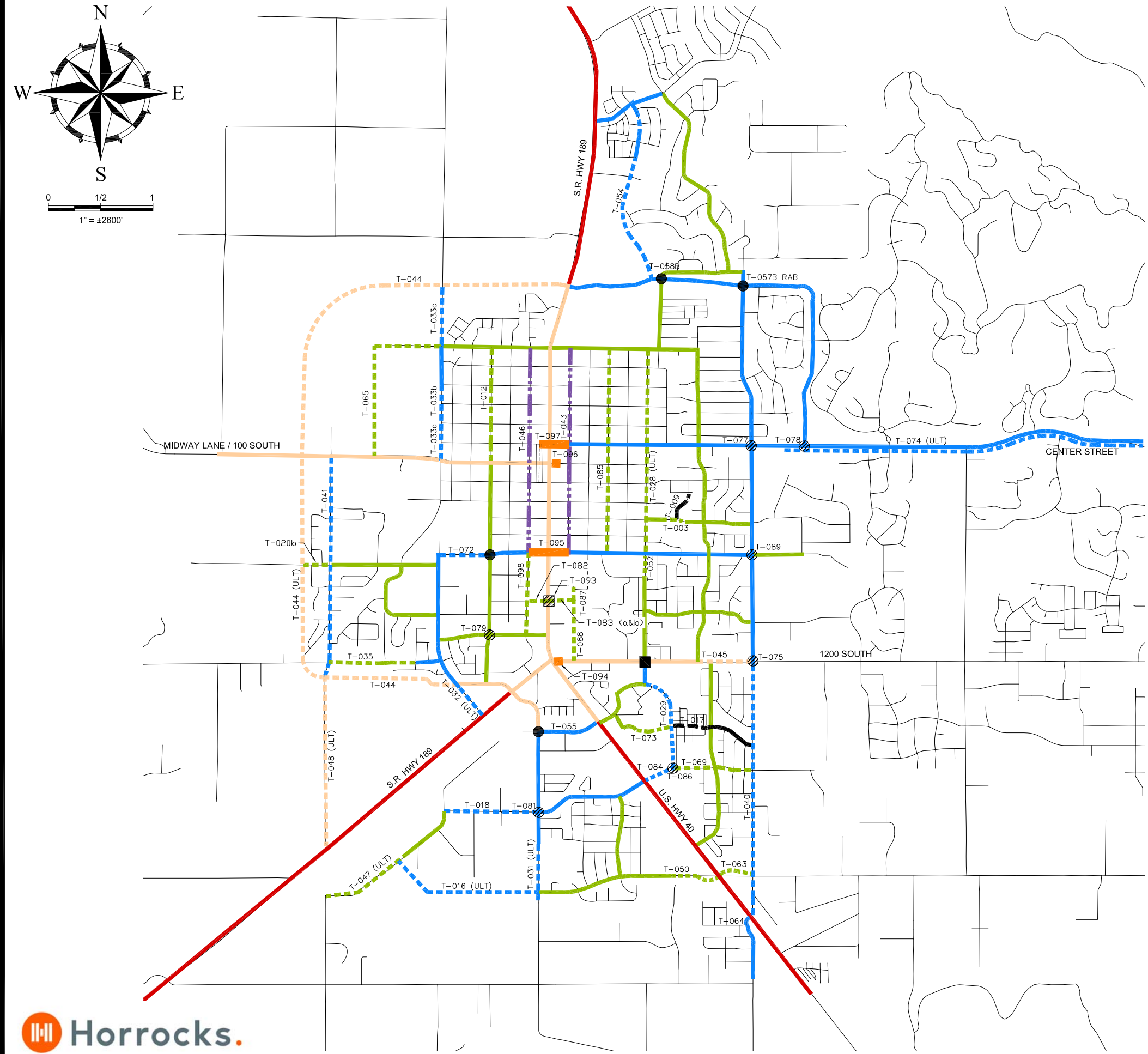


FIGURE 6-1
HEBER CITY
STREET SYSTEM
MASTER PLAN

- EXISTING LOCAL STREET
- EXISTING MINOR COLLECTOR
- EXISTING MAJOR COLLECTOR
- EXISTING MINOR ARTERIAL
- EXISTING PRINCIPAL ARTERIAL
- NEW OR UPGRADED LOCAL STREET
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED MAJOR COLLECTOR
- NEW OR UPGRADED MINOR ARTERIAL
- NEW OR UPGRADED PRINCIPAL ARTERIAL
- NEW OR UPGRADED MINOR ARTERIAL
- MEDIAN AND OTHER ROAD IMPROVEMENTS
- EXISTING ROUNDABOUT
- FUTURE ROUNDABOUT
- EXISTING SIGNAL
- FUTURE SIGNAL

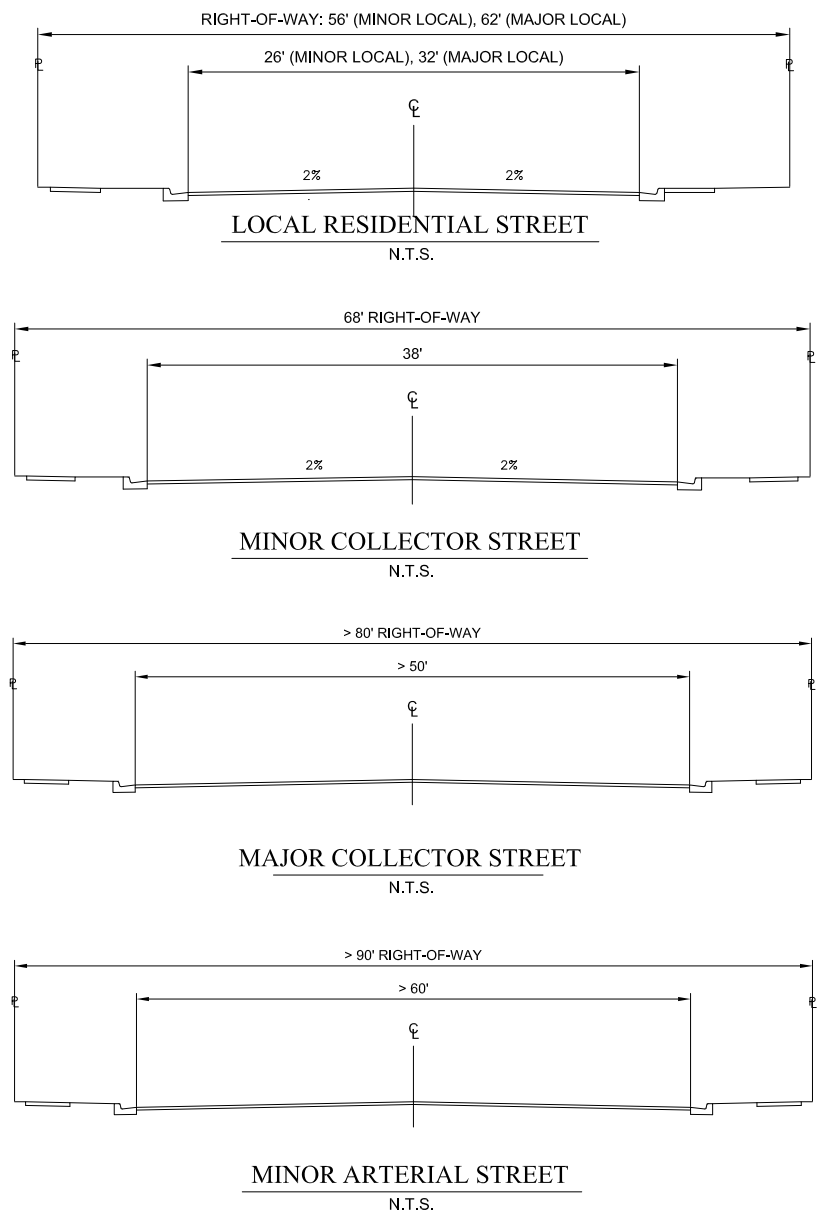


Table 6-1 Heber City's Portion of Cost and Street Size Requirements

Classification	Right-of-Way Width (ft)	Paved Width (ft)	Cost Increase from Major Local (\$/LF)
Minor Local	56	26	N/A
Major Local	62	32	N/A
Minor Collector	68	38	\$102.80
Major Collector	80	>50	\$308.39
Minor Arterial	90	>60	\$479.72

* See Current Heber City Standard Drawing Cross Section. If pavement width varies cost per LF is \$14.60.

Upkeep and Maintenance

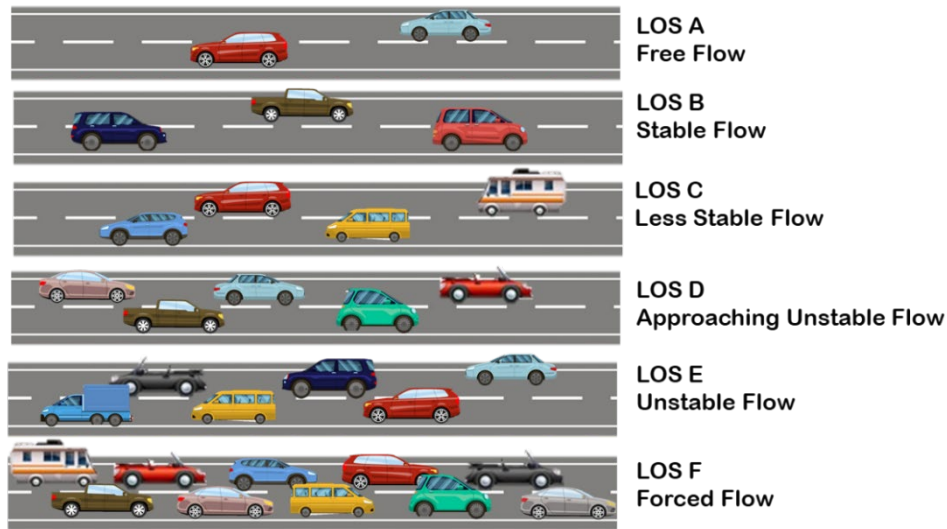
Not only do the road widths and classification need to be appropriate for the traffic conditions, but acceptable street conditions need to be maintained. It is recommended that Heber City do preventive maintenance to keep ahead of any road deterioration, and quickly give attention to streets that need to be repaired or replaced. The street's life can be increased by doing asphalt pavement spot repairs with FOG seals, slurry seals, or chip seals every 5-6 years, while also crack sealing at 2 to 3 year intervals, or as needed. 2-inch asphalt overlays with asphalt spot repairs are anticipated every 10 to 15 years. Asphalt spot repairs include replacing failed sections of the asphalt and possibly the base and subbase materials depending on the depth of the failure. Milling the asphalt should also be considered prior to placing a 2-inch overlay depending on the thickness of the existing asphalt. It is anticipated that all asphalt and some of the sub-base material will need to be replaced every 15 to 20 years, depending on the road classification, change in loading conditions, and increases in truck or heavy equipment traffic. Based on the road conditions found, a decision should be made as to the type of improvement needed, i.e. chip seal, slurry seal, FOG seal, 2-inch overlay, asphalt spot repair, reconstruction, etc. The original design of the street will be a factor in the street's life. Heber City should continue to research, discover, and implement new materials and methods for road maintenance and upkeep.

Level of Service

Street systems offer a wide range of choices in terms of services provided. The characteristics of streets are often evaluated in terms of travel time, frequency, comfort, reliability, convenience, and safety. The term Level-Of-Service (LOS) is used to describe the relative value of these attributes.

The current LOS on Heber City streets is the following: Minor and Major Locals operate at a LOS of A, Minor and Major Collectors operate at a LOS of C or better depending on the time of day. At LOS C, stable operation is provided, but flows approach the range at which an increase in volume immediately results in a deterioration of service. Table 6-2 describes in more specific terms the LOS A through F.

Figure 6-2 Level of Service



Recommended Street System Improvements

Capital improvements recommended to meet the projected population are shown in Figure 6-1. These recommendations were determined by projecting the future areas of development, reviewing the adopted Heber City Transportation General Plan, comparing MAG's traffic count data, and incorporating input from City Officials. A detailed listing of the recommended improvements is given in the following paragraphs.

Local Street Improvements

T-009 600 East: 600 East should be constructed as a Local street between 200 South and 400 South.

T-017 1600 South: 1600 South should be constructed as Local street between approximately 600 East and Sawmill Boulevard.

Minor Collector Street Improvements

T-003 400 South: 400 South should be constructed as a Minor Collector between 600 East and 700 East. This project also includes a bridge across the Wasatch Canal.

T-012 300 West: 300 West should be improved as a Minor Collector between 500 North and 100 South. This project includes sidewalk on one side of the road. The sidewalk is included in the impact fees costs because once the road is widened for future growth, the walking area on the shoulder will be removed. The walking area needs to be replaced with sidewalk.

T-018 Airport Road: Airport Road should be improved to a Major Collector between Daniels Road and Hangers.

T-020b 650 South: 650 South should be improved to a Minor Collector between 1200 West and the West Bypass.

(Ultimate) T-028 500 East: 500 East should be improved to a Minor Collector between 500 North and 600 South. This project includes installing sidewalk on one side of the street. This quantity will fill in the gaps of sidewalk that are missing on this street. The sidewalk is included in the impact fees costs because once the road is widened for future growth, the existing walking area on the shoulder will be replaced with sidewalk.

(Ultimate) T-032 Industrial Parkway: Industrial Parkway should be improved to a Major Collector between 910 South and Highway 189. This project may be adjusted once recommendations are available from UDOT's Bypass Environmental Study.

T-035 1200 South: 1200 South should be constructed as a Minor Collector between 700 West and Southfield Road.

T-043 100 East: 100 East should be improved to a Minor Collector between 500 North and 600 South Commercial District.

T-046 100 West: 100 West should be improved to a Minor Collector between 500 North and 1000 South Commercial District

(Ultimate) T-047 South Airport Road: South Airport Road should be improved to be a Minor Collector between 670 West and 1200 West.

T-050 2400 South: 2400 South should be constructed as a Minor Collector between approximately 700 East and US 40.

T-052 500 East: 500 East should be constructed as a Minor Collector between 600 South and 720 South.

T-063 Intersection Alignment US 40 and 2400 South: Intersection at US 40 and 2400 South needs to be aligned perpendicular to US 40 and improved to a Major Collector. This project includes any improvements needed to widen 2400 South to Mill Road.

T-065 500 North to Midway Lane: A Minor Collector should be constructed between 500 North and Midway Lane on the northwest side of town.

T-069 1900 South: 1900 South should be constructed as a Minor Collector between Mill Road and approximately 600 East.

T-073 Providence Drive: Providence Drive should be constructed as a Minor Collector between approximately 1600 South and approximately 600 East.

T-083a 860 South: 860 South should be constructed as Minor Collector between Main Street and 150 East (E&N Portions)

T-083b 860 South: 860 South should be constructed as Minor Collector between Main Street and 150 East (South Portions)

T-085 300 East: 300 E should be constructed as Minor Collector between 500 North to 600 S

T-087 120 East: 120 East should be constructed as a Minor Collector between 800 South and 1000 South.

T-088 120 East: 120 East should be constructed as a Minor Collector between 1000 South and 1200 South.

Major Collector Street Improvements

(Ultimate) T-016 2400 South: 2400 South should be constructed as a Major Collector between Daniels Road and South Airport Road.

T-029 600 East: 600 East should be constructed as a Major Collector between 1300 South and Hidden Creek Lane.

(Ultimate) T-031 Daniels Rd: Daniels Rd should be improved to a Major Collector between 2100 S to 2500 S

T-033a 600 West: 600 West should be improved to a Major Collector between 100 S to 300 N

T-033b 600 West: 600 W should be improved to a Major Collector between 300 N to 500 N

T-033C 600 West: 600 W should be improved to a Major Collector between 500 N to Future Bypass

T-040 1200 East: 1200 East should be improved to a Major Collector between 1200 South and US 40 where not already completed by developers.

T-041 Southfield Road: Southfield Road should be improved to a Major Collector between 100 South and 1200 South. Project includes widening railroad crossing and installation of crossing arms at approximately 1000 South.

T-054 Ostler Peak Road: Ostler Peak Road should be constructed as a Major Collector between Coyote Canyon Parkway and 900 North. A portion of this road just north of

(Ultimate)T-059 Downtown Angle Parking: Downtown Angle Parking should be constructed as a Minor Collector between 400 North to 500 South

T-070 Downtown Angle Parking (partial): Downtown Angle Parking should be constructed as a Minor Collector between 400 North to 500 South

(Ultimate) T-074 Center Street east of East Bypass: The Center Street Road to the east of the East Bypass road can only be expanded with coordination of the county as the roadway is on the City boundary. The ultimate build of this roadway could be a Major Collector with 5-lanes.

T-082 860 South: 860 South should be constructed as Minor Collector between 100 West and Main Street.

T-084 Airport Road: Airport Road should be constructed to the east of US 40 to 600 East as a Major Collector.

T-098 100 West: 100 West should be constructed between 600 S to 1000 S Commercial District

Minor Arterial Street Improvements

T-044 West Bypass: A Minor Arterial should be constructed between 900 North and 1300 South along the west edge of Heber City. This will be a UDOT project.

T-045 1200 South: 1200 South should be improved to a Minor Arterial between 820 East and 1200 East.

(Ultimate) T-048 Southfield Road: Southfield Road should be improved to a Minor Arterial between 1200 South and SR 189. The street should be coordinated with the alignment of the West Bypass alignment to ensure access to Southfield Road. This will be a UDOT project.

Intersection Improvements

T-064 Intersection Alignment US 40 and Mill Road: Intersection at US 40 and Mill Road needs to be aligned perpendicular to US 40 and improved to a Major Collector.

T-075 Traffic Signal or Roundabout at 1200 South & Mill Road: Install a traffic signal at the intersection of Mill Road and 1200 South when it meets warrants for a traffic signal.

T-077 Traffic Signal or Roundabout at Mill Road & Center Street: Install a traffic signal or a roundabout at the intersection of Mill Road and Center Street when it meets warrants All-Way Stop.

T-078 Roundabout 1400 East & Center Street: Install a roundabout at the intersection of 1400 East and Center Street when it meets warrants for All-Way Stop .

T-079 Roundabout 300 West & 1000 South: Install a roundabout at the intersection of 300 West and 1000 South when it meets warrants for an All-Way Stop control.

T-081 Roundabout Airport Road & Daniel Road: Install a roundabout at the intersection of Airport Road and Daniel Road when it meets warrants for an All-Way Stop.

T-086 Roundabout Airport Road & 600 East: Install a roundabout at the intersection of Airport Road, 600 East, and Hidden Creek Lane when it meets warrants for an All-Way Stop.

T-089 Traffic Signal or Roundabout at 600 South & Mill Road: Install a traffic signal or roundabout at the intersection of Mill Road and 600 South when it meets warrants for a traffic signal.

T-093 Signal 860 S Main Street – Install a traffic signal on 850 S Main Street

Other Improvements

(Ultimate) T-031 Daniels Road: Daniels Road should be improved to a Major Collector between 2300 South and the City limit at approximately 2500 South. This road is currently in the Daniel City boundary and not within Heber City. If the road comes into the City in the future, this project includes road widening and installing sidewalk on one side of the street.

T-042 Annual Master Plan Update.: Every five years an annual master plan update should be performed to update the city infrastructure maps. All new development should be included in the update process.

(Ultimate) T-059 Downtown Angled Parking: Streets in the downtown area between 100 West and 100 East, 400 North to 500 South, should be improved to a 54-foot asphalt width to accommodate angled parking per the City's adopted Transportation General Plan.

T-067 Heber City Public Works Facility Expansion Ph.1: The Heber City Public Works Department Building was expanded in 2018 to accommodate growth and maintain the same level of service on the City's street system. Impact fees were used to pay for the streets portion of this expansion which was debt funded with payments continuing through the master plan 20-year window. See Appendix A for the construction cost allocation.

T-068 Heber City Public Works Facility Expansion Ph.2: The Heber City Public Works Department Building and Maintenance Site will be expanding to maintain the current level of service that the Public Works department currently provides in maintaining the City's street system. Phase 2 is anticipated in 2028. Impact fees will pay for all of this phase since it is only needed for future growth.

T-070 Downtown Angled Parking (partial): Streets in the downtown area between 100 West and 100 East, 400 North to 500 South, should be improved to a 54-foot asphalt width to accommodate angled parking per the City's adopted Transportation General Plan. This project assumes a portion of the parking will be needed in the next 20 years.

T-072 600 South: 600 South should be restriped as a 3-lane roadway without parking between 300 West and to the west to 650 South

T-094 1200 S: US 40 to 25 E Improvements: Add westbound right turn lanes and median on 1200 South from US 40 to approximately 75 East. See appendix for more information on recommended improvements

T-095 600 S: 100 W to 100 E Improvements: Add dual westbound left turn lanes and median from US 40 to 100 East. Add dual eastbound left turn lanes with signal optimization. Add median from US 40 to 100 West.

T-096 100 S: US 40 to 100 E Improvements: Optimize signal timing. Add median from US 40 to 100 East.

T-097 Center St: 50 W to 50 E Improvements: Optimize signal timing. Add median from US 40 to approximately 50 East and US 40 to approximately 50 West.

Feasibility Recommendations

The existing street impact fees (January 2025) are \$271 per trip generated. City subsidies reduce this to \$149. for Non-Residential. This equates to \$4,105 per Single-Family Residential unit, and \$2,324 per Multi-Family Residential unit. The new estimated street impact fee will increase to \$678 per trip generated. If City subsidies remain at 45%, the fee would reduce to \$373 for Non-Residential. The Single-Family Residential fee will increase to \$5,640 and the Multi-Family residential fee will increase to \$3,193. These funds will generate sufficient revenue to fund the recommended capital improvements.

The City Council has requested that the Non-Residential per trip impact fee continue to be subsidized at 45% to reduce the burden on businesses that generate revenue for the City. This will require that the City general fund or another source be identified to make up the difference described later in this chapter.

To keep abreast of increasing inflation and construction costs, the street impact fees should be analyzed annually to make sure funding is available for improvements and capital expenditures.

6.2 Future Conditions

Introduction

A variety of factors will affect the traffic and the street improvements needed to meet the future growth in Heber City. Some of the sources of data used to determine the future traffic conditions and the proposed street improvements are:

- Population growth rates
- Mountain Land Association of Governments (MAG) Traffic and Transit Counts
- Utah Department of Transportation (UDOT) Corridor Preservation Study
- Utah Department of Transportation (UDOT) Road Classification Map
- Various Traffic Studies
- Projected Residential and Non-Residential development
- Heber City Transportation Plan

As these factors change, the timing of improvements recommended in this study could be affected. To help minimize this effect, the recommendations made in this study will be based upon the number of people served by Heber City's street system rather than time periods and/or external factors beyond the City's control.

Projected populations were used to determine where the new streets should be constructed based on the potential areas of development. Existing traffic patterns and Average Daily Traffic counts (ADT) were used to help project future traffic patterns and potential areas in need of road improvements. MAG's future traffic models of the Heber Valley were compared with Heber City's adopted General Transportation Plan and UDOT's Road Classification Map for Heber City. Each road within Heber City was checked to confirm future road classifications and needed road widths to accommodate the projected growth.

Projected Population

The projected population for Heber City from 2025 to 2045 is discussed in Chapter 3, Projected Population. The 2025 population for the street service area, which includes the main south area of Heber and Red Ledges, is estimated to be 20,143. The 2045 population is projected to be 29,142 for the service area.

6.3 Street System Analysis and Level of Service

Street Impact Fees Administration

An impact fee is a one-time fee with the purpose of raising revenue for new or expanded public facilities required to serve new development and maintain the existing level of service. Impact fees cannot be used to correct existing roadway deficiencies or for routine maintenance activities. The premise behind impact fees is based on the critical assumption that if no new development were allowed, the existing street system would adequately serve the existing level of development in the City. Therefore, the recommended roadway improvements, outlined in the Street System Master Plan Update, are used in the development of the impact fees. These

improvements are growth related and are needed to accommodate the projected growth to maintain a minimum level of service “C”.

Trip Generation Rates

Each area associated with a land use in the Heber City General Plan will generate traffic trips as the land is developed. The residential land uses allow for a variety of housing types. Each housing type was found in the *Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition*, and the number of trips associated with each type was determined. Six categories were chosen, Single Family Detached Housing, Single Family Attached Housing, Multifamily Housing (Low-Rise), Multifamily Housing (Mid-Rise), Senior Housing Single Family, and Senior Housing Multifamily to reflect most of the housing in Heber City. These housing types and respective trips they generate were used to determine a proportionate share of improvement costs needed for each type. The multifamily and high-density housing were averaged together to simplify the impact fee calculation and distribution of impact fees. This is discussed further in the next section. The trip generation rates for residential land uses are summarized in Table 6-3 below. See Appendix D for ITE Trip Generation information.

Table 6-3 Residential Trip Rates

Dwelling Unit Type (ITE #)	Trips Generated per day
Single Family Detached Housing (210)	9.43
Single Family Attached Housing (215)	7.20
Single Family Average**	8.32
Multi-Family Housing (Low-Rise) (220)	6.74
Multi-Family Housing (Mid-Rise) (221)	4.54
Senior Adult Housing – Single-Family (251)	4.31
Senior Adult Housing – Multifamily (252)	3.24
Multi-family Average**	4.71
Residential Weighted Average @ 45.7% Multi-Family*	6.67

* Weighted Average = SF Avg x % SF + MF Avg x % MF

** Impact fees for Single Family and Multi-family units are based on the average of individual trip rates as shown

Because of the wide range of different types of Commercial and Industrial development that occur in Heber City, non-residential impact fees are determined on an individual basis. The fee is based on the amount of new trips generated by the individual business. For this study an average of 152 new trips per day per business was used based the average number of trips prior businesses have generated in the City. Each departure or arrival from a business or residence is counted as a trip, i.e., one car equals two trips.

Table 6-4 shows the improvement costs over the next 20 years. The distribution of costs between operating funds, corridor preservation funds and/or UDOT, developer contributions, and impact fees are shown in the table as well. The projects listed in Figure 6-1 may be built in any order.

Table 6-4 Heber City's Estimated Cost of Street Improvements

ULT	CIP #	Recommended Improvements	ROW	Total Cost		Funding Proportionate Share Analysis						Impact Fee	
				%	\$	Operating		Developer		Other ¹		Impact Fee	
						%	\$	%	\$	%	\$	%	\$
ULT	T-003	400 South - 600 East to 700 East & Bridge	68	\$722,290	0%	\$0	0%	\$0	0%	\$0	100%	\$722,290	
	T-009	600 East - 200 South to 400 South	62	\$548,976	0%	\$0	100%	\$548,976	0%	\$0	0%	\$0	
	T-012	300 West - 500 North to 100 South	68	\$478,440	44%	\$210,240	0%	\$0	0%	\$0	56%	\$268,200	
ULT	T-016	2400 South - Daniel Rd to South Airport Rd	68	\$0	0%	\$0	91%	\$0	0%	\$0	0%	\$0	
	T-017	1600 South - 600 East to Sawmill Blvd	62	\$609,973	0%	\$0	100%	\$609,973	0%	\$0	0%	\$0	
	T-018	Airport Road - Daniel Rd to Hangers	68	\$1,243,693	8%	\$99,495	38%	\$472,603	0%	\$0	54%	\$671,594	
ULT	T-020b	650 South - 1200 West to West Bypass	68	\$725,231	5%	\$36,262	0%	\$0	0%	\$0	95%	\$688,970	
	T-028	500 East - 500 North to 600 South	68	\$0	13%	\$0	0%	\$0	0%	\$0	0%	\$0	
	T-029	600 East - 1300 South to Hidden Cr Ln	80	\$3,523,529	0%	\$0	78%	\$2,748,353	0%	\$0	22%	\$775,176	
ULT	T-031	Daniels Rd - 2100 South to 2500 South	80	\$0	11%	\$0	35%	\$0	0%	\$0	0%	\$0	
	T-032	Industrial Pkwy - West Bypass to SR189	68	\$0	12%	\$0	31%	\$0	0%	\$0	0%	\$0	
	T-033a	600 West - 100 S to 300 N	80	\$1,124,857	10%	\$112,486	0%	\$0	0%	\$0	90%	\$1,012,371	
ULT	T-033b	600 West - 300 N to 500 N	80	\$1,047,826	0%	\$0	100%	\$1,047,826	0%	\$0	0%	\$0	
	T-033c	600 West - 500 N to Future Bypass	80	\$1,598,745	0%	\$0	100%	\$1,598,745	0%	\$0	0%	\$0	
	T-035	1200 South - 700 West to Southfield Rd	68	\$2,648,397	0%	\$0	78%	\$2,065,750	0%	\$0	22%	\$582,647	
ULT	T-040	1200 East - 1200 South to US40 *	80	\$3,952,199	9%	\$355,698	31%	\$1,225,182	0%	\$0	60%	\$2,371,319	
	T-041	Southfield Rd - 100 South to 1200 South & RR	80	\$3,926,577	29%	\$1,138,707	31%	\$1,217,239	0%	\$0	40%	\$1,570,631	
	T-042	Master plan Update (4 times)		\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000	
ULT	T-043	100 East - 500 N to 600 S Commercial District	82	\$2,730,601	100%	\$2,730,601	0%	\$0	0%	\$0	0%	\$0	
	T-044	West Bypass - 900 North to 1300 South UDOT	104	\$0	0%	\$0	0%	\$0	0%	\$0	100%	\$0	
	T-045	1200 South - 820 East to 1200 East	90	\$980,222	9%	\$88,220	53%	\$519,517	0%	\$0	38%	\$372,484	
ULT	T-046	100 West - 500 N to 600 S Commercial District	82	\$2,730,601	100%	\$2,730,601	0%	\$0	0%	\$0	0%	\$0	
	T-047	South Airport Rd - 670 West to 1200 West	68	\$0	12%	\$0	38%	\$0	0%	\$0	0%	\$0	
	T-048	Southfield Rd - 1200 South to SR189 UDOT	104	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
ULT	T-050	2400 South - 700 East to US40	68	\$1,444,580	0%	\$0	36%	\$520,049	0%	\$0	64%	\$924,531	
	T-052	500 East - 600 South to 720 South	68	\$601,908	0%	\$0	0%	\$0	0%	\$0	100%	\$601,908	
	T-054	Ostler Peak Rd - 1800 North to 900 North	80	\$6,088,658	0%	\$0	78%	\$4,749,153	0%	\$0	22%	\$1,339,505	
ULT	T-059	Downtown Angle Parking - 400 North to 500 South	84	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	T-063	Intersection Alignment US40 & 2400 South	80	\$1,117,475	4%	\$44,699	31%	\$346,417	0%	\$0	65%	\$726,359	
	T-064	Intersection Alignment US40 & Mill Rd	80	\$869,148	4%	\$34,766	31%	\$269,436	0%	\$0	65%	\$564,946	
ULT	T-065	500 North to Midway Ln	68	\$4,710,588	0%	\$0	100%	\$4,710,588	0%	\$0	0%	\$0	
	T-067	Heber City Public Works Facility Exp Ph1		\$533,945	0%	\$0	0%	\$0	0%	\$0	100%	\$533,945	
	T-068	Heber City Public Works Facility Exp Ph2		\$3,270,563	0%	\$0	0%	\$0	0%	\$0	100%	\$3,270,563	
ULT	T-069	1900 South - Mill Rd to 600 East	68	\$2,093,595	0%	\$0	91%	\$1,905,171	0%	\$0	9%	\$188,424	
	T-070	Downtown Angle Parking - 400 North to 500 South	84	\$554,696	0%	\$0	0%	\$0	0%	\$0	100%	\$554,696	
	T-072	600 South - 300 West to 650 South Restripe		\$27,600	0%	\$0	0%	\$0	0%	\$0	100%	\$27,600	
ULT	T-073	Providence Dr - 1500 South to 600 East	68	\$1,564,962	0%	\$0	91%	\$1,424,115	0%	\$0	9%	\$140,847	
	T-074	Center St Widening - 1400 East to the East	80	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	T-075	Roundabout at Mill Rd & 1200 South	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000	
ULT	T-077	Roundabout at Mill Rd & Center St	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000	
	T-078	Roundabout at 1400 East & Center St	0	\$750,000	0%	\$0	100%	\$750,000	0%	\$0	0%	\$0	
	T-079	Roundabout at 300 West & 1000 South	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000	
ULT	T-081	Roundabout at Airport Rd & Daniel Rd	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000	
	T-082	860 South - 100 West to Main St	66	\$1,403,461	0%	\$0	0%	\$0	0%	\$0	100%	\$1,403,461	
	T-083a	860 S - Main St to 150 E (E&N Portions)	66	\$1,871,282	0%	\$0	100%	\$1,871,282	0%	\$0	0%	\$0	
ULT	T-083b	860 S - Main St to 150 E (South Portions)	66	\$380,104	0%	\$0	0%	\$0	0%	\$0	100%	\$380,104	
	T-084	Airport Rd - US40 to 600 East	0	\$3,030,000	0%	\$0	0%	\$0	100%	\$3,030,000	0%	\$0	
	T-085	300 East - 500 North to 600 South	68	\$1,347,712	44%	\$592,993	0%	\$0	0%	\$0	56%	\$754,719	
ULT	T-086	Roundabout at Airport Rd & 600 East	0	\$750,000	0%	\$0	35%	\$262,500	0%	\$0	65%	\$487,500	
	T-087	150 East - 790 South to 1000 South	66	\$1,403,461	0%	\$0	0%	\$0	0%	\$0	100%	\$1,403,461	
	T-088	150 East - 1000 South to 1200 South	66	\$1,052,596	0%	\$0	0%	\$0	0%	\$0	100%	\$1,052,596	
ULT	T-089	Roundabout at Mill Rd & 600 South	0	\$1,518,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,518,000	
	T-093	Signal 860 S Main Street	0	\$420,000	0%	\$0	25%	\$105,000	0%	\$0	75%	\$315,000	
	T-094	1200 S - US 40 to 25 E Improvements	0	\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000	
ULT	T-095	600 S - 100 W to 100 E Improvements	0	\$210,000	0%	\$0	0%	\$0	0%	\$0	100%	\$210,000	
	T-096	100 S - US 40 to 100 E Improvements	0	\$90,000	0%	\$0	0%	\$0	0%	\$0	100%	\$90,000	
	T-097	Center St - 50 W to 50 E Improvement	0	\$150,000	0%	\$0	0%	\$0	0%	\$0	100%	\$150,000	
ULT	T-098	100 West - 600 S to 1000 S Commercial District	82	\$1,050,231	11%	\$115,525	31%	\$325,572	0%	\$0	58%	\$609,134	
	0	0	0	\$0	0%	\$0	0%	\$0	0%	\$0	100%	\$0	
TOTAL EXPENDITURES				\$73,448,723		\$8,290,293		\$29,293,447		\$3,030,000		\$32,834,983	
T-EIFB Existing Impact Fee Fund Balance												-\$3,065,657	

NOTES:

1. "Other" includes grants, special assessments, and previously collected impact fees.
2. The aerial digital map and Master Plan update needs to be done four times in the next 20 years. Total cost is divided by four in the Impact Fee Expenditure Plan Improvement Costs.
3. Assumed 5.0 % interest rate on bonds with payoff by 2045
4. Projects with * have been partially completed with previous CIP projects.

6.4 Economic Feasibility Analysis

Impact Fee Fund

The impact fee amount was calculated by taking the total cost of improvements associated with impact fees, plus the necessary bond interest payments, divided by the projected new trips, based on the future zoning and population increases for 20 years. The impact fees for all 20 years are the same and are shown in 2025 equivalent dollars. Bonding becomes necessary when projects are grouped into five-year windows because there are insufficient impact fees collected during the early years to cover the projected improvement costs.

By considering the full 20-year window to determine the projected impact fees, and then grouping the projects into five-year increments, the impact fees are distributed evenly to all developments in the 20-year plan. Development within the 20-year planning window will all pay equally for future projects; therefore, earlier developments only pay their fair share of facilities that also benefit later developments. These numbers in this report exclude the North Village area of Heber City which are covered by a separate master plan.

Using the trip rates shown in Table 6-3, the total number of projected trips were calculated and presented in Table 6-5 with additional detail in the Appendix D. The average trip rate for Residential was calculated using a weighted proportion of Single Family Detached and Attached Housing trips per day, and Multi-Family Average trips per day. Approximately 45.7% of the future proposed residential development will be multi-family development, therefore the weighted average residential trip rate is 6.67 trips per unit.

Table 6-5 Projected Trip Ends in Year 2045

Zoning	Est 2025 Units	New 2025 to 2045 Units	Total 2045 Units	Trip Rate	Total Trips
Residential	5238	2,340	7,578	6.67	50,521
Non-Residential	495	222	717	152	109,055
Total Trips					159,576

Developer Contributions

The City has a policy that developers are responsible for 100% of the cost of on-site improvements needed to serve their development. Streets are required to be extended either through or along the front of a development to the farthest property line to facilitate extension by future adjacent property owners. Developers are also responsible for extending off-site, full width street improvements needed to serve their development. Reimbursement for a portion of these costs may be available through reimbursement agreements for the purpose of collecting funds from future adjacent property owners that front the street. The City also reimburses developers the cost to upgrade streets from a major local to a minor collector, major collector, or minor arterial if they are identified in this Master Plan and impact fee funds are available.

Currently the street impact fee charged to new development is \$4,105 per unit for Single-Family (detached and attached housing), \$2,324 per unit for Multi-Family (low-rise & mid-rise

apartment complexes and senior adult housing), and \$271 per trip for Non-Residential. To continue funding the street improvements necessary to provide safe roads and access to property for future growth, it is recommended that Heber City assess street impact fee of \$5,640 per unit for Single Family, \$3,193 per unit for Multi-Family, and \$678 per trip generated for Non-Residential. The revenue collected will generate the funds required to construct the necessary improvements to accommodate the growth in Table 6-5, and to maintain the minimum level of service.

The impact fees are based on the estimated total cost for improvements, with bond interest added, of \$33,468,993 (\$29,769,326 + \$3,699,667) over the next 20 years; and the projected number of new trips added by growth of 49,344 trips as shown in Table 6-6.

Table 6-6 Projected Impact Fee Revenue and Expenditure Plan.

Impact Fee Expenditure Plan									Collected vs Cost	Bond Loan Plus Payments	Fund Running Balance
Year	Trips	Impact Fee Collected (\$)	Available Funds (\$)	Improvement Projects ^{1,2}					Improvement Costs (\$)		
2026	2,420	\$1,641,435		T-042	T-095	T-097	T-083b	T-087			
2027	2,438	\$1,653,644		T-067	T-041	T-063	T-078	T-088		\$0	
2028	2,457	\$1,666,531		T-009	T-045	T-064	T-082	T-089		\$0	
2029	2,465	\$1,671,957		T-029	T-094	T-065	T-083a	T-093		\$0	
2030	2,635	\$1,787,265	\$8,420,832	T-033b	T-077	T-075	T-085	T-EIFB	\$11,600,768	(\$3,179,935)	\$3,179,968
2031	2,655	\$1,800,830		T-042	T-050	T-073	T-033a	T-017			
2032	2,675	\$1,814,396		T-067	T-068	T-096	T-033c				(\$306,365)
2033	2,695	\$1,827,962		T-003	T-069	T-081	T-040				(\$306,365)
2034	2,213	\$1,501,031		T-035	T-070	T-084	T-020b				(\$306,365)
2035	2,228	\$1,511,205	\$8,455,425	T-046	T-072	T-086	T-098		\$13,382,378	(\$4,926,954)	\$6,152,385
2036	2,243	\$1,521,380		T-042	T-054						(\$1,142,803)
2037	2,240	\$1,519,345		T-067	T-079						(\$1,142,803)
2038	2,254	\$1,528,841		T-012							(\$1,142,803)
2039	2,420	\$1,641,435		T-018							(\$1,142,803)
2040	2,435	\$1,651,609	\$7,862,609	T-052					\$4,592,694	\$3,269,915	\$1,301,297
2041	2,451	\$1,662,462		T-042							(\$1,707,329)
2042	2,466	\$1,672,636		T-067							(\$1,707,329)
2043	2,635	\$1,787,265									(\$1,707,329)
2044	2,651	\$1,798,117									(\$1,707,329)
2045	2,668	\$1,809,648	\$8,730,128						\$193,486	\$8,536,641	(\$1,707,329)
49,344		\$33,468,993							\$29,769,326	\$3,699,667	(\$3,699,667)

NOTES:

1. Project order in which development will occur in City is approximated and will change as development dictates.

2. T-042, T-067 are divided by 4 to spread over 20 year window.

3. Must borrow sufficient funds to cover shortfall in fees collected. Must keep Fund Running Balance low to insure fees are spent in 6 years.

Estimated Total Trips = 49,344	Impact Fee per Trip (No Bonding) = \$603
Estimated Total Non-Res Trips = 33,744	Non-Residential Impact Fee per Trip (w/Bond Interest) = \$678
Estimated Total Residential Trips = 15,600	Single Family Impact Fee per ERU (w/Bond Interest) = \$5,640
Average Trips per Single-Family Unit = 8.32	Multi-Family Impact Fee per ERU (w/Bond Interest) = \$3,193
Average Trips per Multi-Family Unit = 4.71	
	Non-Residential Impact Fee per Trip Subsidized @ 45% = \$373
	Total Amount Needed to Fund Subsidy = \$10,299,529
	Annual Amount Needed to Fund Subsidy = \$514,976

The City Council has historically had a policy of subsidizing 45% of the Non-Residential trip impact fee to reduce the burden on businesses generating revenue for the City. Continuing this policy will reduce the Non-Residential street impact fee to \$373 per trip and will require the City general fund or another source be identified to make up the difference. It is estimated that over

the next 20 years, new business will generate an additional 33,744 trips. To keep the Non-Residential impact fee at \$373 per trip, the City will need to provide approximately \$10,299,529 (33,744 trips @ 45% of \$678 per trip) from other sources or approximately \$514,976 (\$10,299,529 / 20 yr) per year. This Non-Residential subsidy is only applicable to businesses generating property tax revenue for Heber City. All others pay the full streets impact fee.

Road Fund Sources

Class B and C road funds are part of a funding program established by the Utah Legislature in 1937 as a means of aiding counties and incorporated municipalities for the improvement of roads and streets throughout the State. 30% of state highway user taxes and fees are allocated to the class B and class C road account. This is a restricted account to be used for the construction and maintenance of county roads and municipal streets that have been documented as eligible for funding according to regulations governing this fund. Class B and C road funds are distributed bi-monthly using the formula prescribed in Utah Code 72-2-108(2-5). The UDOT small urban fund is another source that dedicates funds to small urban communities who demonstrate a qualified need for transportation improvements.

Chapter 7

Storm Drain System

7.1 Summary and Recommendations

Introduction

Population growth in Heber City has increased storm water runoff into the existing storm drain system throughout the City. The amount of precipitation runoff that is produced from a given area is related to the amount of water that infiltrates into the soil and/or is retained by vegetation. When soil and vegetation conditions are altered to cause less infiltration and retention, a larger amount of runoff results. Constructing impervious surfaces such as roads, sidewalks, driveways, and homes in previously open areas increase the volume of water, rate of runoff, and concentration of pollutants in the runoff. These issues can change the hydrology and water quality, and result in a variety of problems, including habitat modification, increased flooding, decreased aquatic wildlife diversity, and increased sedimentation and erosion.

This chapter evaluates the storm drain requirements for the ultimate 2045 boundary area of the south main area of Heber including Red Ledges. Calculations and recommendations are based on the most recent City zoning and annexation plan. Recommendations are made to ensure that the system remains adequate to meet the projected increases in storm water flow and water quality requirements. As development occurs, storm drain systems will continue to be required, with historic discharge allowed where feasible and full retention when necessary. Recommended City improvements include improving the existing ditch system, providing a first flush detention pond system, adding hydrodynamic separators at strategic locations, annual maintenance and cleaning of existing storm drain facilities, and implementing a storm water management program.

The design criteria in this document are for use on public and private projects within the City. There are other adopted documents that also reference requirements related to City storm drain systems within the City. These documents include the Heber City Standard Specifications and Drawings, the Heber City Municipal Code. Also the newly adopted Storm Water Design Manual that provides design guidelines and requirements for new developments within the City.

The Heber City Design criteria used in this study are summarized below:

- | | | |
|---------------------------|---|-------------------------------|
| • Peak Flow | - Rational Method (< 100 ac) | Q=CIA |
| | - “C” per improvements and soil | 0.10-0.95 |
| | - “I” | 100-yr storm |
| | - SCS Method (>100 ac) | |
| • Allowable Release Rate: | - Discharge feasible | 0.10 cfs/ac |
| • Basin Capacity: | - Detention w/0.10 cfs release rate | 24-hr / 100-yr storm |
| | - Retention w/0.0 cfs release rate | 24-hr /100-yr storm |
| | - 80 th Percentile storm retention | |
| • Pipe Capacity: | - Peak Flow @ 100% Full | 10-yr storm @ ≤T _c |
| • Pipe Sizes (Mains): | - Minimum | 18 inches |

- Velocities: - Minimum 2 fps
- First Flush - Minimum 2-yr storm
- Pre-treatment - Minimum 2-yr storm

Note: See Heber City Storm Water Design Manual for more detailed information.

Projected Population

Heber City's population is expected to increase by approximately 69% from 20,143 to 29,142 by the year 2045, for the area served by the storm drain system. This is based on an analysis of recorded lots, unrecorded lots that have received approval, and potential future developments. At this growth rate, it is projected that an additional 2,960 (10,337-7,377) ERU's from Residential and Non-Residential development will be added. Of these, 369 ERU's have been deducted for the Red Ledges area which is a private community that maintains its own storm drain system. Heber City's storm drain system is therefore estimated to have a total of 10,337 ERU's, or an additional 2,960 ERU's, by 2045. Growth beyond 2045 to Ultimate build out will be addressed in future Master Plan updates.

Discharge Standard

Heber City has adopted a 0.10 cfs per acre maximum release standard for undeveloped areas; i.e. areas outside Central Heber. This rate is assumed to be the historical undeveloped flow and has been used in previous storm drain master plans. For example, a 10-acre housing development would be able to have a post-development discharge rate of 1.0 cfs (10 acres x 0.10 cfs/acre) provided there is a suitable point to discharge to. If the historic flow is found to be less than the 0.1 cfs per acre, this shall be the allowed post-development discharge. To ensure that flow from new developments do not exceed 0.10 cfs per acre, detention basins with controlled discharge are required. In cases where there is no suitable point to discharge to, retention basins are required.

Storm Drain System

Heber City controls storm water runoff through sumps, catch basins, collection pipes, street curb and gutter networks, irrigation ditches, flood channels, and detention basins. Storm drain pipes shall be designed to have the capacity to pass the flow expected from 10-year storm events at a duration equal to or less than the time of concentration (Tc). All developments shall demonstrate the ability to safely pass storms that exceed the 10-year pipe capacity up to a 100-year storm event without flooding. All detention basins and sumps shall be sized to handle flows expected from 24-hour, 100-year storm events with an allowable discharge of 0.10 cfs. All retention basins and sumps shall be sized to capture the flow from 24-hour, 100-year storm events without any overflow. The minimum pipe size for storm drain mains shall be 18-inch. The minimum pipe size for storm drain laterals to single catch basins shall be 15-inch.

Water Quality Measures

Heber City currently controls storm water quality through storm drain facilities such as retention and detention basins, oil separators, pollutant removal devices, and controlled discharge features. Current City ordinances help control runoff pollutants and roadway contamination from building construction.

Utah Pollution Discharge Elimination System (UPDES) permits are required on construction sites larger than one acre and on sites less than one acre if they are part of a common larger development. With this Master Plan revision, measures to control water quality are

recommended to be continued and implemented. The measures include public outreach, facilities inventory mapping, official construction site storm water runoff control, pollution prevention, and good housekeeping. In addition to new water quality control measures implemented with the Master Plan, an official Storm Water Management Program should be created and implemented.

As Heber City's population grows, its water quality measures will come under increased State scrutiny. In the future, the State may designate Heber as a Small MS4 community and require a discharge permit to be obtained. Although Heber City is not currently on the Utah MS4 list, it is anticipated to become an MS4 community in the future. LID is required by the Utah Department of Environmental Quality as part of an MS4 Program. To prepare for future compliance with the MS4 storm water discharge program and to reduce post-development storm water run-off in general, developments within Heber City must retain and treat the 80th percentile rainfall event as part of Low Impact Development (LID) requirements. LID measures can also help achieve the onsite retention and treatment requirements. One of the considerations in determining the eligibility of a community for a permit is if its population has exceeded 10,000 people. Heber's population is past the 10,000 mark and the continued growth is therefore creating a need for increased water quality measures. Without growth, it would be very unlikely that the State would consider regulating Heber City's storm water quality, and it would remain as it currently is. This study recommends several water quality improvements, including a First Flush Pond for Central Heber, Hydro Dynamic Separators (HDS), and a Storm Water Management Program (SWMP), to address these growth-related issues.

Recommended Improvements

The recommended capital improvements are shown in Figure 7-1. This figure provides a guide for the location of planned future new storm drain facilities and improvements. The figure also shows existing facilities.

The recommendations that are provided were determined by creating a Bentley StormCAD V8 XM model and Pond Pack model of the central portion of the City. The modeling was performed with the 2010 Master Plan update. These models combine contour data, contributing area, and surface information with conveyance system input to produce peak flows through the network for specified storm events. Pipes sizes are optimized to minimize cost while ensuring that adequate capacity is provided for the high-intensity, short-duration storm that is most likely to strain the limits of pipe performance.

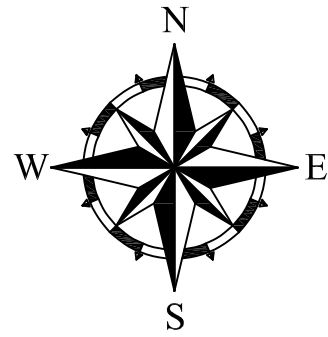
First flush pond recommended volumes are based on the SCS Type II 2-year 24 hour storm event models in PondPack, where the existing condition of the Central Heber was modeled to estimate the required collection volume based on the current irrigation ditch system (see Figure X). Factors such as runoff curve number, time of concentration, and outflow curve types, were taken into account to ensure that inflow and outflow hydrographs are as accurate as possible and a reasonable balance is obtained between performance and cost. Note that only the required volume of the pond is called out as part of this report. The actual area needed is based on a number of adjustable factors including depth of pond, release rates, sediment loading, elevation of outlets, etc. These issues cannot be finalized until the design and construction phase.

HDS systems shall be sized to treat the peak runoff flow rate generated by the 2-year storm event equal to or less than T_c , when using the Rational Method. The storm duration and distribution that creates the highest flow rate during a 2-year storm event shall be used when other runoff

computation methods are used.

It is recommended that when a pipeline is designed the size should be verified for the actual contributing area. Similarly, site constraints of a first flush detention pond(s) may make it necessary to adjust the location, depth, etc. of the pond(s) when it is designed. In generating the recommendations for this report, dozens of detailed alternatives were considered with respect to location of a facility, contributing area to each pipe and pond, time of concentration, and other factors. To ensure that the City improvements are fully understood, subsequent master plans should also analyze the improvements during each update.

It is important to note that the use and capacity of existing canals, streams, and irrigation ditches, were not evaluated as part of this report. A capacity analysis of these facilities was beyond the scope of this Master Plan update. The capacity of these facilities is not being improved with this study nor by the Capital Facilities which may be funded by impact fees. Heber City runoff discharging into these channels may be restricted due to their use for spring runoff passing through the City or summer irrigation. For this reason the City has assumed that runoff from development will only be released at historic rates or 0.10 cfs/acre, to avoid adversely impacting the channels.



EXISTING CREEKS AND CANALS

- ① LAKE CREEK
- ② LOWER WASATCH CANAL
- ③ NORTH LAKE CREEK
- ④ HUMBUG CANAL
- ⑤ WASATCH CANAL
- ⑥ CENTER CREEK
- ⑦ TIMPANOGOS CANAL
- ⑧ FLOOD CHANNEL
- ⑨ SAGEBRUSH AND SPRING CREEK CANAL

MIDWAY LANE / 100 SOUTH

CENTER STREET

1200 SOUTH

S.R. HWY 189

U.S. HWY 40

FIGURE 7-1

HEBER CITY

FUTURE STORM DRAIN FACILITIES

- ULTIMATED BUILDOUT BOUNDARY
- - - HEBER CITY BOUNDARY
- EXISTING ROADS

EXISTING STORM DRAIN LINES

PIPE SIZE (inches)	PIPE COLOR
<15	
15	
18	
21	
24	
27	
30	
36	
42	
48	
54	
60	
UNKNOWN SIZE	
UNDERDRAIN	
DITCH	

- Proposed HDS System
- POND
- Existing First Flush Pond

PROPOSED STORM DRAIN FACILITIES

- PROPOSED PONDS

Capital Improvements

Capital improvements required to meet the existing and future storm water control needs of Heber City are given in the following paragraphs. Projects labeled as “Ultimate” are beyond the 20-year planning window and therefore the improvement cost and associated populations served have been excluded from the impact fee calculations.

D-015 Ditch Storm Drain System Improvements: This project is to correct deficiencies within the existing irrigation ditch system in the central part of Heber City (Existing Ditch Map in Appendix E). The project is to improve the ditch system to facilitate storm drain conveyance. Improvements include the following: pipe, outlet, and pollutant removal devices at each discharge point, identify and install pipe in abandoned ditch locations, and divert dead-ends into channels.

D-016 (Ultimate) First Flush Detention Ponds: This project is to construct a pond or ponds to capture the 2-year storm event (first flush) from the central part of Heber City which currently uses the ditch system as a storm drain system. The existing pond for School House Estates was converted to a detention pond for the existing subdivision and a first flush pond for the area in Heber City between Main Street and 500 West and 600 South and 1000 South. The location for remaining first flush pond(s) has not been identified at this time because property would need to be identified which is not in the scope of this masterplan, but they could potentially be installed in addition to HDS systems at those corresponding HDS locations

D-022 Maintain Existing Storm Drain and Ditch System: As part of the Storm Water Management Program, the existing storm drain system needs to be maintained. Each year the system will be inspected and cleaned, and records kept of maintenance.

D-023 Master Plan Update: The Master Plan should continue to have yearly updates with major updates every five years.

D-025 Storm Water Management Program: The project consists of creating a Storm Water Management Program (SWMP), implementing the SWMP, and enforcing the SWMP. The SWMP is necessary due to City growth.

(Ultimate) D-026 Central Heber Storm Drain System in Old Town Heber: This drainage system consists of a network of pipes to replace the existing ditch system. It may ultimately be needed if curb and gutter is installed in the old part of Heber City.

D-028 Heber City Public Works Facility Expansion Phase 2: The Heber City Public Works Department Building and Maintenance Site will be expanding to maintain the current level of service that the Public Works department currently provides in maintaining the storm drain system. Phase 2 will likely commence around 2028. All of Phase 2 will be paid for by impact fees, however, there is not currently a recommended impact fee for storm drain, therefore, the storm drain portion of the cost will need to come from another fund until a storm drain impact fee is implemented.

D-029 Hydrodynamic Separators prior to First Flush Ponds: It is proposed that the existing ditch system go through an HDS prior to entering a first flush pond. There are 4

proposed areas, and one first flush pond that is already functional to handle first flush for the part of Central Heber between 600 S and 1000 S and 500 West to Main Street, where HDS should be installed. These shall differ and are in addition to pollutant discharge devices mentioned in D-015 description.

Impact Fee Recommendations

Heber City currently does not charge an impact fee for growth related storm drain projects within the City. Projects that are not 100% developer responsibility are funded through revenue from the City's storm drain utility fee. This fee currently ranges between \$13.67 per acre per month to \$17.56 per unit depending of the nature of the property.

7.2 Storm Water Runoff

Future growth in Heber City has the potential to affect the storm water flows and water quality of the downstream channels and water bodies of the Heber Valley. It is imperative that control guidelines are followed and needed improvements are implemented to ensure proper storm water control now and in the future. The hydrology and water quality of the Heber Valley should not be adversely affected by Heber City growth. Some of the sources and criteria used to determine future storm water control needs are:

- Growth rates
- Environmental regulations of EPA, FEMA, and DEQ
- Residential / non-residential development
- City General Plan and zoning maps
- County and Provo River Watershed requests

As these factors change, the recommendations made in this study could be affected. To minimize the effect of changing future conditions, recommendations made in this report are based upon future zoning, planned roadway improvements, recent water quality regulations, and the impact they may have upon future land uses. Storm drain improvement projects should be completed in conjunction with water quality needs and land development.

Projected Population

The projected population for Heber City from 2025 to 2045 is discussed in Chapter 3 - Projected Population Growth. The storm drain system service area includes the south main area of Heber City and Red ledges. The 2025 population for the service area was estimated to be 20,143. The 2045 population is projected to be 29,142.

Historical Storm Drainage

The City has historically had a restrictive discharge policy of 0.10 cfs per acre. This policy was established when Heber City saw increased development and no regional drainage conveyance facilities existed. Prior to establishing this policy, the mechanism for handling runoff was existing irrigation ditches and canals in both developed and undeveloped areas. To avoid overwhelming the existing system, the City limited runoff to no more than what historically occurred. In recent years discharges above 0.10 cfs per acre have been detained on site by individual developments. In cases where no suitable discharge point is available, 100 percent of the drainage has been retained on the development site. Currently the City has several

detention/retention ponds scattered throughout the more recently developed areas as shown in the City Storm Drain Facilities list in Table 7-2. These ponds help safeguard water quality downstream and provide flood protection.

As water quality regulations become more restrictive, the City will need a regulated system to convey and treat storm water runoff. The City recently adopted a Storm Water Design Manual that further establishes these regulations for new developments in detail. Systematic water quality control will be provided through improved maintenance of the existing facilities and implementing a storm water management program.

The central portion of Heber City (500 N to 600 S) does not currently have all the required water quality measures, other than the natural cleaning action of the ditches, roadside swales themselves, and a few oil separator snouts. This area needs additional processes to address water quality. The first flush pond, ditch improvements, and HDS proposed for this area will be a step toward reducing pollutant loading in runoff from these portions of the City.

Calculation of Storm Runoff

There are a variety of methods available for calculating runoff. The method used needs to be accurate for the available input and conditions of the site being evaluated. The limitations of each method must also be considered. Refer to the City's Storm Water Manual for the appropriate methodology to use when designing for new development.

Future Growth

The projected number of residential and non-residential storm drain users is determined using the growth numbers in Chapter 3. Total storm drain numbers projected for 2045 equal 7,496 residential units and 2,838 non-residential equivalent residential units (ERU's). Of these, 369 ERU's have been deducted for the Red Ledges area which is a private community that maintains its own storm drain system. Heber City's storm drain system is therefore estimated to have a total of 10,337 ERU's, or an additional 2,960 ERU's, by 2045, spread over a total of 6,655 gross acres.

Future capital facility projects are associated with water quality requirements, storm drain conveyance, and maintenance of facilities related to existing conditions and overall City-wide growth. The projects are proposed to be funded by the storm drain utility fee which is paid by existing and new users.

Modeling of Storm Water Runoff

The storm water runoff from Central Heber has historically been uncontrolled. The existing irrigation ditch system in this area has been used to convey storm water runoff to downstream streams and canals. Since this system has provided an acceptable level of service in the past it is anticipated that this area will continue to be served through these conveyance systems for the foreseeable future. A pressurized irrigation system may be installed in this area in the future. Once this takes place, additional capacity for storm water will be available in the ditches. Runoff quantities may not increase from what they are projected today, but water quality should be addressed.

In the previous 2018 Master Plan update, storm drain models were created for the central portion of Heber City using both StormCAD V8 XM and PondPack. StormCAD was used to model the

pipe sizes using the Rational Method, and PondPack was used to model the ponds using the SCS Type II 24 hour storm. The area was divided into four main drainage areas.

Area 1 extends from 500 N to 200 N (500 W to 600 E)

Area 2 extends from 200 N to 200 S (600 W to 600 E)

Area 3 extends from 200 S to 600 S (500 W to 600 E)

Area 4 extends from 600 S to 1000 S (600 W to Main)

Each area has a discharge point on the west end, similar to the existing ditch system layout. Two scenarios were modeled. A model of existing conditions was set up in PondPack with the time of concentration and curve number based on runoff through the existing ditch system. Peak flow from several storm events (2-yr, 10-yr, & 25-yr) was modeled based on the existing conditions. Each ditch was not modeled. A model of future conditions was set up in both PondPack and StormCAD with the time of concentration and runoff coefficients (C) based on the existing streets having curb & gutter and the ditch system being piped. The street layout was based on the master street plan. Necessary pipe sizes were determined for the 10-year storm event, and peak flow from several storm events (2-yr, 10-yr, & 25-yr) was modeled based on the potential future conditions.

Table 7-1 below summarizes each area in Central Heber. The table shows the respective pond volumes for the existing ditch conditions and ultimate conditions if curb & gutter is installed, and the ditches are piped. A first flush pond is recommended which could utilize one single pond or four separate pond locations. This pond(s) are recommended to help remove discharge pollutants created from existing users and future growth and traffic in the central portion of Heber City. Area 4 volumes were removed from Table 7-1 in the 2017 update, because the detention pond west of School House Way just south of 600 South was modified to function not only as a detention pond, but a first flush pond as well. However a HDS shall be installed upstream of this pond to enhance water quality measures.

Table 7-1 Central Heber Pond Summary

Area ID ²	Area (acres)	Existing Conditions Pond Volume (ac-ft)			Ultimate Conditions ¹ Pond Volume (ac-ft)		
		First Flush	10 Year	25 Year	First Flush	10 Year	25 Year
Area 1	175	4.3	7.7	11.2	4.8	8.3	11.7
Area 2	248	2.0	4.0	7.6	2.3	4.8	8.3
Area 3	246	1.2	2.3	5.6	1.4	3.1	6.0
Total	669	7.4	14.0	24.4	8.5	16.2	26.0

1. Ultimate conditions assumes curb & gutter and ditches piped through central part of Heber

2. Area 1=500 N to 200 N 500 W to 600 E, Area 2= 200 N to 200 S 600 W to 600 E, Area 3= 200 S to 600 S 500 W to 600 E

3. See Appendix E for additional information

Summary of Projected Storm Water Runoff

There are standard practices for estimating storm water runoff. The above listed Rational and SCS methods need to be followed to maintain historic or less than historic storm water runoff in Heber City. Water quality also needs to be considered. New development should continue to retain and/or detain storm water to keep discharge equal to or less than historic, and help improve or maintain water quality downstream. New development should also implement LID's. An LID is a Low Impact Development with the goal of improving water quality by reducing the

amount of storm runoff generated by a project by relying on infiltration or evaporation to handle runoff where it is generated; they basically try to mimic the historic drainage to not increase flows to downstream waterways and conveyance systems. The existing areas in Heber which do not have water quality control measures need consideration to ensure protection of the downstream water quality. Measures to provide additional water quality support include additional first flush pond(s) and HDS for the central part of Heber.

7.3 Storm Water Control and Level of Service

Types and Purpose of Storm Drain System

The purpose of the storm drain system is to create a system that detains runoff and/or safely conveys storm water to prevent flooding and/or pollution from the 2-year, 25-year and 100-year storm events. The recommended control methods for handling storm runoff in Heber City are:

- Retention of storm water to eliminate downstream discharge and to capture pollutants.
- Detention of storm water to control release rates into drainage facilities and help settle pollutants before they are discharged downstream.
- 80th percentile rainfall retention in detention/retention basins.
- Project specific designed pretreatment pollutant removal devices of varying types and sizes (HDS).
- LID's.
- Construction site runoff control.
- Detention basins for pollution control capturing the "first flush" 2-year event, for areas that historically have direct discharge.
- Regular maintenance and good housekeeping are key.
- Public education on pollutant control.
- Facility inventory management.

Detaining and retention of storm water runoff are good methods to help control water quality. Detention of water allows oil skimming and a large amount of sediment to settle out of the water before it is released into the streams. Pretreatment type devices such as Stormceptors, or other HDS are effective, but need to be regularly maintained to remain effective, just as with all inlets, sumps, and ponds. The Environmental Protection Agency (EPA) presently regulates the water quality released into streams from large cities. Although Heber is not considered a large city, the EPA has plans to place water quality restrictions on smaller cities in the future. In anticipation of stricter water quality regulations in the future, the City should continue to develop more advanced storm water control measures as well as provide additional storm water regulations. The newly adopted design manual enforces some of these advanced measures for new development.

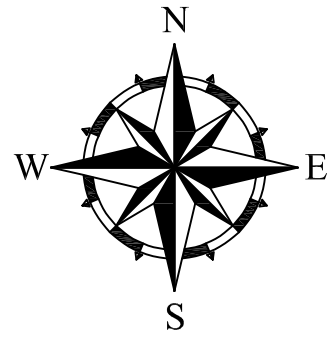
Existing Conditions and LOS

Heber City's existing storm drain facilities are shown in Figure 7-2. Much of the Central Heber has historically discharged storm water into existing irrigation ditches and canals. Most of the new developments since about 1980 have had storm drain systems installed. The systems consist of pipes, inlets, sumps, oil separators, and ponds which collect storm water and control it. Some of these systems discharge the storm water after it has been detained. However, they have been installed per Heber City's requirements and, as a result, the storm drain Level of Service (LOS)

in all new developments in Heber City has been maintained, and follows the design criteria used in this study.

Central Heber does have a slightly lower LOS than newer developments (after 1980) in the City. This area of town does not currently have retention or detention ponds and is lacking HDS. While the City has grown in the last 20 years, the storm water runoff and pollution discharge in this area has not measurably increased. However, as the City continues to grow it is anticipated that, additional traffic, businesses, and people will increase the impervious surface in this area of the City as well, which will in turn increase the storm water runoff and pollution. As a result of this growth, additional measures will need to be incorporated in order to maintain the existing LOS and ensure that downstream water bodies are not affected. The capacities of the irrigation ditches and canals are unknown and are not included in the scope of work in this report. However, the size of a “first flush” type of pond(s) has been analyzed. HDS are also recommended upstream of first flush ponds.

Table 7-2 is a list of Heber City’s developments which have public storm drain systems. Ponds, the discharge from those ponds, and the pollution prevention devices associated with each development are listed.



EXISTING CREEKS AND CANALS

- ① LAKE CREEK
- ② LOWER WASATCH CANAL
- ③ NORTH LAKE CREEK
- ④ HUMBUGH CANAL
- ⑤ WASATCH CANAL
- ⑥ CENTER CREEK
- ⑦ TIMPANOGOS CANAL
- ⑧ FLOOD CHANNEL
- ⑨ SAGEBRUSH AND SPRING CREEK CANAL

MIDWAY LANE / 100 SOUTH

CENTER STREET

1200 SOUTH

S.R. HWY 189

U.S. HWY 40

FIGURE 7-2

HEBER CITY

EXISTING STORM DRAIN FACILITIES

- ULTIMATED BUILDOUT BOUNDARY
- - - HEBER CITY BOUNDARY
- EXISTING ROADS

EXISTING STORM DRAIN LINES

PIPE SIZE (inches)	PIPE COLOR
<15	
15	
18	
21	
24	
27	
30	
36	
42	
48	
54	
60	
UNKNOWN SIZE	
UNDERDRAIN	
DITCH	
EXISTING FIRST FLUSH POND	
PONDS & SUMPS	

Table 7-2 – Heber City Storm Drain Storage Facilities

Public Facility (Name)	Storage Facility(s)	Volume (cf) ¹	Volume (ac-ft)	Sumps (each)	Discharge (cfs)	Pollution Protection
Alpine Acres	pond/underground rock	51,330		0	0	pond
Alpine Meadows Phase 1	pond	12,775		0	1.24	pond
Alpine Meadows Phase 2	pond/underground rock	23,172		-	0	pond
Aspen Point	pond/underground rock	37,411		-	8.7" orifice	snout, pond
Birmingham Subdivision	pond	10,364		0	0	pond
Broadhead Estates Phase I	pond & stormtech system	3,221		-	0.898	stormtech, snout
Broadhead Estates Phase II	2 ponds, sump	12,740		1	2.5" Orifice	snout
Cedar Meadows	pond w/sump	17,604		2	12" pipe no known restrictions	pond
Cottages at Valley Station Phase 2 & 3	3 ponds, sumps	35,479		3	none	snouts, ponds
Country Meadow Estates	7 ponds	11,354		0	none	ponds
Cove Estates Pond	pond w/sumps	118,805		4	none	snout, pond
Crews Court	stormtech system	2,387		-	none	stormtech, snout
Daniels Gate Daniels Gate B	pond w/ sump	33,098		1	none	snout, pond
District at Valley Station	ponds w/sumps	4,290		3	none	snouts, ponds
Elmbridge	ponds	34,203		0	4.4" & 1.8" orifices	snout, ponds
Greenfield Town Homes	pond w/ sump	35,200		1	none	pond
Habitat for Humanity 400 W 300 N	sumps	2,164		2	none	sumps
Harvest Fields	pond w/ sump	18,000		1	none	snout, ponds, sump
Hat Creek	pond	18,690		0	5.6" orifice and overflow	pond
Heber City Public Safety Building	pond	4,000		0	none	snout, pond
Heber Gateway Plaza Phase 1	pond w/sump	21,319		1	4.3" Orifice, 1.06 cfs	snout, pond
Heber Landing Subdivision Phase 1	pond w/sump	24,700		1	none	pond
Heber Meadows Phase 1	pond w/ sump	31,541	0.7200	2	none	snout, pond
Heber Meadows (2800 S Mill Road Sump)	sump			1	none	snout, pond
Hog Business Park	sumps with underground rock	57,000	0.3300	4	none	snout, sump
Last Stand	pond w/sump	7,910		1	none	pond, snout
Liberty Station & Liberty Crossing	2 stormtech systems	14,400		0	none	stormtech, snout
Majestic Mountain Acres/Noble/Browning	pond w/ stormtech systems	36,237		0	none	stormtech, snout
Mayers Meadows Subdivision	stormtech system	11,204		0	none	stormtech, snout
Meadows at South Field	pond w/sumps	25,708		10	none	pond, snout
Mill Road Estates Phase 1 and 2	pond		2.2000	0	1.1	pond
Mill Road Estates Phase 3	pond	3,400		0	3" orifice	pond, snout
Mill Road Estates Phase 4	pond	7,701		0	3" orifice	pond, snout
Mountain Meadows Phase 1 & 2	none	0		0	100%	none
Mountain View Estates	pond	12,500		0	overflow at 35.67'	pond
Murfield Phase 1	pond	6,431		0	1.00	pond
Murfield Phase 2	pond	57,115		0	yes not sure how much	pond
Murfields Phase 4A and 4B	pond	10,219		0	1.16	pond
My Mountain Home Plat A and B	pond	18,180		0	15" pipe unlimited	pond
My Mountain Home Plat C	pond	6,000		0	0	pond
Old Mill Country Estates	pond	42,250		0	5.4" orifice	pond
Park Properties	sump	500		1	none	snout
Pine Meadows	pond /sump	15,000		3	15" pipe no known restrictions	pond
Power Industrial Park	pond	6,000		0	0	pond, snout
Sage Acres	pond	18,000		0	overflow to canal	pond
School House Way Estates & First Flush Pond	storage pond and first flush	113,256	3.2900	1	16" orifice with overflow box	snout, pond
Silver Ridge Properties	underground rock storage	12,250	0.2800	3	none	snout
Swiftcreek Subdivision	pond w/sump	6,872		1	none	pond, snout
The Cove at Valley Hills	pond w/sump	118,804	2.7270	4	none	pond
Timp Meadows	pond	18,000		0	15" pipe no known restrictions	pond
Timp Meadows East	pond	39,000		0	15" pipe no known restrictions	pond
Timp Meadows North	Pond	64,856		0	none	pond
Timp View Crossing	pond w/sumps	7,083		3	none	pond, snout
Valley Heights Subdivision	pond w/sumps	20,940		12	none	pond, snout
Valley Station	pond/sump with underground	32,565		1	1.68	Vortechs (3 ea)
Walgreens	sump	1,000		1	none	sumps
Wasatch Vista	pond w/sump	70,225		1	2.75	pond, snout
Wheeler Park Phase 1 and 2	pond w/ sump and	214,515	4.9200	1	none	pond, snout
Willow Creek Estates	underground rock storage	5,328		1	none	snout
Wing Point (Private?)	pond /underground rock	21,000		2	none	pond
Witt Commerical	pond w/sump	8,581		1	none	pond, snout
Valley Hills Drive 800 North Basin	pond	5,472		0	discharge to ditch possible	pond
David Fields Commercial (public)	sump	842		1	none	sump
Sorenson Dental Office	sump	828		2	none	sump
Street Inlets and Catch Basins, City Wide	n/a	varies		n/a	varies	varies

1. Volume is maximum and includes freeboard if there is any.

Design Requirements

Storm water runoff collection in Heber City is provided through a collection pipes, ditches, curb & gutter, detention basins, retention basins, sumps, streams, canals and a variety of other collection and storage type facilities. The design and sizing of these facilities is based on storm water runoff. Peak runoff from existing land or developed areas can be determined by a variety of approved models. Refer to the City's Storm Water Manual for methodology.

Ground Water

There are certain areas of Heber City which have had shallow ground water tables in the past. In 1983 a network of subsurface drains were installed in 500 East and 600 East. This drain system is shown on Figure 7-2. All new development is required to complete a geotechnical report which includes recommendations on ground water levels in the development area. If shallow ground water is discovered, or it is found that there is potential for shallow ground water from streams, channels, or canals nearby, development is required to provide means of controlling the ground water for all infrastructure and buildings. Additionally, retention basins and other water quality devices need to be designed such that they do not contaminate groundwater.

Storm Water Management Program

Considering the growth of Heber City, an official Storm Water Management Program is needed. Heber City and/or the Heber Valley will soon be classified as a small municipal separate storm sewer system (MS4). The Utah Department of Environmental Quality (DEQ) Division of Water Quality has storm water management regulations and guidelines to help facilitate storm water control for a small MS4. The program could be a combined effort between Wasatch County and Heber City.

The following are guidelines Heber City currently has in place which support proper storm water management:

1. Heber City Ordinance 15.08.080 was put in place to help facilitate a variety of items with respect to home construction. The ordinance provides some building site storm water control requirements, and it also helps control debris and dirt in the roadway to reduce storm drain system contamination.
2. Construction sites greater than one acre or projects less than one acre that are part of a larger common plan of development are required to obtain a Utah Pollutant Discharge Elimination System (UPDES) permit. With the permit, the site must also have an approved Storm Water Pollution Prevention Plan (SWPPP). All SWPPP plans are reviewed by the City Engineer.

In addition to the items listed above, Heber City will continue implementing the following storm water control guidelines:

1. **Public Education and Outreach:** City will continue public education and outreach efforts to promote a change in behavior by the public to reduce water quality impacts associated with pollutants in storm water runoff. This will include education efforts targeting residents, businesses, developers/contractors, and industrial facilities. The education and outreach will focus on specific pollutants and pollutant sources that impact downstream receiving waters including: sediments (dirt, clay, sand), fertilizer/pesticides (nutrients such as phosphorus and nitrogen), and chemicals/ hazardous wastes (oil/grease, fuels,

paint, cleaning products, etc). It is recommended the City work with the Provo River Watershed group and Wasatch County to identify specific guidelines and distribution packets.

2. Storm Water Facilities Inventory: The City will maintain a record map of all storm drain facilities, including all inlets, manholes, culverts, pipes, ponds, storage facilities, sumps, oil separator boxes, pollutant removal devices, discharge points, canals, streams, flood channels, and other pertinent storm drain facilities that discharge into State waters.
3. Construction Site Storm Water Runoff Control: City will develop and adopt an ordinance that requires the use of erosion and sediment control practices at construction sites. The ordinance shall at a minimum be equivalent with the technical requirements set forth in the UPDES Storm Water General Permit for Construction Activities found at <http://waterquality.utah.gov/UPDES/stormwatercon.htm>. The ordinance shall include the following: Sanctions to ensure compliance, for construction projects disturbing greater than or equal to one acre, and to projects less than one acre that are part of a larger common plan of development. Require construction operators to prepare a Storm Water Pollution Prevention Plan (SWPPP) and apply sediment and erosion control BMP's as necessary to protect water quality, reduce pollutant discharge, and control waste such as, but not limited to, discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste. It is recommended that the City use ordinance language previously approved and used by the Provo River Watershed Council.
4. Pollution Prevention and Good Housekeeping: The City will prepare an operations and maintenance program to complete and track the following items: Perform annual inspections to identify when cleaning and maintenance of public storm drain facilities is needed. Clean all inlets, ponds, canals, streams, and other pertinent public storm drain facilities of all debris, trash, oil accumulations, and excess sediment buildup. Repair any failures of installed public infrastructure. Maintain all access to public storm drain facilities. Monitor the drainage of all storage facilities and facilitate the proper discharge or infiltration of water from storm drain facilities to reduce stagnant water areas. Prioritize storm sewer system maintenance, with the highest priority areas being maintained at the greatest frequency. Prepare a schedule for street and public owned parking lot sweeping. Follow inspection checklists and record keeping procedures for all cleaning and maintenance. See Heber City Public Works for checklists, procedures, and guidelines.

The four storm water control items listed above are a good start to direct Heber City towards adopting the necessary programs for a beneficial storm drain system. The DEQ Division of Water Quality general permit for storm water discharge from small MS4s contains more extensive guidelines and procedures that will help Heber City implement an official Storm Water Management Program (SWMP). The following is a summary of the key components in a SWMP:

1. Provisions to develop, implement, and enforce a SWMP designed to reduce the discharge of pollutants from the MS4, protect water quality, and satisfy the appropriate water quality requirements of the Utah Water Quality Act.
2. Six Minimum Control Measures:
 - a. Public Education and Outreach and Storm Water Impacts
 - b. Public Involvement/Participation
 - c. Illicit Discharge Detection and Elimination (IDDE)
 - d. Construction Site Storm Water Runoff Control

- e. Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)
 - f. Pollution Prevention and Good Housekeeping for Municipal Operations
3. Shared Responsibility: Implementation of one or more of the six minimum measures may be shared with another entity, or the entity may fully take over the measure.
 4. Provisions to review and Update the Storm Water Management Program

There are additional requirements of a small MS4, other than the SWMP, when implementing a storm water discharge permit, such as non-storm water discharge control, record keeping, permit conditions, and penalties. Guidelines outlining requirements for small MS4 permits may be found at https://www3.epa.gov/npdes/pubs/ms4permit_improvement_guide.pdf. It includes the specific details and requirements for the four items listed above for the SWMP. A recommended project in the next several years is that Heber City, with the involvement of Wasatch County, adopt a voluntary SWMP that focuses on the four items required of a SWMP, listed above. The official SWMP documents should be created within the next two to three years, implemented as soon as possible, and followed until the EPA and DEQ decide a mandatory Permit for Discharge is required.

Wasatch County

Heber City has a cooperative agreement with Wasatch County to maintain flood channels, canals, and streams that pass seasonal runoff through the City. City storm drain systems must therefore be designed to avoid adversely impacting these existing flood channels. To minimize any impact, this study assumes most facilities will only introduce historical flows into existing flood channels.

The County is currently looking into doing a study to combine storm drain efforts with the City and potentially install regional detention facilities for water quality purposes. In June 2000 a study was done recommending four basins be constructed to reduce the amount of sediment and phosphorus entering the Provo River system. As the City designs its own facilities, mutually beneficial opportunities should be investigated to incorporate features enhancing water quality and reducing the economic impact to both the City and County. As part of the SWMP's six minimum control measures, Heber City will work to reduce pollutant discharge to streams and water bodies which affect Wasatch County and other users downstream Heber City will also coordinate with Wasatch County in the steps to create a Storm Water Management Program that will provide benefit countywide.

New Development

The new Heber City Storm Water Design Manual that was adopted in 2022 provides guidelines for new developments. Design requirements for new development outlined in this document, in particular LID's are a requirement by the Utah Department of Environmental Quality as part of an MS4 program. Therefore in preparation for the future compliance with the MS4 program, developments in Heber City shall comply with the guidelines outlined in the manual.

Discharge Agreements

Heber City currently has agreements with groups and entities around Heber City related to storm drainage facilities. The following is a summary of those regulations.

- Wasatch County canal maintenance agreement
- Central Utah Water Conservancy District canal maintenance agreement
- Spring Creek and Sage Brush Canal maintenance and discharge agreement.

7.4 Economic Feasibility Analysis

Costs of the proposed new improvements are shown in Table 7-9. The estimated material and installation cost for the pipe improvements, 20-year maintenance program, storm water management program, and the storm drain portion of the public works expansion project is \$7,816,160. This number is based on material and labor rates that are current as of 2025, and estimates should be updated regularly to reflect changes in price.

New developments are not required to pay storm water impact fees. The funding for the proposed projects must come from the storm drain utility fee, unless other funding sources such as grants, or other programs are identified. These funds will need to generate sufficient revenue to complete the items lists in Table 7-9 or they may not be completed.

Utility Fee Methodology

Zion's Bank completed a study in 2012 which evaluated the storm drain utility fee. The Zion's study recommended a direct approach of using a per unit charge for all residential properties less than one acre; and a gross acreage charge for all non-residential properties, and multifamily properties greater than one acre. Undeveloped properties are not subject to the fees.

Table 7-9 Estimated Cost of Storm Drainage Improvements.

ULT		CIP #	Recommended	Total Cost		Funding Proportionate Share Analysis						
			Improvements	Operating		Developer		Other		Impact Fee Eligible		
				%	\$	%	\$	%	\$	%	\$	
ULT	D-015	Ditch Storm Drain System Improvements		\$1,621,474	100%	\$1,621,474	0%	\$0	0%	\$0	0%	\$0
	D-016	First Flush Detention Pond(s) - Central Heber		\$1,380,083	100%	\$1,380,083	0%	\$0	0%	\$0	0%	\$0
	D-022	Maintain Existing SD/Ditch System (20 times)		\$2,400,000	100%	\$2,400,000	0%	\$0	0%	\$0	0%	\$0
	D-023	Master Plan Updates every 5 years (4 times)		\$48,000	100%	\$48,000	0%	\$0	0%	\$0	0%	\$0
	D-025	Storm Water Management Program		\$336,000	100%	\$336,000	0%	\$0	0%	\$0	0%	\$0
	D-026	Install SD System in Old Town Heber		\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	D-028	Heber City Public Works Facility Exp Ph 2*		\$830,603	0%	\$0	0%	\$0	0%	\$0	100%	\$830,603
	D-029	HDS Before First Flush Pond		\$1,200,000	100%	\$1,200,000	0%	\$0	0%	\$0	0%	\$0
TOTAL EXPENDITURES				\$7,816,160		\$6,985,557		\$0		\$0		\$830,603

* Impact fee eligible, however, no impact fee has been calculated or proposed for Storm Drain

Operating and Impact Fee Funds

All recommended improvements, including the Storm Water Management Program and the Heber City Public Works Facility Expansion Phase 2 will be funded by operating funds. Therefore, new developments are not required to pay storm water impact fees. The need for a storm drain impact fee will be evaluated again at a later time.

Operating Fund & Storm Drain Utility Fee

The maintenance of the storm drainage and ditch systems are funded by the storm drain utility fee charged to all existing residential and non-residential users. This fee covers the cost of storm drain projects benefiting existing users, including the Storm Water Management plan, street sweeping, and canal/ditch maintenance. The current fee is \$17.56 per month for all residential properties, and multi-family properties less than or equal to one acre; and \$13.67 per month per gross acre for multi-family properties greater than 1 acre. For Non-Residential it is \$17.56 per month for properties less than or equal to 1 acre, and \$13.67 per month per gross acre for non-residential properties greater than one acre. The storm drain utility fee should be reviewed annually to keep abreast of increasing inflation and construction costs.

Chapter 8

Pressurized Irrigation System

8.1 Summary & Recommendations

Introduction

This chapter identifies the existing condition of the pressurized irrigation (PI) system as well as recommended improvements to meet the projected 20-year population demands. Impact fees were calculated based on implementing the recommended improvements.

Future conditions in Heber City were analyzed by projecting the population through the year 2045 and calculating the number of connections or equivalent residential units (ERU's). Based upon historical PI demand and the projected average yearly, peak daily, and peak instantaneous demands, the PI flows are projected through the planning period. These flows are used to determine the required capacities of the PI system within Heber City. The Central Utah Water Conservancy District (CUWCD) supplies Heber City with irrigation water and storage for peaking. Recommendations are made to maintain the current Level of Service (LOS) and provide the needed capacity for the projected population. Additional infrastructure is also considered for areas which do not currently have PI available. User fees and impact fees are studied to determine the feasibility of the recommendations.

Heber City's water system provides water for both city and some irrigation company connections. For this study, all connections will be treated as City connections.

The Heber City Design Criteria used in this study are summarized below:

- Demand:
 - Average Yearly Outdoor 437 gpd/ERU (based on 3.0 af/ac)
 - Peak Day Average Yearly Demand x 3.4
 - Peak Instantaneous Peak Day x 2.0
 - Storage
 - CUWCD for Heber 437 gal/ERU
 - Pressure
 - Minimum Static 50 psi
 - Maximum Static 120 psi
 - Minimum Peak Day 40 psi
 - Minimum Peak Instant 30 psi
 - Pipe Sizes
 - Minimum 6-inches
 - Velocities:
 - Maximum Peak Day 5 fps
 - Maximum Peak Instant 8 fps
- Outdoor watering - Assume average lot size of 0.33 acres, 49% irrigated.

Projected Population

Heber City's population is expected to increase by approximately 69%, from 20,143 to 29,142 by the year 2045, for the area served by the pressurized irrigation system. With this growth, it is projected that an additional 2,960 (10,337-7,377) ERU's from Residential and Non-Residential development will be added. 369 ERU's (551-182) in the Red Ledges area, which is served by Twin Creeks Special Service District (TCSSD), are not included in the ERU numbers. And 761

ERU's, for those without access to the PI system, must be deducted. Heber City's PI system is therefore estimated to have a total of 9,573 ERU's, or an additional 3,881 ERU's, by 2045. The 9,573 ERU's includes 1,550 ERU's converted from the culinary system in Central Heber after 2028. Growth beyond 2045 to Ultimate build out will be addressed in future Master Plan updates.

Projected Pressurized Irrigation Use

Using 9,573 projected ERU's in 2045, it is calculated that 9,877 gallons per minute (gpm) will be required to meet Peak Day flows. It is also projected that an average yearly demand of 4.18 million gallons per day (mgd) will be used. The usage per ERU is estimated to be 437 gpd/ERU spread over 12 months or 874 gpd/ERU over the 6-month irrigation season. This is calculated using the average residential lot size of Heber City subdivisions which use PI and the percent of each lot on average that is irrigated. The average residential lot size with PI available is 0.33 acres, and on average 49% of each lot is irrigated.

Recommended Irrigation System Improvements

Capital improvements recommended to meet the projected demands are shown in Figure 8-1. These recommendations were determined by the use of a computer model of Heber City's PI system, projected demands, and input from CUWCD and water use data. A detailed list of the recommended improvements is given below.

Projects labeled as "Ultimate" are beyond the 20-year planning window and therefore the improvement cost and associated populations served have been excluded from impact fee calculations.

I-001 Central Heber Pressurized Irrigation: The proposed project is to provide PI water to the Central Heber. There are approximately 1,550 water users within this area. The source of water for the PI system would be from Wasatch Irrigation Company delivered via the Timpanogos the Wasatch canals. Connection points would be on the Wasatch Canal near the Creamery Spring (1200 North on the Wasatch Canal), the Timpanogos Canal through the gravity feed at the T5 pump station of the WCWEP system, the Timpanogos Canal near Lake Creek Road, and the W3 pump station of the WCWEP system. These lines will be Heber City lines. W-027 and W-054 culinary water projects are in the 2024-2028 planning window. Funds from these projects will be used to help fund the PI system in Central Heber since this project postpones and reduces the size of the culinary source and storage needed in the future. Unless a larger bond is obtained, the PI system in Central Heber must be completed in phases from 2023 to 2043.

I-002 1200 W 430 S to 1100 W 100 S (6-inch): A 6-inch line should be constructed from the existing pressurized system between 1200 West 430 South and 1100 West 100 South to connect into the proposed 6 inch line in 1200 West (South Field Road). Development should install and pay for a portion of this 6-inch line and impact fees should pay for Heber City's portion.

I-003 1200 West – 430 S to 500 S (10-inch): A 10-inch line should be constructed in 1200 West from the existing line at approximately 500 South to the proposed 6-inch line at approximately 430 South. Development will install and pay for a portion of this line, and impact fees should pay for Heber City's portion of over sizing above 6-inch.

I-004 Daniel Rd –1450 S to 1300 S (8-inch): An 8-inch line should be constructed from the existing pressurized water system in Daniel Road at approximately 1450 South to tie into the 14-inch line at approximately 1300 South. Development will most likely install and pay for a portion of this line, and impact fees will need to pay for Heber City's portion of over sizing this line above 6-inch.

(Ultimate) I-010 Valley Hills Blvd – Mill Rd to Callaway Dr (8-inch): An 8-inch line should ultimately be constructed along Valley Hills Boulevard from Mill Road (1050 East) to the existing line in Valley Hills Boulevard near Callaway Drive. This line is necessary to feed and loop pressurized irrigation to this area.

I-011 300 East – East Bypass to 1600 N (10-inch): A 10-inch line should be constructed on 300 East from the East Bypass through the property just to the east of US 40 to connect to the pipeline at the Wasatch Canal near Coyote Lane. This line is necessary to feed and loop PI to this area. Development should install and pay for a portion of this 6-inch line and impact fees should pay for Heber City's portion of the oversizing.

I-013 Regulation Pond(s) (6 ac-ft): Regulation ponds are necessary to maintain peak day flow in Heber City. Approximately 1 ac-ft per 60 irrigated acres is necessary for flow regulation. These ponds are operated and maintained by the CUWCD. The location of these ponds are shown on Figure 8-1. Heber City needs to pay for the City's share to install these facilities since residential irrigation patterns are contributing to the need for ponds. Development will pay for a portion of this storage though impact fees to accommodate City growth.

I-014 Aerial Photography Update: The Aerial Photography should be updated every five years.

I-015 Master Plan Update: The Master Plan should continue to have yearly updates with major updates every five years.

(Ultimate) I-016 Regulation Pond(s): Regulation ponds are necessary to maintain peak day flow in Heber City. Approximately 1 ac-ft per 60 irrigated acres is necessary for flow regulation. The location of regulation ponds needed beyond the 20-year planning period is unknown. Heber City will need to help pay for the cost to install these facilities since residential irrigation patterns are contributing to the need for ponds. Impact fees will pay for the portion of the pond that is required for Heber City's growth in the future.

I-022 1200 South Sawmill Blvd to 1050 S 1100 E (8-inch): An 8-inch line should be constructed between 1200 South Sawmill Blvd and 1050 South 1100 East. Development should install and pay for a portion of this 6-inch line and impact fees should pay for Heber City's portion of over sizing this line.

I-023 Becca Rd – 600 E to Sawmill Blvd (6-inch): A 6-inch line should be constructed in Becca Road from 600 East to Sawmill Boulevard. Development should install and pay for a portion of the 6-inch line.

I-024a 600 East – RAB to US-40 (6-inch): A 6-inch line should be constructed in 600 E/East Airport Road from the new RAB on Medical Way to US 40. Impact fees should

pay for this 16-inch line.

I-024b 600 East – 1300 S to RAB (6-inch): A 6-inch line should be constructed in 600 East from approximately 1300 South to the new RAB. Development should install and pay for a portion of the 6-inch line.

I-026 Heber City Public Works Facility Expansion Ph.1: The Heber City Public Works Department Building was expanded in 2018 to accommodate growth and maintain the same level of service on the City's street system. Impact fees were used to pay for the irrigation portion of this expansion which was debt funded with payments continuing through the master plan 20-year window. See Appendix A for the construction cost allocation.

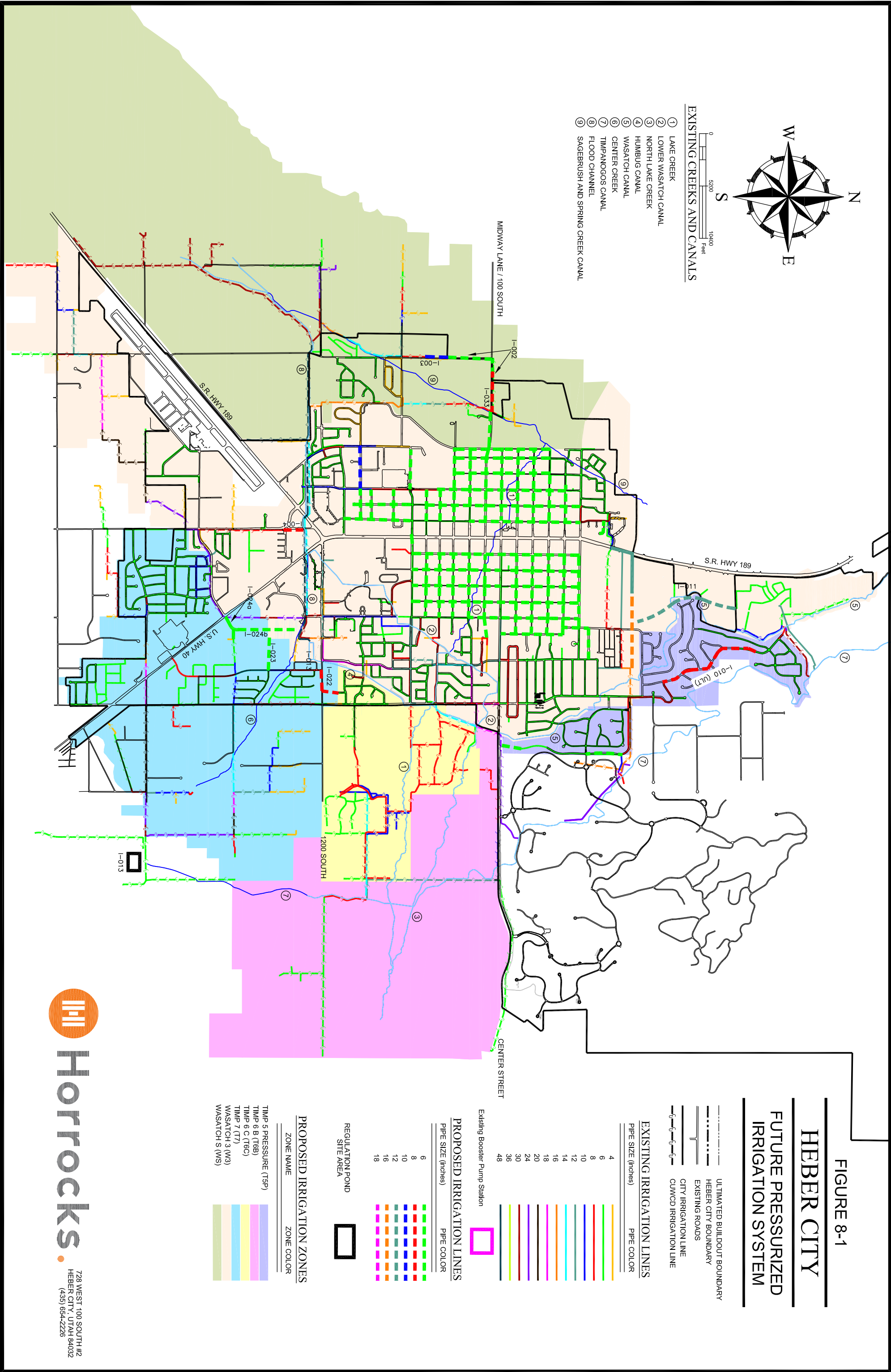
I-027 Heber City Public Works Facility Expansion Phase 2: The Heber City Public Works Department Building and Maintenance Site will be expanding to maintain the current level of service that the Public Works department currently provides in maintaining the pressurized irrigation system. Phase 2 will likely commence around 2028. Impact fees will pay for all this phase since it is only needed for future growth.

I-033 100 South from 1100 West to 900 West (8-inch): An 8-inch pipeline should be constructed at approximately 1100 West to 900 West along 100 South. This is needed to supply adequate capacity to the new High School. The new High School Development should pay for this line.

Water Rights

All water is in the process of being adjudicated in Heber Valley. Therefore, additional water rights cannot be obtained unless it is purchased from agriculture or obtained through land annexations and/or developments. Because of this, it is recommended that the City continue requiring annexed land to provide the required water for outdoor use for each new development.

Heber City currently has approximately 2,266 ac-ft of irrigation water shares. Irrigation shares are reduced by the State Engineer when converted to municipal water rights. Heber City only converts irrigation shares to municipal water rights for indoor use. Irrigation water through the pressurized irrigation system is used through the Heber City owned irrigation shares. Water Rights are discussed in more detail in section 8.3.



Operation

Central Heber does not have PI water available. A series of open ditches provide a majority of the irrigation water for this area, with some also being provided through Heber City's culinary water system. There are approximately 1,550 water users within this area. Most of the areas of Heber City located outside the central portion currently receive PI via the Wasatch County Water Efficiency Project (WCWEP) system constructed by Central Utah Water Conservancy District (CUWCD). Water for the existing open ditches comes from the Wasatch Canal. There are approximately 452 shares of Wasatch Irrigation Company stock held by users within Central Heber.

CUWCD supplies PI water to Heber City through metered connections on their system. Heber City is billed for this irrigation water use, and holds the irrigation water shares in behalf of City users. Historically the City hasn't metered PI water at individual connections but recently began a meter retrofit program to install meters. Until the retrofit program is complete the City continues to charge users a flat irrigation utility fee based on lot size. Heber City has adopted a Water Conservation Plan that provides guidelines for water conservation and helps reduce water consumption. However, as growth continues, meters and other strategies will continue to be utilized to help control PI water consumption.

Impact Fee Recommendations

It is recommended that Heber City revise the current pressurized irrigation impact fee from \$851 to a rate of \$1,177 per ERU. And for non-residential development, the fee should be revised from \$0.12 per irrigated square feet to \$0.17 per irrigated square feet.

8.2 Pressurized Irrigation Use

From the projected population, the additional future number of PI connections is determined along with the number of future ERU's. Using State design criteria and historical demands, the future water demands, including the average yearly, peak daily, and peak instantaneous demands, are projected through the planning period.

Projected Population

The projected population for Heber City from 2025 to 2045 is discussed in Chapter 3, Projected Population Growth. For the south main area of Heber, the 2025 population is estimated to be 19,575. And the 2045 population was projected to be 27,422.

Historical Pressurized Irrigation Use

Heber City does not have historic metered PI use data. According to Heber City's PI supplier, CUWCD, historic PI use has been near the duty value used by Utah Division of Water Rights to calculate the diversion amount allowed for outside watering which is an average yearly demand of 3.0 ac-ft/acre. Heber City has historically approximated PI use by taking the difference between summer and winter use from source production records on the culinary water system and dividing it by the number of users without PI service on that system. Since this data is unavailable for the current master plan update, the prior master plan use of 402 gpd/ERU or 2.76 ac-ft per irrigated acre will continue to be used. See the outdoor water estimates in the "Outdoor Water Use" section of Chapter 4.

Equivalent Residential Unit's

Pressurized irrigation usage from typical residential connections differs from commercial, church, government, and other non-residential connections. To evaluate residential and non-residential connections on an equal basis, Equivalent Residential Unit's (ERU's) are used to compare non-residential connections. To calculate non-residential ERU's, culinary water use data was used. For this study, ERU's were approximated by dividing the historical metered winter culinary water usage of commercial, church, and government businesses by the total number of connections. This resulted in an average of 4.1 ERU's per non-residential connection between 2018 and 2021. In terms of ERU's, 2023 had approximately 5,405 PI ERU's (both residential and non-residential) connected to the system (7,249 - 1,844 ERU w/o PI) as shown in Table 8-1.

The total number of projected residential, church, government, and commercial ERU's, are shown in Table 8-1 in increments to 2045. The residential ERU's are shown for Central Heber, where currently PI is not available. These ERU's will be included in the total PI ERU's, once the system is installed in Central Heber, after 2028. There are approximately 761 ERU's outside the Central Heber area, that do not have PI available. These are also shown in Table 8-1. All PI connections within Heber City limits are counted in the estimated ERU number.

Table 8-1 Projected Pressurized Irrigation ERU's

Year	Residential Units	Non-Residential ERU's	Cent Heber ERU's	No-PI ERU's*	New ERU's	Red Ledges ERU's	Total ERU's**
2025 (est)	5,351	2,026	(924)	(761)		0	5,692
2025-2030	557	211	924		1,692	0	7,384
2031-2035	551	209			760	0	8,144
2036-2040	499	189			688	0	8,832
2041-2045	538	204			741	0	9,573
Total	7,496	2,838		(761)		0	9,573

* Approximate. ** Residential Units are adjusted for Red Ledges, and 626 new Cent Heber conn with remainder installed by 2028.

Pressurized Irrigation Use

The Division of Drinking Water estimates outdoor use in Section R309-510 of the Utah Administrative Code. Heber City is in map Zone 2 based on the Division of Drinking Water's water use map. State Drinking Water Rules require that water providers deliver sufficient supply to meet Peak Day and Average Yearly outdoor water demands at the source. The State Engineers procedure for estimating outdoor water use is as follows:

- Determine consumptive water use zone in which Heber City resides (Zone 2).
- Determine the Peak Day and Average Yearly demands using Table 510-3 found in State Rule R309-510.

The following are outdoor water use estimates for the Heber Valley which are based on this Code.

- Average Yearly Demand: 1,098 gpd, 1.23 acre-feet/irrigated acre
- Peak Day Demand: 4,032 gpd, 2.80 gpm/irrigated acre
- Peak Instantaneous Demand: 5.60 gpm/irrigated acre (Table 510-7)

To convert outdoor usage from a per acre basis to a per connection basis several subdivisions were surveyed. The observations indicated that on 0.25 to 0.5 acre lots, 70% of the lot is

available to be irrigated, and of that available amount, 70% on average is irrigated. This study has therefore assume that, on average, 49% of a typical lot is irrigated. It has also assumed that there are three connections per acre for residential land use. These assumptions and the State Drinking Water criteria result in a Peak Day demand of 659 gpd/ERU, and an Average Yearly demand of 179 gpd/ERU.

$$\frac{4,032 \text{ gal}}{\text{irr ac} - \text{day}} \times \frac{0.49 \text{ irr ac}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{3 \text{ ERU}} = 659 \text{ gpd/ERU}$$

$$\frac{1,098 \text{ gpd}}{\text{irr acr}} \times \frac{0.49 \text{ irr ac}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{3 \text{ ERU}} = 179 \text{ gpd/ERU}$$

This method results in significantly lower use than Heber City's average outdoor culinary water use of 402 gpd/ERU at the source, estimated from production records between 2016 and 2019 and based on the average usage for residential connections which irrigate with culinary water. Therefore, a second method has been used in this study.

The second method of determining outdoor usage is by using the duty value used by Utah Division of Water Rights to calculate the diversion amount allowed for outside watering. This method is also used for estimating outdoor (irrigation) water right requirements for new development in the City. Heber City is considered a higher cooler valley, and the irrigation duty amount is 3 ac-ft per irrigated acre. The irrigation season is described as April 1 to October 31. This method results in an Average Yearly demand of 3.0 ac-ft/acre which converts to 437 gpd/ERU using three connections per acre and 49% irrigated landscaping per lot. The Utah Division of Water Rights duty amount 437 gpd/ERU slightly higher than the City's average metered outdoor culinary water use of 402 gpd/ERU, however, it was used in this study because it appears conservative and comparable to past City source production records.

All future development will have PI; therefore, the number of ERU's using culinary water for outdoor use should decrease. Projected total City outdoor water use from the culinary system is assumed to remain constant for this study. However, as the PI system expands into portions of Central Heber, overall, PI water use will increase.

The Peak Day demand for PI is based on a 6-month use period with the peak months being July and August. This equates to a factor of 2 for the 6-month period and additional 1.7 peaking factor for the hottest days, for a total peaking factor of 3.4. The resulting peak day demand is 1,486 gpd/ERU (437 gpd x 3.4), which equates to 6.32 gpm per irrigated acre which is greater than the peak day demand of 2.80 gpm per irrigated acre as outlined Table 510-3 of R309-510-9. This was determined from information gathered from CUWCD.

$$\frac{1,486 \text{ gal}}{\text{ERU} - \text{day}} \times \frac{1 \text{ day}}{24 \text{ hr}} \times \frac{1 \text{ hr}}{60 \text{ min}} \times \frac{3 \text{ ERU}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{0.49 \text{ irr ac}} = \frac{6.32 \text{ gpm}}{\text{irr ac}}$$

The peak instantaneous demand is determined by multiplying the peak day demand of 1,486 gpd/ERU, by the nighttime peaking factor of 2.0. This results in a peak instantaneous demand of 2,970 gpd/ERU. This was determined from information gathered from CUWCD.

$$\frac{437 \text{ gal}}{\text{ERU} - \text{day}} \times \frac{1 \text{ day}}{24 \text{ hr}} \times \frac{1 \text{ hr}}{60 \text{ min}} \times \frac{3 \text{ ERU}}{1 \text{ gross ac}} \times \frac{1 \text{ gross ac}}{0.49 \text{ irr ac}} = \frac{1.86 \text{ gpm}}{\text{irr ac}}$$

$$\frac{ERU - day}{2,970 \text{ gal}} \times \frac{24 \text{ hr}}{1 \text{ day}} \times \frac{60 \text{ min}}{1 \text{ hr}} \times \frac{1 \text{ gross ac}}{3 \text{ ERU}} \times \frac{0.49 \text{ irr ac}}{1 \text{ gross ac}} = \frac{12.63 \text{ gpm}}{\text{irr ac}}$$

Estimated PI Use and projected future use are shown in Appendix F.

Projected Number of Pressurized Irrigation Connections

The projected numbers of new residential pressurized irrigation connections are determined using the growth numbers in Chapter 3. The residential connections are assumed to increase at the same rate as population growth in addition to the new connections from a pressurized irrigation system in Central Heber City. In 2023 there were an estimated 3,458 residential PI connections (7,249 Total - 1,550 Cent Heber + 626 currently being installed - 761 Other - 159 RedL - 475 Non-Res x 4.1).

Commercial, church/government, and other non-residential connections are assumed to increase at a rate equal to the City's projected population. In 2025 there were approximately 475 commercial, church, and government connections or 1,948 PI ERUs assuming 4.1 ERUs per connection.

Agricultural connections are used to water livestock and irrigate fields. There are several agricultural connections within Heber City limits. CUWCD supplies the water to these connections.

Projected Areas of Development

To relate the projected population to the improvements needed to serve them, the areas expected to be developed need to be determined. The areas projected to be developed by the increased population are determined based on existing zoning regulations, available land within City limits, and land presently being annexed.

City officials have anticipated where and how future development will occur. This study uses a building and planning map provided by Heber City's Planning department for the planning area, shown in Figure 3-2.

System Losses

Distribution systems have inherent losses that are functions of the size of pipe, joint construction, temperature, and age of the system. Typical municipal systems lose as much as 15-25% of the water flowing through the system. Heber City does not have the measurement means to determine the leakage within the pressurized irrigation system. It is recommended that the City monitor potential losses in the pressurized irrigation system.

Summary of Projected Water Flows

Projected Average Yearly outdoor water demand for the PI system is shown in Table 8-2 The PI water demand is based on 437 gpd/ERU, the number of PI connections, the assumption that all new development will have PI available, and that a percentage of the existing culinary users will switch to PI for their outdoor use in the future.

Table 8-2 Required Minimum Capacities Pressurized Irrigation Use

Number of ERU's*	Average Yearly (mgd)	(ac-ft)	Peak Day Demand (mgd)	(gpm)	Peak Instantaneous (gpd)	(gpm)
5,692	2.49	2,786	8.46	5,873	16.91	11,745
6,460	2.82	3,162	9.60	6,665	19.20	13,330
8,144	3.56	3,986	12.10	8,402	24.20	16,804
8,832	3.86	4,323	13.12	9,112	26.24	18,224
9,573	4.18	4,686	14.22	9,877	28.45	19,754

* Residential Units are adjusted for Red Ledges, and 626 new Cent Heber conn with remainder installed by 2028.

8.3 Pressurized Irrigation System Analysis and Level of Service

Heber City's present PI system's capacity and Level of Service (LOS) were checked by analyzing the distribution systems. Heber City uses the State's minimum sizing requirements for water facility design and operation per Rule R309-510 to determine their minimum LOS for the distribution system. Future improvements needed to serve projected population demands are sized to maintain the existing capacities and LOS. This section describes the present system, design parameters, and recommendations for needed improvements.

Sources

Heber City's PI system is presently supplied by CUWCD and their sources.

Water Rights

All water is being adjudicated in Heber Valley. Therefore, additional water rights cannot be obtained for new culinary wells unless it is purchased from agriculture or obtained through land annexations and/or developments. Because of this, it is recommended that the City continue requiring annexed land to provide the required water for indoor and outdoor use for each new development. After irrigation shares are obtained, they can be converted to water rights for municipal use.

Irrigation Shares

Heber City currently owns 452 Wasatch irrigation shares, 136 Timpanogos Class D irrigation shares, 20 Timpanogos irrigation shares, and variety of other company shares which are summarized in Table 8-3. These shares are currently used for the existing pressurized system or leased out for irrigation purposes and have not been converted to municipal water use.

Change applications were filed in 2019 and 2020 for Timpanogos and Wasatch Irrigation Company shares which converted approximately 1,744 ac-ft of the irrigation rights that the City held. The Change applications converted 379 Timpanogos shares (486 ac-ft) and 535 Wasatch shares (1,258 ac-ft) to municipal use but retained the flexibility to use them for either culinary (Depletion) or irrigation (Diversion) purposes. Though these rights were converted, they continue to be used for the existing pressurized irrigation system.

Table 8-3 shows the current shares and the respective municipal water conversion rates used in Heber City for converting irrigation shares to municipal use. When converting from irrigation to municipal use in Heber City, the State allows 2.07 acre-ft depletion per acre of irrigation water.

Table 8-3 Heber City's Irrigation Shares and Municipal Conversion

Irrigation Company	Irrigation			Municipal Conversion			
	Shares	Diversion (ac-ft /share)	(ac-ft)	Depletion per 1 acre (ac-ft)	Depletion Allowed (ac-ft)	(cfs)	(gpm)
Daniels Irrigation	137	0.75	103	2.07	71	0.098	44.0
Extension Irrigation	371	0.30	111	2.07	77	0.106	47.6
Sage Brush Irrigation	6	0.30	2	2.07	1	0.002	0.8
Spring Creek Irrigation	74	0.60	44	2.07	30	0.042	18.9
Timpanogos Irrigation	20	1.85	38	2.07	26	0.036	16.2
Timpanogos Class D	136	3.00	409	2.07	282	0.389	174.8
Wasatch Irrigation	452	3.40	1,535	2.07	1,059	1.463	656.7
Other	-	-	24	-	-	-	-
Total			2,266		1,547		959

Heber City currently has approximately 2,266 ac-ft of diversion irrigation water rights. Table 8-4 shows the current irrigation water share allotted use. Development that has been completed, with water shares previously supplied to the City, will use 986 (460 + 526 ac-ft) ac-ft for both culinary water and PI water use. Up to 1,162 ac-ft of water will be needed for the PI system being installed in Central Heber. This leaves the City with a balance of 118 ac-ft.

Additional irrigation shares and water rights should continue to be collected from all new development, as recommended and discussed in Chapter 4 Culinary Water, to insure Heber City has adequate irrigation water rights for projected growth.

Table 8-4 Heber City's Irrigation Share Balance

Irrigation Share Use	Units (ERU)	Average Use				Diversion Shares Used ² (ac-ft)
		(gpd/ERU)	(gpd)	(gpm)	(ac-ft)	
City Banked Irrigation Shares						2,266
Vacant Lots Use (indoor use)	1,074	264	283,536	197	318	(460)
Vacant Lots Use (outdoor use)	1,074	437	469,338	326	526	(526)
Future Central Heber PI System ¹	1,550	669	1,036,950	720	1,162	(1,162)
Irrigation Share Balance						118

¹ Average day for Central Heber is higher due to larger irrigated area.

² Average indoor use must be converted from depletion to diversion for comparable water right shares. Depletion x 3 / 2.07 = Diversion shares.

Storage

Heber City's PI system is presently supplied by CUWCD and their respective storage facilities.

DISTRIBUTION SYSTEM

The capacity of Heber City's existing PI distribution system will be discussed in this section. Improvements will then be recommended to meet the projected water demand in areas of future development. Figure 8-2 shows the existing distribution system.

Distribution System Requirements

The distribution system needs to be able to meet the Peak Day demand and maintain 40 psi at all connections. It must also meet the peak instantaneous while maintaining a minimum of 30 psi at all connections within the system.

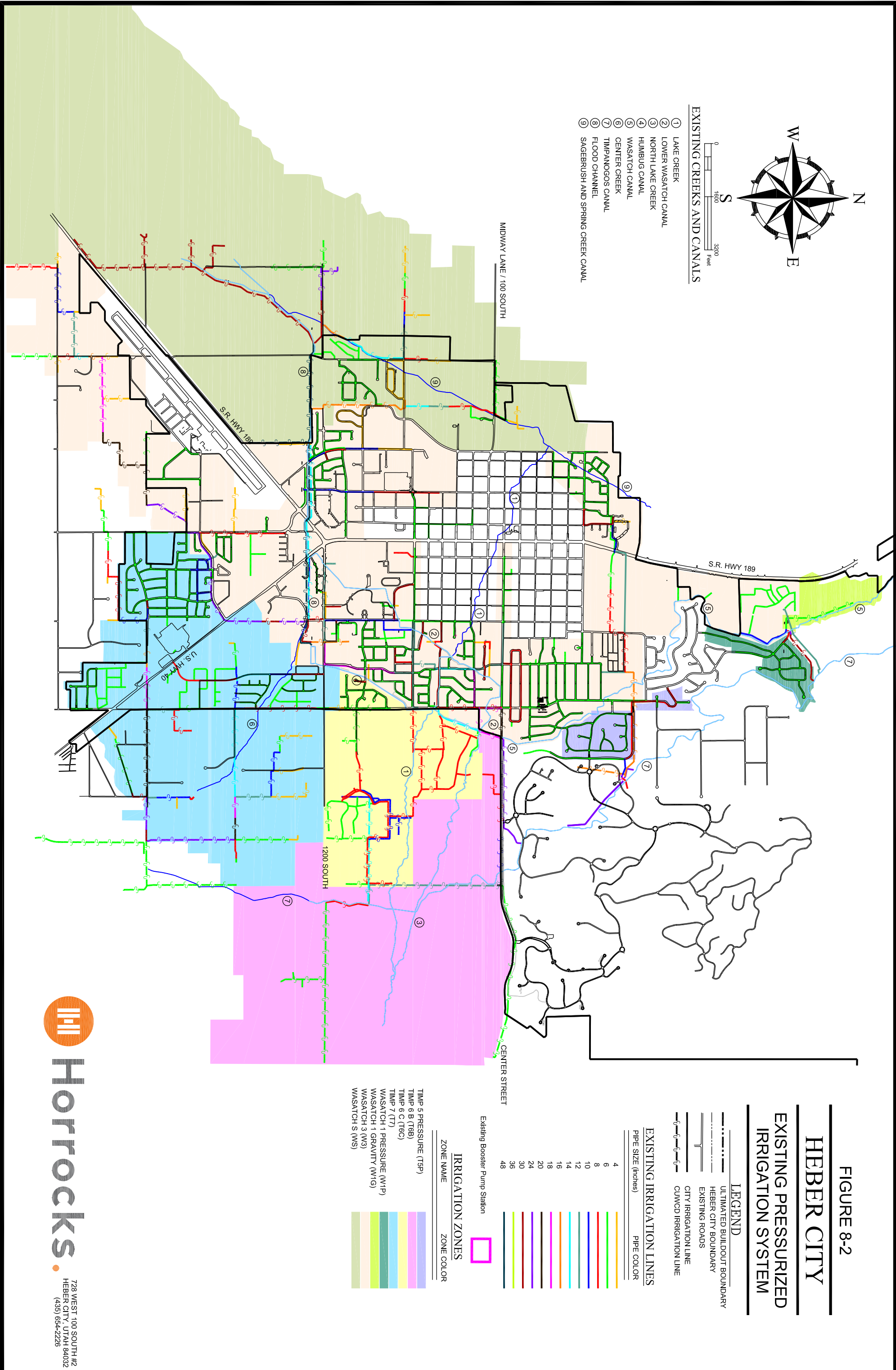
Computer Model of Pressurized Irrigation System

A computer program called *WaterGEMs Connect Edition* was used to model Heber City's water system. The program requires that all pipes, elevations at intersections, sources, reservoirs, canals, pumps, and pressure reducing valves (PRV) be entered into the model as they are constructed. System demands are then entered in. The program calculates static pressure throughout the system based on the given elevations. Sources, pumps, pipes, demand nodes, and other system elements are modeled and can be graphed throughout the time period.

After the model is run and problem areas are defined, improvements can be modeled to bring the system up to the minimum level of service (LOS). Determining which improvements in the system will bring the system up to the minimum LOS in the most economical manner is a trial and error process.

The existing PI system was modeled and calibrated. The areas that are nearing minimum LOS were identified. Improvements were determined that would allow minimum flows and pressures to be preserved throughout the existing system. These improvements are recommended in this section and were shown previously in Section 8.1, Figure 8-1.

Heber City's General Plan map was used to determine future development densities, and the projected number of ERU's in undeveloped areas were determined. The additional demand projected for undeveloped areas was added to the present demand. From this information, the ultimate build-out water system was modeled, and the future improvements were identified to provide the necessary flows and pressures to maintain the pressurized irrigation LOS in Heber City.



Distribution System Recommendations

The entire Heber City portion of the PI system and key elements of the CUWCD pressurized irrigation system was modeled for both present and projected populations for instantaneous conditions and a 24-hour extended period simulation. Water system information and recommendations were obtained from CUWCD and incorporated into the recommended future water system and water model. Deficiencies for the future system were identified which helped expose the ideal locations for the future waterline projects.

Recommended improvements and estimated costs are shown in Table 8-5. The costs of the improvements include construction costs, engineering costs, legal and administrative fees and contingencies. The total estimated cost for the recommended improvements is \$15,329,682.

The most significant project in the proposed PI program is the Central Heber Pressurized Irrigation Project (I-001). The total cost to install PI in Central Heber is estimated to be \$9,516,454. Installing this system, along with continuing to require PI for new development can reduce or postpone the need for both the Culinary Water Source (W-027) and Storage Tank (W-054) projects till 2030 or beyond. A portion of the funding from these culinary water projects is proposed to be used to pay for the Central Heber irrigation project (I-001). The total impact fee revenue proposed to be transferred to I-001 is approximately \$9,184,584 (\$4,491,059+\$4,693,525). These leaves \$331,870 in funding to be paid for by grants or other means.

Table 8-5 Heber City's Estimated Cost of Pressurized Irrigation Improvements

ULT	CIP #	Recommended Improvements	Size (in)	Total Cost	Funding Proportionate Share Analysis							
					Operating		Developer		Other ¹		Impact Fee	
					%	\$	%	\$	%	\$	%	\$
ULT	I-001	Central Heber Pressurized Irrigation Project		\$9,516,454	0%	\$0	0%	\$0	100%	\$9,516,454	0%	\$0
	I-002	1200 W 430 S to 1100 W 100 S (6")	6	\$266,875	0%	\$0	54%	\$144,113	0%	\$0	46%	\$122,763
	I-003	1200 West - 430 S to 500 S (10")	10	\$409,018	0%	\$0	45%	\$184,058	0%	\$0	55%	\$224,960
	I-004	Daniel Rd - 1450 S to 1300 S (8")	8	\$246,758	0%	\$0	65%	\$160,393	0%	\$0	35%	\$86,365
	I-010	Valley Hills Blvd - Mill Rd to Callaway Dr (8")*	8	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	I-011	300 East - East Bypass to 1600 N (10")	10	\$593,309	0%	\$0	30%	\$177,993	0%	\$0	70%	\$415,316
	I-013	Regulation Pond(s) (6 ac-ft)		\$1,834,457	0%	\$0	0%	\$0	0%	\$0	100%	\$1,834,457
ULT	I-014	Aerial Digital Map Updates (4 times)		\$23,040	0%	\$0	0%	\$0	0%	\$0	100%	\$23,040
	I-015	Master Plan Updates every 5 years (4 times)		\$288,000	0%	\$0	0%	\$0	0%	\$0	100%	\$288,000
	I-016	Regulation Pond(s)		\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	I-022	1200 S Sawmill Blvd to 1050 S 1100 E (8")	8	\$161,482	0%	\$0	60%	\$96,889	0%	\$0	40%	\$64,593
	I-023	Becca Rd - 600 E to Sawmill Blvd (6")	6	\$339,840	0%	\$0	65%	\$220,896	0%	\$0	35%	\$118,944
	I-024a	1900 S - US 40 to 600 E RAB (6")	6	\$149,321	0%	\$0	0%	\$0	0%	\$0	100%	\$149,321
	I-024b	600 E - 1300 S to 1900 S RAB (6")	6	\$339,840	0%	\$0	50%	\$169,920	0%	\$0	50%	\$169,920
	I-026	Heber City Public Works Facility Exp Ph 1		\$39,175	0%	\$0	0%	\$0	0%	\$0	100%	\$39,175
	I-027	Heber City Public Works Facility Exp Ph 2		\$869,831	0%	\$0	0%	\$0	0%	\$0	100%	\$869,831
	I-033	100 South - 1100 W to 900 W (8")	8	\$252,282	0%	\$0	100%	\$252,282	0%	\$0	0%	\$0
TOTAL EXPENDITURES				\$15,329,682		\$0	\$1,406,543		\$9,516,454		\$4,406,685	
I-EIFB Existing Impact Fee Fund Balance											-\$1,320,728	

NOTES:

- "Other" includes grants, special assessments, contributions from WCWEP, and/or previously collected impact fees.
- Project I-001 may be subsidized by funding from Projects W-054 and W-027 since this project offsets source and storage capacity to be built by the culinary projects.
It is assumed that a water saving grant may also be available to help pay for part of I-001 as the project is constructed. The project will be funded by impact fee money and grants combined in the "Other" column of I-001 per the following allocation: 1) \$4,491,059 from Culinary Source project (W-027), 2) \$4,693,525 from Culinary Tank (W-054), and 3) the remainder from Water Saving or other grants. If City is unable to obtain grants or other funding, portions of the Central Heber PI replacement project will be postponed or scaled back.
- Assumed 5.0% interest rate on bonds. All bonds for impact fees assumed to be paid off by 2045.
- The Aerial Digital Map and Master Plan update needs to be done four times in the next 20 years. The total cost is divided by four in the Impact Fee Expenditure Plan Improvement Costs.
- ERUs based on 2045 ERU projection minus Red Ledges 380 (1,186 / 3.12) full time units served by Twin Creeks. Non-PI users on culinary that will be converted have been excluded.
- All new irrigation lines will be owned by Heber City. All oversizing is for Heber City future capacity needs.

8.4 Economic Feasibility Analysis

The two types of funding for Heber City's pressurized irrigation system are operating and non-operating funds. Independently, these two funds should generate sufficient revenue to fund the respective needs of the irrigation system. Operating expenses include the monies used for personnel and contractual services, betterment and replacement type capital improvement projects, materials, supplies, depreciation, and other operating expenses. Revenue to fund these operating expenses is generated from irrigation user fees.

Non-operating expenses comprise expansion type capital improvement projects, developer reimbursements, master planning, aerial mapping, and bond repayment. The revenue for non-operating expenses is generated from impact fees. Generally, operating expenses should be funded by the existing connected population, and non-operating expenses necessary for future development should be paid by the future population by way of impact fees.

In this section, only the non-operating expenses are discussed. Projected revenue and expenditures have been analyzed to determine if present fees are sufficient to fund the recommended improvements and other related expenditures.

Impact Fee Fund

The Impact Fee Fund or capital project fund is used to fund improvements needed to meet the increased demands due to growth. Revenue is currently generated from the “impact fee” charged to new developments. This revenue is used for capital improvement projects and debt service.

The impact fee can be used to fund capital improvements, including construction costs, land acquisition, material costs, planning, surveying, and engineering fees provided for and related directly to the construction of the system improvements; and debt service charges to the principal and interest on bonds, notes or other obligations issued to pay the cost of the system improvements. This revenue can also be used to fund annual Master Plan reviews and Master Plan updates approximately every five years.

Developer Contributions

The City has a policy that developers are responsible for 100% of the cost of on-site improvements needed to serve their development. Developers are also responsible for extending any off site services needed to serve their development. However, reimbursement for a portion of these costs may be available through reimbursement agreements or impact fees if the facilities have previously been identified in this Master Plan. The City’s policy for pressurized irrigation pipelines is to reimburse the incremental over-sizing cost for lines above 6-inches, unless the oversized line is needed specifically to meet the needs of the development.

Currently, the irrigation impact fee that is charged to new development is \$851 per ERU for residential development and \$0.12 per irrigated square foot for non-residential development. Based on the estimated cost of the required improvements in Table 8-5, with bond interest added, the total cost for improvements over the next 20 years is \$3,482,893 (\$3,085,957 + \$396,936). The projected number of new residential and non-residential ERU’s is 2,960. The recommended new impact fees are \$1,177 per ERU for residential development and \$0.17 per irrigated square foot for non-residential.

All new development pays the irrigation impact fee which will generate sufficient revenue to fund the recommended capital improvements and bond re-payments shown in Table 8-6 and excludes the operating portion of the improvements identified in Table 8-5.

Table 8-6 Projected Impact Fee Revenue and Projected New Connections.

Impact Fee Expenditure Plan							Collected vs Cost	Bond Loan Plus Payments	Fund Running Balance
Year	ERUs ²	Impact Fee Collected (\$)	Available Funds (\$)	Improvement Projects ¹		Improvement Costs (\$)			
2026	148	\$174,145		I-014	I-EIFB			\$0	\$0
2027	150	\$176,498		I-015	I-013			\$0	\$0
2028	154	\$181,205		I-026	I-024a			\$0	\$0
2029	157	\$184,735		I-001	I-023			\$0	\$0
2030	160	\$188,264	\$904,846	I-004	I-024b	\$1,125,834	(\$220,988)	\$221,000	\$12
2031	163	\$191,794		I-014	I-011			(\$21,292)	(\$21,279)
2032	166	\$195,324		I-015	I-022			(\$21,292)	(\$42,571)
2033	169	\$198,854		I-026	I-027			(\$21,292)	(\$63,863)
2034	130	\$152,965		I-002				(\$21,292)	(\$85,154)
2035	132	\$155,318	\$894,256	I-003		\$1,785,016	(\$890,760)	\$976,108	\$194
2036	134	\$157,672		I-014				(\$150,460)	(\$150,265)
2037	136	\$160,025		I-015				(\$150,460)	(\$300,725)
2038	138	\$162,378		I-026				(\$150,460)	(\$451,184)
2039	140	\$164,731						(\$150,460)	(\$601,644)
2040	142	\$167,085	\$811,891			\$87,554	\$724,337	(\$122,810)	(\$116)
2041	144	\$169,438		I-014				(\$156,846)	(\$156,982)
2042	146	\$171,791		I-015				(\$156,846)	(\$313,808)
2043	148	\$174,145		I-026				(\$156,846)	(\$470,654)
2044	150	\$176,498						(\$156,846)	(\$627,500)
2045	153	\$180,028	\$871,900			\$87,554	\$784,346	(\$156,846)	\$0
2,960		\$3,482,893				\$3,085,957	\$396,936	(\$396,936)	
Impact Fee per Irrigated SF with Bond Interest =									\$0.17
Impact Fee per ERU with Bond Interest =									\$1,177
Estimated New ERUs ⁶ =				2,960					
Average Irrigated SF per Residential Unit =				7,114					
Total Estimated New Irrigated SF =				21,057,440					

NOTES:

1. Project order in which development will occur in City is approximated and will change as development dictates.
2. 2043 projected Residential and Non-Residential ERU's minus Red Ledges because Red Ledges does not pay PI impact fees.
3. I-014, I-015, and I-026 are divided by 4 to spread over 20 year window.
4. Must borrow sufficient funds to cover shortfall in fees collected. Must keep Fund Running Balance low to insure fees are spent in 6 years.
5. If Fund Running Balance has excess funds at end of 5 yr window then use to pay off debt sooner.

To keep abreast of inflation and increasing construction costs, the impact fees should be reviewed annually to ensure that the required funding will be available.

Until pressurized irrigation is installed in Central Heber, ditch irrigation will continue to be available to residents with existing irrigation shares.

Chapter 9

Parks & Trails System

9.1 Summary and Recommendations

Introduction

The number of new park acres required in Heber City is based on the population growth and existing level of service (LOS). During the next twenty years, the population is projected to double. During the same period the number of park acres that the City will need to develop will increase. The Heber City Parks & Trails Master Plan and impact fee analysis covers all of Heber City including North Village, Jordanelle Ridge, and Red Ledges.

The Heber City Design Criteria used in this study is listed below (existing value based LOS):

Park & Trail LOS:	\$3,149 per person
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See Chapter 2 section 2.2 for more information on the Parks & Trails LOS and Impact Fee calculation methodology and description which uses the growth-driven approach.

Capital Improvements Plan

Heber City now has 51.7 acres of improved parks and open space, approximately 10 miles of paved trails, five trailheads, and 53 miles of back country dirt trails. With the growth that has occurred in the last few years it is estimated that Heber City now has a population of 22,263. Heber City population is project to be 44,419 by 2045.

In addition to parks and opens space, bike/walking trails are a priority to have within the twenty year capital improvement facility plan. The trails have been located on main corridor streets, canals, and other strategic streets to create connectivity throughout Heber City for non-motorized transportation. This connectivity will help offset the demands on streets and provide a safe means of travel for pedestrians and bicyclists as traffic demands increase. This plan has also been coordinated with Wasatch County's Master Trail Plan. Trails are also located to provide connectivity between parks.

To maintain the \$3,149 per person Level of Service (LOS) through the year 2045, an additional \$84,405,638 would need to be invested towards park and trail improvements. Figure 9-1 shows the location of the proposed parks and trails. By working with developers, using property already owned by the City, and using future collected impact fee funds, the required parks and trails improvements can be completed during the next 20 years.

Recommended Park Improvements

This study recommends a variety of park improvements to meet the future needs of the City and maintain current LOS. Parks can be classified according to the size of the park, amenities provided, and intended service area.

Local Parks are small (typically less than 5 acres), providing limited amenities. While Local Parks are generally not listed in this study, they should include the following minimum amenities to match their size and function, as required:

- Trees,
- Picnic table(s), bench(es) or other site furnishings, Passive multi-use area(s)
- Restrooms are not typically included.

Local parks are the most common type of park in Heber's existing park system. While these parks are an essential piece in the current system, it is recommended that the City refrain from acquiring or developing parks smaller than three acres in the future. Local parks are difficult to maintain and operate, placing a burden on City resources and maintenance staff. Furthermore, their small size and limited palette of amenities result in such parks serving only a very limited portion of the community. The City should instead focus on establishing new Neighborhood, Community and Regional Parks, which provide a wider range of amenities, are usable by larger numbers of people, and are easier to maintain and operate. In all cases, future parks should incorporate a higher standard of amenities, including engaging playgrounds, beautiful restrooms, well-designed specialty features and furnishings, in addition to a focus on the planting of trees wherever possible.

Neighborhood Parks are recommended as the primary park type for filling gaps. They generally provide the best value to the City and its residents, striking a balance between easy/close access and the level of amenities they provide. The established size range for Neighborhood Parks is 3-10 acres. This category of parks should include the following amenities:

- Trees
- Picnic tables or benches
- A drinking fountain
- Passive multi-use area(s)
- Playground(s)
- Small/Medium Pavilion(s)
- A restroom
- Sport court(s) (basketball, volleyball, pickleball and tennis)
- Sports field(s) (baseball, soccer, football and similar sports for casual play, pick-up games and training)
- Trail and bike lane connections to other parks, open spaces, recreation amenities and community destinations
- Perimeter walking trail(s) where appropriate

Community Parks are between 10 and 30 acres in size and should include the following:

- All the amenities and features in Neighborhood Park
- At least one large pavilion
- At least one specialty regional recreation feature, such as a sports complex, an aquatics facility, splash pad or arboretum
- At least one restroom, depending on size and need
- Community event infrastructure

Regional Parks are large, typically greater than 30 acres in size. They are the most diverse park type, providing a wide range of amenities and features. Regional Parks are currently provided by Wasatch County, although opportunities may emerge for the development of a large Heber City facility of this size. Future city and county-owned Regional Parks should include the following:

- All the amenities and features in Community Parks
- Two or more specialty regional recreation features, such as a sports complex, an aquatics facility, splash pad or arboretum
- Two or more restrooms, depending on size and need
- Community event infrastructure

Urban Gather Places is a new type of park envisioned in Heber City Envision 2050. Urban Gathering Places are important for activating Heber's town centers, providing a very high level of amenities for key community destinations. This is the standard applied to Tabernacle Square and the Main Street Park City Park. This type of park is intended to provide high-quality gathering places, incorporating amenities and features that engage local residents and encourage visitors to join in and return again and again. These are likely to vary in size but will typically be located in downtown Heber or other centers planned for the future. They should include many of the same minimum amenities and features found in Community/Regional Parks, while also incorporating special destination amenities that provide a regional draw, a performance and event venue, food and eating elements, destination play/water features, and special programming/branding, for example. They should include amenities that support 24/7 activity and contribute to an alignment with the "Mountain Modern" look and appeal defined in the general plan.

All existing and future parks should be located and sited in a careful and thoughtful manner. When possible, future parks should be located in close proximity to open space areas, incorporate and connect with unique topographic features, and be adjusted as necessary to accommodate specific natural features and specialty amenities. They should have easy access to collector roads and regional trail systems and include adequate parking for the intended uses.

Figure 9-1 shows recommended locations of existing and proposed park sites. A detailed list of the recommended improvements is given in the following paragraphs. Each listing explains the type of park, size, and property needs.

P-047 Duke Park: The undeveloped parcel known as the "Duke Property" is a 15-acre site located west of the city cemetery at 500 North and 550 East. The property was acquired by the City for a future community park or expansion to the cemetery. A separate cemetery study prepared concurrently with this master plan indicates that the existing cemetery site is adequate to meet long-term cemetery needs, freeing this property for use as a new community park. The addition of Duke Park provides the potential for bringing a range of new amenities to the surrounding neighborhoods, including the future New London development to the north.

P-064 Village Park 2: Approximately 8 acres of property should be acquired from the developer and be improved as a community park in the North Village. The park is

anticipated to be located adjacent to the future Heber City Arts District and a private sculpture park. Final amenities have not been planned for the park, but are anticipated to be compatible with adjacent uses.

P-071 Village 1 Park: Approximately 8 acres of property should be acquired from the developer and be improved as a community park in the Jordanelle Ridge Village 1 area. Park amenities should include open space, playgrounds, and/or other facilities as determined by Heber City.

P-072 Village 3, 4 & 5 Park: Approximately 8 acres of property should be acquired from the developer and be improved as a community park in the Jordanelle Ridge Village 3,4 &5 area. Park amenities should include open space, playgrounds, and/or other facilities as determined by Heber City.

P-077 Cemetery Admin Building: A portion of the Cemetery Admin Building is needed to house the Parks & Trail Department staff and administrative services as the park & trails system and staff grows to meet the needs of the community. The building will serve as the hub for parks and trails maintenance, department staff, equipment, and park and trails material storage.

P-082 Muirfield Park Ph 2 Expansion & P-095 Muirfield Park Ph 3 Improvements: Muirfield Park is located on an attractive site located near the northwest perimeter of town, adjacent to the North Fields. The park currently includes a dog park, open grass areas, restrooms, and a playground. The City recently purchased additional property to the northwest of the existing park to allow for two future phases of expansion.

P-082 The wetland area on the west end of the park will be enhanced and restored with an interpretive boardwalk, structured stream crossings, and developing a naturalized meadow with shaded walking trails that open to views of the North Fields. The park will also include a trailhead and landscaping improvements.

P-095 - The Muirfield Phase 3 Expansion plan envisions adding future improvements such as adding a playground, sports courts, a pavilion, and additional parking on the east end.

P-083 Main St Park Improvements (Bandshell and Ped): Main Street Park is considered to be the "living room" of Heber, an urban gathering place. As the location of the Heber Valley Farmers Market and the Concerts in the Park, this park is possibly the most important community gathering space in the city. Unfortunately, the space was never designed to accommodate such large events. In addition, aging or missing facilities, poor visibility into the site and conflicting uses beckon the need for a fresh master plan for the space.

Main Street Park of the future is envisioned to be a newly renovated, "state-of-the-art"

facility focused on City gatherings and accommodating flexible uses. It is designed to meet the visibility and capacities required for major events, concerts and festivals. A new, larger bandshell at the heart of the park provides the ideal orientation for performers and will better facilitate concerts and other performances. Spaces surrounding the bandshell are specifically designed to accommodate food trucks and outdoor dining, open plazas with programmed activities, a playground and splash pad- a variety of areas for people to gather, eat, play, and relax. In addition, moving the Farmers Market to 200 South provides visibility and in turn helps activate Downtown business. The intent is that Main Street Park will become a space that draws the entire community together which will be a favorite place to be.

P-087 North Village Highlands Park: 7.3 acres of property should be acquired from the developer and be improved as a community park in the Highlands Development. Park amenities should include open space, playground including workout stations, zip-line, log steps, artificial turf, timber logs, play structure, embankments slides, climbing wall, fake bears, pavilion, boulder scramble, spinners, fossil digs, terrapark, 2 pickleball courts, grass areas, bike paths, picnic tables, benches, pedestrian bridge, restroom, grills, water fountains and shelters, and a dog park, and possibly other recreational park facilities as determined by Heber City.

P-096 Main Street Park Phase 2 Improvements: Phase 2 of the Main Street Park urban gathering place, will establish the Main Street Park as the City’s gather destination with additional amenities yet to be fully determined including the “Trailhead Center” for the epic ice trail, splash pad trail, skate trails, kiosks, large fire pit, and other amenities as described in the City’s adopted plan for the park.

P-101 London Springs Park 5 acres of property should be acquired from the developer and be improved as a neighborhood park at the historic London Springs area in the North Village. Park amenities should include open space, playgrounds, and/or other facilities as determined by Heber City.

Other Park and Open Space Improvements (non-impact fee)

P-046 Sawmill Park – 1.7 acres of existing open space in the Sawmill Development needs to be improved as a neighborhood park. Park amenities should include open space, playgrounds, and/or other facilities such as multipurpose fields, baseball/softball fields, tennis courts, basketball courts, pickleball courts, pavilions, splash pads, skate/bike park areas, sand volley ball, restrooms, and other recreational park facilities as determined by Heber City.

Red Ledges Park (Jordan Park) Expansion – The City has additional area available for park expansion north of the existing Jordan Park. Potential improvements may include a bike track or pump track, as well as other amenities negotiated between Red Ledges and Heber City.

New London Park and Open Space 5 acres of existing open space in the New London

Development needs to be improved as a neighborhood park in and around the wet land areas. Park amenities should include open space and/or other facilities such as multipurpose fields, walking trails, boardwalks, pavilions, and other facilities as determined by Heber City

C-Street and Downtown Urban Gather Places: As indicated in Heber City Envision 2050, downtown Heber is envisioned for significant redevelopment and enhancement as part of reinforcing its role as a primary city destination. Downtown of the future is envisioned to be an active, vibrant community center, a place where people come to gather and meet, where residents and visitors alike converge for special events and festivals. Downtown Heber contains two urban parks, each located within close walking distance. It is anticipated that these public parks can be leveraged to create a more engaging downtown environment, which in turn will encourage investment in the city. These spaces are the Main Street Park and Tabernacle Square. The vision for these spaces is a system of interconnected Urban Gathering Places destined to encourage downtown activity and help create a more livable city. The main link between these parks and nearby businesses is a yet-to-be realized Main Street Boulevard (C-Street) with secondary connections provided along north/south mid-block alleys and east/west street connections. With the completion of the robust urban trail, downtown Heber will become a seamlessly linked place of active transportation, where bicycles and pedestrians can move with ease, and where easy access to nearby and regional destinations can begin and end. The parks should be designed to reflect the special qualities that define the city, with special emphasis on the mountain valley setting and the activities it supports. The parks should be flexible places, supporting the widest range of activities and uses. Finally, they should be engaging and comfortable places where users want stay for hours on end, returning frequently and often.

Tabernacle Square: Tabernacle Square is critically important to Heber's cultural identity. It serves as both a religious landmark from the past and the current center of local government operations. The square must be dignified, celebratory, and functional, all at the same time. The vision for the future is to transform Tabernacle Square into a unified civic campus that celebrates Heber's unique and storied history. This transformation will require both architectural and site adjustments in order to be successful. As the City continues to grow, so will the space required to house government offices. Ample space exists between City Hall and the historic Amusement Hall for an annex to link these historic structures and provide office space within the annex and if needed, the Amusement Hall. Such changes can be done tastefully, complementing the historic buildings and transforming the disparate buildings into a unified complex from which the City can operate. In addition, it is anticipated that the Wasatch County offices may one day be vacated, providing an opportunity to construct a new civic building capable of hosting community event space for the arts, special use groups, and other diverse groups. The landscape of Tabernacle Square could be transformed into a place that celebrates Heber.

Open Space: Like parks and trails, open space provides great opportunity to recreate and connect with the outdoors in more natural setting. This is particularly true for Heber City, where much of the setting and surrounding landscape is dominated by natural open space

such as foothills, meadows, streams, canals and drainages. These features are the backbone of the local recreation system, and a signature feature of the world-class parks and recreation system envisioned for Heber City.

Open space can take many forms. It encompasses waterways, wetlands, steep foothill slopes and wild ravines. It can provide critical habitat, enhance environmental integrity and improve aesthetic needs by providing visual relief from the built environment. It can be wild and pristine or well-used and productive tracts of farmland. In other words, there is a wide range of open space types, each of which deserve to be preserved or maintained as part of multi-dimensional and integrated recreational system.

Open space also provide a host of environmental benefits for the community. For example, natural land can purify soil, water and air; absorb noise and wind; and help to soften developed sites and areas of visual blight. Open space can also help manage and store water and carbon and reduce urban heat gain. When treated in a holistic manner, open space can be a critical feature of a healthy and beautiful community. In cities like Heber where open space is a defining feature of the community, the disappearance of open space often indicates a state of environmental decline.

The findings contained in the Heber City Envision 2050 general plan clearly document the preservation of open space is a top priority of local residents. The plan further documents that open space is a key component of the City's identity and an essential element of a comprehensive, balanced parks and recreation system. The plan recommended the following goals and priorities for preserving coveted open space:

- Open space amenities should be central features in Heber's neighborhoods.
- Open space is not limited to natural lands. It may encompass parks, plazas, trails, community gardens, small plot farms or other space that can be used by residents.
- Protect sensitive lands, including wetlands and critical habitat, as public amenities.
- Quality open space amenities should include long-term management and maintenance plans.
- Cluster development should be used to focus growth and protect the remaining open land from dispersed development.
- Consider different ways to acquire open space, such as bonding, transfer development rights, partnering, tourism, etc.
- Work with neighboring communities and the County on strategies to implement the permanent protection of farmlands, natural open spaces and rural character to maintain distinct separation between communities.

With population expected to triple over the next 40 years, the loss of existing open space is inevitable and anticipated. The key is to ensure critical amounts and parcels are preserved to help maintain the rural, open qualities that are coveted by local residents. In order to ensure that critical open space is maintained so the local "sense of place" and rural atmosphere is maintained, it is essential that Heber City has a clear plan in place. In contrast to the assessment of park land, there is no standard Level of Service (LOS) or similar assessment for determining the need for open space. Open space is unique to each community and each location within the community, with

the function and level of importance varying accordingly. Furthermore, the positive impacts of open space in naturally-dramatic locations such as Heber are often perceived at close quarters and at great distances, which requires regional and local actions to ensure such land areas remain intact and accessible. Utah has one of the highest percentages of public land ownership, which is a significant benefit to residents and visitors and a critical component of maintaining the open character of the community. On the local level, preserving the most critical pieces of local open space is a primary concern. In contrast to the location of parks and trails, open space is typically acquired and secured on a case-by-case basis where opportunities arise. Priority should be placed on acquiring and protecting open space that maintains the natural setting while also providing trail and other access to the greater open space system of the Heber Valley and beyond. Such efforts should also aim to expand the City's open space system through the preservation of sensitive lands, natural foothills, drainages, agricultural land or other critical land that provides access to existing open space and other public land and contributes to long-term landscape integrity.

With the recent annexation of the Sorensen Property, large swaths of privately-owned open space have been negotiated on northeast edges of the City. Prioritizing then preserving critical portions will be key to ensuring the local open space system is fully connected, and that access is seamless from valley floor to the foothills and beyond. The Heber City Envision 2050 indicates that such preservation and acquisition efforts should be focused on the North Fields, which are deemed to be critical for maintaining separation between new development and the natural mountainsides. Preserving the North Fields in addition to associated drainages and utility corridors where trails can be located will be key for preserving Heber's natural setting.

The acquisition of agricultural land is also critical, as it provides the visual and environmental benefits of open space preservation, but also maintains connections to Heber's agricultural and pioneer heritage. Agricultural land can be maintained in a variety of working farms and heritage sites. Programs offered by the Natural Resources Conservation Service (NRCS), the U.S. Department of Agriculture and the Utah State University Extension Service, including the Century or Heritage Farms Programs and Agricultural Conservation Easements, provide opportunities for enhanced conservation.

Agricultural land can also be converted into educational working farms, as exemplified by Wheeler Farm in Murray, Utah, Hee Haw Farms in Pleasant Grove and the American West Heritage Center in Logan. Such facilities can provide park-like features and amenities to help provide a more-rounded recreational profile for the City, in addition to well-calibrated commercial uses such as wedding, reception or other event venues or community gardens, which can further enhance the viability of preserving open space. Private agricultural holdings can also be converted into natural open space over time. Such natural/agricultural open spaces can also serve as short-term "holding sites" and eventually be developed into more formal programmed parks over time.

It should be noted that most of the agricultural open space that contributes to Heber's character does not lie within Heber City boundaries. Thus, it is essential that Heber partner with the County, adjacent communities, the National Forest Service and other

public land managers to try to preserve the surrounding open space beyond the control of Heber City.

Open Space Key Recommendations

- As opportunities to acquire open space arise, Heber City should first verify they can be linked with other open spaces or parks, and are large enough to be considered viable and usable community assets.
- Preservation of the North Fields should be prioritized to meet the vision established in Heber City
- Envision 2050. Heber City should plan for financing the North Fields preservation and support the efforts of Wasatch County and other groups in preserving this unique area.
- Work with Wasatch County, other adjacent counties, nearby communities and public land management agencies to protect, acquire and expand key open spaces located beyond City Boundaries but which are of critical importance to the local open space experience.
- Secure and preserve critical open space in key locations such as existing foothill, natural drainages, critical habitat, prime agricultural lands, or provide greater parks and neighborhoods.
- Special recreational uses such as trails and trailheads should be implemented in key open spaces on a case-by-case basis, ensuring access is provided and the integrity of critical open space is not compromised as a result.
- Consider all Open Space Acquisition Tools and funding sources and secure and preserve critical open space in Heber and the region.

Recommended Trail Improvements

Heber City has identified trail along streets, streams, canals, etc. to be preserved for non motorized travel. The stated goal of these trails is to reduce the need for automobile use and promote safe non-motorized travel throughout the City for pedestrian, equestrian, bicycle, and other users.

Trails are typically 8-12 feet wide asphalt pavement with road base shouldering. In locations where the trail replaces the street sidewalk, the trail shall be 8-12 feet wide concrete pavement. Other enhancements may be added in the future.

Figure 9-1 shows recommended trail corridors as well as the existing corridors. A detailed listing of the recommended improvements is given in the following paragraphs.

P-007 200 S Trail: A trail should be constructed on 200 S from 500 E E to 800 E and connect into the Lower Wasatch Canal Trail..

P-012 Daniels Road Trail: A trail should be constructed along Daniels Road from 1500 S to Wheeler Lane.

P-014 300 W Trail: A trail should be constructed along 300 W from 300 S South 600 S.

P-016 Spring Sage Brush Canal Trail: A trail should be constructed along the Spring Sage Brush canal from 600 West to 100 South.

P-017 100 West Trail: A trail should be constructed on 100 West from 500 North to 600 South when this road is improved.

P-018 Muirfield Park Connection to 600 W Trail: A trail should be constructed connecting the Muirfield Park connection to 600 W trail.

P-019 500 N Trail: A trail should be constructed along 500 N from 600 W to 550 E

(Ultimate) P-024 500 East Trail: A should be constructed along 500 E from 500 N to 1200 South once this road is ultimately widened and improved.

P-029 Red Ledges Public Trail: A trail should be constructed along the northeastern City boundary from Center Street along the north edge of the Red Ledges Development.

P-031 100 East Trail: A trail should be constructed on 100 East from 500 North to 600 South when this road is improved.

(Ultimate) P-032 West Bypass Trail: A trail should be constructed along the West Bypass from Hwy 189 to Midway Lane and to Highway 40.

(Ultimate) P-033 County Park Connector Trail: A trail should be constructed from the park on Midway Lane to the park on 650 South.

P-036 Center Creek Trail: A trail should be constructed along Center Creek from Mill Road to 1200 South. A portion of this trail (P-036) needs to be completed as shown on Figure 9-1.

P-038 Coyote Canyon Parkway Trail: A trail should be constructed along Coyote Canyon Parkway as shown on Figure 9-1.

(Ultimate) P-039 900 North Trail – Hwy 40 to 600 W: A trail should be constructed on approximately 800 North along the By-pass corridor from Highway 40 to 600 West.

P-044 SR 32 Trail: A trail should be constructed on SR32 from the signal at River Road to the City Boundary and connect into P-071 as shown on Figure 9-1.

P-051 Mill Road Trail: A trail should be constructed on Mill Road from 900 N to 1300 S

P-053 1200 South Trail – 820 E to 1200 E: A trail should be constructed on 1200 South from 600 East to 1200 East.

P-054 2400 South Trail – Daniel Elementary to Mill Rd: A trail should be constructed on 2400 South from the Daniel Road to Mill Road.

P-055 Lower Wasatch Canal Trail and Bridge: A trail should be constructed on the Lower Wasatch Canal from approximately 450 South to 600 South, and a pedestrian bridge needs to be constructed at Center Street over the Wasatch Canal.

(Ultimate) P-056 Wasatch Canal Trail – Mill Rd to Center St: A trail should be constructed on the Wasatch Canal from Mill Road to Center Street.

(Ultimate) P-057 Wasatch Canal Trail – Center St to Valley Hills Dr: A trail should be constructed on the Wasatch Canal from Center Street to Valley Hills Drive.

(Ultimate) P-058 Wasatch Canal Trail – Valley Hills Dr to Coyote Ln: A trail should be constructed on the Wasatch Canal from Valley Hills Drive to Coyote Lane.

(Ultimate) P-061 600 West Trail – West Bypass to RR Station: A trail should be constructed on 600 West from the West Bypass road (P-039) to the railroad station.

(Ultimate) P-062 Rail Trail – RR Station to City Boundary: A trail should be constructed along the railroad from the railroad station on 600 West to the future City Boundary.

(Ultimate) P-063 Muirfield Park Trail – West Bypass to Park: A trail should be constructed through the Muirfield Park from the West Bypass (P-039) to the existing trail in the park.

P-065 Mill Road Trail – 1700 S to US 40: A trail should be constructed on Mill Road from 1700 South (from P-037) to US 40 when this road is widened and improved.

P-066 300 East Trail: A trail should be constructed on 300 East from Coyote Ln to 900 North.

P-067 600 South Trail: A trail should be constructed on 600 South from 500 East to 600 East when this road is widened and improved.

P-069 Medical Way Trail: A trail should be constructed on Medical Way from 1300 S to Hwy 40 when this road is constructed.

P-074 Village 3,4,&5 Trail: A trail should be constructed through Village 3,4, & 5 as shown on Figure 9-1.

P-076 US 40 Trail: A trail should be constructed along US 40 from the 500 N to SR-32 as shown on Figure 9-1.

P-079 New Master Planned Trailheads: Trailhead should be constructed in the approximate locations as shown on Figure 9-1.

P-081 300 West Safe Route: A safe route to schools should be designed and constructed

along 300 West from 100 S to 500 N.

P-086 300 South Trail: A trail should be constructed on the north side of 300 S from 100 W to 600 W

P-088 North Village Wasatch Canal Trail: A trail should be constructed along Wasatch Canal Trail through the North Village from Coyote Canyon Parkway to S-32.

P-089 North Village Timpanogos Canal Trail - A trail should be constructed along Timpanogos Canal through the North Village from Coyote Canyon Parkway to SR-32.

P-090 North Village Commons Blvd Trail – A trail should be constructed along North Village Commons Blvd from US 40 to the Timpanogos Canal.

P-092 North Village SR 32 Connector – A trail should be constructed to loop on the north side of SR-32 as shown on Figure 9-1.

P-093 East Airport Road: A trail should be constructed along East Airport Road from US 40 to Daniel Rd.

(Ultimate) P-097 US 40 Trail: A trail should be constructed on US 40 from 1200 S to 3000 S.

P-098 US 40 Trail: A trail should be constructed on US 40 from 500 N to 1200 S

(Ultimate) P-099 Flood Channel Trail: A trail should be constructed on Flood Channel from Medical Way to US 40.

(Ultimate) P-100 Highway 189 Trail: A trail should be constructed on Highway 189 from 1300 S to Main St.

Feasibility Recommendations

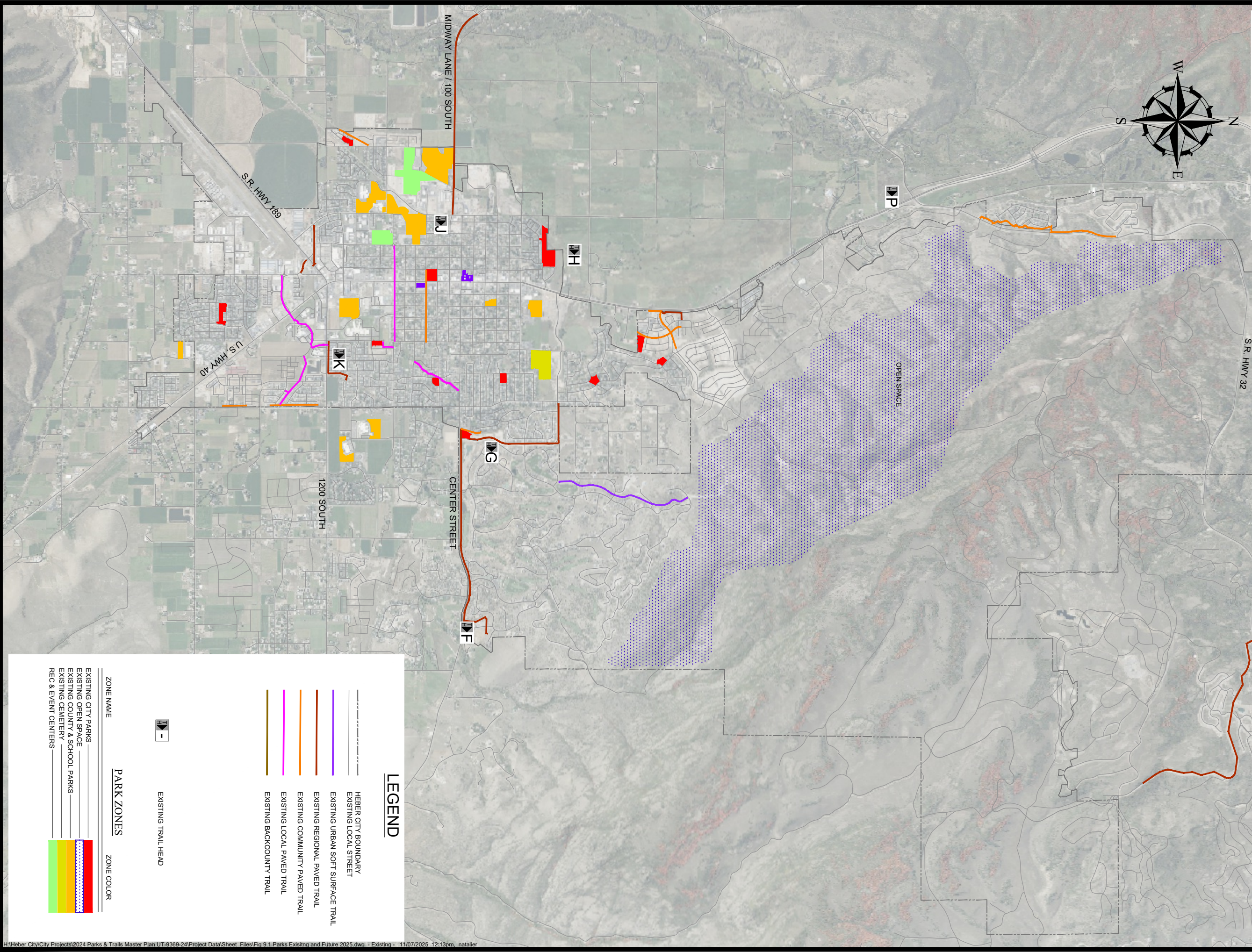
Impact fees are necessary to maintain the desired ratio of improved park facilities to the number of residents of Heber City. The park impact fee is assessed to new developments to expand parks & trails and make them available in these areas as well. Existing residents pay for their share of new facilities through operating funds.

Currently the parks & trails impact fee is \$4,501 per equivalent residential unit (ERU). It is recommended that the impact fee be changed to \$6,727 per unit and assessed to all new residential development. This fee covers the cost of the designated improvements in new development areas.

FIGURE 9-2

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HEBER CITY
EXISTING PARK AREAS
& BIKEWALK TRAILS



9.2 Park and Trail Facilities Analysis and Level of Service

As the population of Heber City grows, there will be a need for additional park and trail facilities. The required number of parks and trails is based on a predetermined LOS or existing worth of investment per person. Heber City currently has \$3,149 worth of existing parks and trails per person in Heber City. If Heber City is to maintain an adequate level of service (LOS) during periods of population growth, the City must acquire new lands and/or improve existing lands to park status. Impact fees are charged for new residential developments in order to fund these improvements.

Projected Population

Estimates of the current and projected populations are found in Chapter 3. It states that the estimated 2025 population is 22,263. The population in 2045 is projected to be 44,419 for Heber City, including North Village and Red Ledges. The 2045 build out population projection for Heber City is based on the current zoning and growth estimates. Table 9-1 shows the projected new residential units to the year 2045. These projected residential units are based on the projected population growth and 3.12 persons per residential unit.

Table 9-1 Projected New Residential Units

Year	Population & Population Change	New Residential Units	Total Residential
2025	22,156		7,101
2025-2030	6,246	2,002	9,103
2030-2035	7,539	2,416	11,519
2035-2040	4,457	1,429	12,948
2040-2045	3,914	1,254	14,203

Park Acreage per Thousand Residents

The park and recreation responsibilities in the Heber community have been shared by both Heber City and Wasatch County. The County has been responsible for the large community-type parks, unimproved open space, and recreation programs. Heber City provides smaller, improved neighborhood-type parks within the city limits. Planning of City parks & trails should be in concert with the planning of the County’s larger park and trails system. Meetings between the two governing bodies should occur from time to time to ensure the recommended minimum areas of improved City park space are being fulfilled, and the overall undeveloped open space and recreation needs of the community are met.

Wasatch County and the Wasatch County School District currently provide a number of improved parks and recreation facilities including swimming pools, fair grounds, rodeo grounds, event center, recreation center, baseball diamonds, and soccer fields. Starting in the spring of 1997, the County began to improve a 42-acre park on the west of Heber City, these improvements were completed in 1999. In 2016, additional ball fields were added to the park between 300 West and 600 West and the two parks combined (Southfields Park and Veterans Memorial Park) now total 55 acres. The county continues to provide the larger improved parks and recreation programs for the area. Heber City, therefore should provide the additional smaller neighborhood parks within the City to balance out the park types for the community as a whole.

In 1993, the Planning commission stated Heber City should have at least one acre of park per thousand residents. During the summer of 1997, Heber City reached its goal of having approximately one acre of improved park space per 1,000 residents. When the large park and nature area was obtained for the Muirfield Park, the ratio rose above one acre per thousand residents. As development has continued there has been continued interest in maintaining parks and open space in the community. As a result parks have been added with each new large development, and in 2008 the park ratio rose above 1.0 acre per thousand residents to over 3 acres per thousand. However, with the recent increased population grow rate, the one acre per thousand has dropped below 3 acres per thousand to 2.25 acres per thousand residents. By way of comparison, the National Recreation and Parks Association (NRPA) currently recommends 0.1-0.3 acres per one thousand people for mini-parks, two acres per one thousand people for smaller neighborhood-type parks, and five to eight acres per 1000 people for community parks. The NRPA total park ratio standard for all parks combined is 7.1 to 10.3 acres per thousand people. Heber City's park ratio is currently under this standard when considering Heber City Parks compared to the population. However, if the Wasatch County community parks are also factored in, the overall park ratio for the Heber Valley is closer to the NRPA standards. It is recommended that Heber City continue to provide additional neighborhood parks for the future projected growth within Heber City. It is also recommended after taking into consideration the ideal future park locations and their respective feasible sizes, that Heber City periodically check the park to population ratio against NRPA standards.

With the 2025 Master Plan update, the park to population ratio goal of 3.0 acres per thousand residents is changed to match the existing park value LOS which is a growth-driven approach based on maintain the existing value LOS into the future. The existing LOS is \$3,149 per person. Table 9-3 below shows how this LOS was determined for the existing Heber City 2025 population of 22,263 people.

Table 9-2 Level of Service – Existing \$ per Person

Park Class	Existing LOS (ac, mile, or ea)/1000	Existing LOS \$/Unit (ac, mile, or ea)	\$ per 1000 Population	Existing LOS \$/Capita
Local	0.28	\$500,000	\$139,245	\$139
Neighborhood	0.60	\$569,403	\$342,722	\$343
Community	1.44	\$500,000	\$720,929	\$721
Urban Gathering	0.00		\$0	\$0
County Owned Parks ¹	1.19	\$500,000	\$593,318	\$593
Open Space	10.88	\$100,000	\$1,087,907	\$1,088
Paved Trails	0.45	\$250,000	\$112,294	\$112
Backcountry Trails	2.37	\$52,800	\$125,223	\$125
Urban Soft Surface Trails	0.00	\$0	\$0	\$0
Trailheads	0.22	\$120,000	\$26,951	\$27
				\$3,149

Note 1. County owned parks within incorporated Heber City are calculated proportionately. 2020 County Population 34,595, Heber City 2020 Population 18,205 (from MAG). Assumes County owned parks are used proportionately with City vs County Population using formula $18,205 / (34,595 + 18,205) = 34\%$

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Existing Park Facilities, Open Space, and Acreage

Acreage of improved City public and private parks is 51.7 acres. The park facilities included in the evaluation are shown in Figure 9-2. Park and recreation sites owned by the County or School District have also been shown in Figure 9-2 and they are used proportionality in estimating City park level of service. See note 1 in Table 9-2.

Descriptions for the different sizes and types of parks and the existing parks included in this study are given in the following paragraphs.

Regional Parks

The largest park type is the Regional Park, which serves the City and region with special features and amenities. These park types are typically 30 acres or larger in size and include multiple large specialty features with a regional draw, such as a sports complex, an aquatics facility or a splash pad. This category of park also typically includes sports fields and courts, playgrounds, pavilions, perimeter walking trails, multiple restrooms, trees, large open grassy areas, picnic areas and seating. As indicated previously and described in detail below, there are two parks that within this category located in Heber, both of which are owned by Wasatch County.

- **Southfield Park** is a 35.8-acre park located along the western extents of the City. It functions as Heber Valley's primary sports park, containing four baseball fields, one softball field, two multipurpose fields, three tennis courts, a volleyball court, one basketball court, and a pickleball court. The park also includes two pavilions, two restrooms, a playground and a skate park. Southfield Park is home to the Wasatch County Event Center which includes one indoor and two outdoor equestrian arenas. The complex is available to residents for indoor equestrian riding and training during the week, with events typically held on the weekends.
- **Veterans Memorial Park** is a 41.9-acre facility located just east of the Heber Valley Historic Railroad Station. The park features eight baseball diamonds, two multipurpose fields, a restroom, a small playground, and an expansive gravel parking lot lining the west side of the park. The park has few amenities for non-sport and passive activities such as walking paths, benches and shade.

Community Parks

Community Parks typically serve the entire City, providing a specialty feature with a community-wide draw. They also typically include sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating nodes. Community Parks in Heber are typically 10 to 30 acres in size. As described below, Heber currently has a two Community Parks.

- **Muirfield Park** is a 24.65-acre nature park and open space located near Northwest corner of the City. The park includes a fenced-in dog park, small parking lot, playground, grassy area and natural wetland area on the western edge of the park. Gravel walking paths circumnavigate the park, offering views of the expansive agricultural open space to the North and West. Of the 24.65 acres owned by Heber City, approximately 15.8 acres is existing improved park, while 5.8 acres on the west end still needs to be improved as part of the Muirfield Park project P-096. The City also plans to improve the 15.8 acres of existing park area with project P-095.

- **Jordan Park** is a park located in the Red Ledges area and is 15 acres. Facilities include playground equipment, landscaped fields, trails, pavilion covered picnic tables and large natural area. Jordan Park provides enhanced trail connections and amenities to the area. The canal trail at its western edge connects the park to the regional system, with a hierarchy of smaller trails located on the slopes enhanced with native vegetation and offering experiences for multiple user groups. In addition, the developed park area at the south end includes a rock climbing area, playground, restrooms, fitness court, an open lawn area, and ample parking.

Neighborhood Parks

Heber's existing Neighborhood Parks total just over 10 acres. This type of park typically ranges from 3 to 10 acres in size, providing amenities to meet the needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and a restroom. There are four existing Neighborhood Parks in Heber, as described below.

- **Heber City Main Street Park:** is a 3.6-acre park located in the heart of Heber. It includes a playground, pavilion, restrooms, historical monument, stage, and many benches, picnic tables, and large mature trees. The park serves as an event venue for City events, including the Heber Valley Market and Concerts in the Park. Food trucks frequently gather along the perimeter of the park.
- **Private Jones Memorial Park (Wheeler Park):** comprises 3.8 acres and is located in the south end of the City near Airport Road. The majority of the park serves as a detention basin, with a small playground, memorial and benches provided on the far east side of the park.
- **Park View Place** is a 1.5-acre park. Facilities include rock climbing equipment.
- **Wasatch Vista Park** is a 1.5-acre park. Facilities include small playground equipment and a fitness court.
- **Coyote Springs Park:** is a 3-acre neighborhood park adjacent to the future Coyote Ridge development in the northern part of Heber. The site offers superb views of the Wasatch Mountains and valley below. A natural spring provides the source for a community pond, an adjacent pavilion, parking area and playground.

Local Parks

Local Parks are the smallest park type. With a typical size of 3 acres or less, this type of park usually has minimal amenities, including open lawn areas, picnic tables, benches, and trees. They are designed to serve the immediate residential neighborhood, helping to ensure access to parks is equitable and distribution gaps are avoided, where access to larger parks may not be feasible, or where large tracts of land are not available. Four Local Parks currently exist in the City, making them the most common type of park in Heber. However, they comprise the least amount of land at 6.2 acres total.

- **Mill Road Estates Park:** Mill Road Estates Park is a 1.2-acre park located near the eastern City boundary near 200 South and 820 East. The park is primarily a detention basin although it includes a small playground with benches.
- **Eagle Park (Timp Meadows Park):** Located in the northeast quadrant of the City, Eagle Park is a 1.5-acre park that includes a small pavilion, basketball court, and playground. It features a relatively large and shallow detention basin that offers

- limited recreational value and primarily serves stormwater detention needs
- **Valley View Park:** is a 1.2-acre park located off Valley Hills Boulevard near the northern extents of the City. Perched on a hillside, the park offers panoramic views of the valley below. A combination tennis/basketball court is terraced into the hillside.
- **Cove Park:** is a 1.5-acre park located off Valley Hills Boulevard. Nestled inside a detention basin, the park offers a small playground, pavilion, and benches in addition to panoramic views of Heber Valley and the Wasatch Mountains.

Private Parks:

Heber contains at least six private parks which together comprise 21 acres. Most of these parks are under two acres in size, typically containing private clubhouses, outdoor pools, small playgrounds and similar amenities for the private use of local residents. Red Ledges, a gated community in the western extents of the City, is home to a private golf course and expansive 13-acre country club with an outdoor pool and sports courts. While private parks and facilities provide an important role in meeting the recreational needs of their private neighborhoods, they are generally not available to the public and therefore do not serve the community. As a result, private parks are not included in analyses of existing and future park needs and service levels.

Other Private Mini Parks:

- **Cottages at Valley Station** is 0.3 acre park. Facilities include open space and playground equipment.
- **District at Valley Station** is 0.25 acres park. Facilities includes a playground equipment.
- **Aspen Pointe Park:** 0.57 acres. Facilities include playground equipment and open space.
- **Heber Landing Park** is a ~ 0.25 acre park. Facilities include open space
- **Ranch Landing** is a ~ 0.3 acre park. Facilities include open space
- **Village on 12th** ~ 0.5 acre park. Facilities include open space
- **Greenfield** ~ 0.25 acre park. Facilities include open space, swimming pool

Other Land Owned and Maintained by Heber City

The City owns and maintains 40-acres of additional land that is not traditional park and recreation needs as described below.

- **Heber City Cemetery:** The Heber City Cemetery is located on a 24.3 acre site in the northern part of the City at 680 North 550 East. The City recently bought a large, property adjacent to the cemetery in order to ensure the primary purpose of meeting the City's long-term cemetery needs. A recent assessment of the property indicates that only a small portion of the new site is required to meet long-term cemetery needs, freeing the remaining portion for a new Community Park. The cemetery is being planned as a separate effort.
- **Detention Basins:** Six detention basins are known to be owned and maintained by

Heber City. All but two are under 1-acre in size and together comprise 4.8 acres. These sites provide no real recreational value, as they are designed to exclusively meet the storm-drainage needs of the surrounding areas.

- **Tabernacle Square:** Tabernacle Square, located off Main Street and Center Street, is home to the Historic Wasatch Stake Tabernacle, Historic Heber City Amusement Hall, Wasatch County, and Heber City Offices. The historical significance of the buildings and the site make the 3.5-acre square a cherished public destination.
- **Public Safety Property:** This property is home to the Heber City Police Department and is located “cater-corner” to the southeast of City Park, which is located on the opposite (west) side of Main Street. The Public Safety Building covers the east portion of the block, leaving 1.3 acres on the west half of the block as a temporary public open space with lawn and picnic tables.

Open Space

Heber currently contains approximately 240 acres of open space within the City limits. Although much of this land is located in the north area of Heber within the North Village and Jordanelle Ridge areas, there is also scattered open space areas with the central area of Heber City including Civic Areas such as public school parks and fields, the cemetery grounds, the public safety property, tabernacle square, and other public and private areas. In addition to the open space within the city limits, the steep foothills and Uinta mountains that lie to the east, the expansive views of Mount Timpanogos and the Wasatch Mountains to the south, the dramatic backdrop of the steep Wasatch Back slopes to the west and the inviting entrances defined by flat fields and meadows associated with the Provo River contribute to the character of the local setting and are integral to the community's identity and vast open space feel.

Much of the open space surrounding Heber City is either privately owned or located beyond City boundaries, but nonetheless has a great impact on Heber's quality of life. The mountainsides, wetlands, agricultural fields, and natural lands that surround Heber provide a unique rural identity, enviable views and help buffer and define Heber as a unique City located in a very special setting. According to Heber City Envision 2050, residents correlate Heber's rural atmosphere with the amount and quality of expansive open space that surrounds the town.

The North Fields, which lie northwest of the existing City boundaries, are an expansive and picturesque setting of agricultural fields and wetlands. Adjacent to the North Fields, the Provo River flows serenely on a route that connects Jordanelle Reservoir with Deer Creek Reservoir, providing an enviable natural amenity in the Heber Valley which is dominant from a range of vantage points throughout the City. As indicated in Heber City Envision 2050, residents have identified these fields as the top priority for open space preservation as they are the most prominent agricultural open space in the valley.

Mount Timpanogos and the Wasatch Mountain Range tower over the valley west of Heber with rural farmland and the small towns of Charleston and Midway nestled between. To the south and east, expansive farms and ranches radiate into the landscape,

meeting the surrounding mountainsides. The lower foothills of the Uintah Mountains and Uintah National Forest trace the northeast City boundary, the steep slopes forming an attractive backdrop to hike, bike and enjoy the sweeping views of agricultural fields, natural open space and the Provo River below.

Figure 9.1 and 9.2 illustrate some of the key environmental conditions in the City, which help to clarify the function and features of the local open space system. Within the City boundary includes wildlife habitat areas, wetlands, streams, and drainages, associated debris flow areas and the unique topography, including areas with steep slopes. The influence of these features and conditions on the operation of the City is closely tied to their essential role in maintaining the integrity of the natural systems, mitigating hazards and preserving habitat while providing natural open space that can be enjoyed by all.

Maintenance of Park & Trail Facilities

Public trails & parks are maintained by Heber City unless there are other agreements with adjacent property land owners. As more asphalt concrete trails are constructed, Heber City should create maintenance procedures for these trails. The private parks and trails are maintained by neighborhood HOAs.

Zoning Build Out Plan

Although the total build-out will probably not come for many decades, proper planning to obtain adequate amounts of park space can occur now. The collection of impact fees for park development is one way to help plan for and benefit future generations.

Since population growth, property values, inflation, zoning, and other variables affecting park values change from year to year, it is in the best interest of Heber City to ensure that the park impact fee is adjusted periodically. Changes to State and County codes also may affect how the City assesses impact fees. For these reasons, it is recommended that Heber City review the parks & trails impact fee on an annual basis.

Table 9-3 shows the improvement costs over the next 20 years, and includes the distribution among each of the funding sources; i.e. operating funds, developer contributions, and impact fees. The cost of the improvements includes engineering, legal and administrative fees and contingencies. The assumptions used to split costs among the various sources are as follows.

New parks and trails necessary to maintain the current LOS, are funded 100 percent from impact fees. Existing parks areas that need to be improved for future park use, but that also serve some existing users, are funded percent by impact fees and 50 percent from operating funds. Parks in future developments are 100 percent developer paid, unless an alternate agreement has been made with the developer. In some situations, the land for Master Planned parks is donated by the Developer with the park improvements being paid for or reimbursed using impact fees. Future parks and park equipment that does not coincide with development will be paid 100 percent by impact fees. Historically, where developments and future trail facilities coincide, developers have provided the trail property, and impact fees have paid for the trail construction. This information was used to determine plausible future cost breakdown for trails between impact fees and developers for trails on future developed property. Land cost make up approximately 30 percent of the trail costs. Trails on future developable property, are 30 percent developer and 70

percent impact fees. The developer's contribution is usually in the form of donating the property for the trail. Future trails on existing roads, are 50 percent operating funds and 50 percent from impact fees, since they serve both the existing public and future growth. If sidewalk is replaced by a planned trail, the additional width of the trail beyond the standard sidewalk width of the will be reimbursed with impact fees.

The total estimated cost for the recommended improvements is \$84,405,638, of which \$45,026,385 is impact fee eligible.

Table 9-3 Heber City's Estimated Cost of Park & Trail Improvements

ULT	CIP #	Recommended	Total Cost		Funding Proportionate Share Analysis							
		Improvements	acres / feet	%	\$	Operating	Developer	Other ¹	Impact Fee			
									%	\$		
ULT	P-007	200 S Trail - 500 E to 800 E Canal Trail	1,458.92	\$208,217	0%	\$0	0%	\$0	0%	\$0	100%	\$208,217
	P-012	Daniels Road Trail	4,200	\$599,375	0%	\$0	0%	\$0	0%	\$0	100%	\$599,375
	P-014	300 W Trail - 600 S to 300 S	1,278	\$182,406	0%	\$0	0%	\$0	0%	\$0	100%	\$182,406
	P-016	Spring Sage Brush Canal Trail	2,628	\$375,003	0%	\$0	0%	\$0	0%	\$0	100%	\$375,003
	P-017	100 West Trail - 500 N to 600 S	5,076	\$724,436	100%	\$724,436	0%	\$0	0%	\$0	0%	\$0
	P-018	Muirfield Park Connection to 600 W Trail	2,500	\$356,801	0%	\$0	0%	\$0	0%	\$0	100%	\$356,801
	P-019	500 N Trail - 600 W to 550 E	5,386	\$768,714	0%	\$0	0%	\$0	0%	\$0	100%	\$768,714
	P-024	500 East Trail - 500 N to 1200 S	7,702	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	P-029	Red Ledges Public Trail	20,089	\$2,459,965	0%	\$0	100%	\$2,459,965	0%	\$0	0%	\$0
ULT	P-031	100 East Trail - 500 N to 600 S	5,080	\$725,042	100%	\$725,042	0%	\$0	0%	\$0	0%	\$0
	P-032	West Bypass Trail	15,437	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-033	County Park Connector Trail	6,828	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	P-036	Center Creek Trail	476	\$67,935	0%	\$0	30%	\$20,380	0%	\$0	70%	\$47,554
ULT	P-038	Coyote Canyon Parkway Trail	4,791	\$683,773	0%	\$0	0%	\$0	0%	\$0	100%	\$683,773
	P-039	900 North Trail - Hwy 40 to 900 W	3,170	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-044	SR 32 Trail	36,782	\$3,326,840	0%	\$0	50%	\$1,663,420	0%	\$0	50%	\$1,663,420
	P-046	Sawmill Park	2	\$1,720,400	0%	\$0	100%	\$1,720,400	0%	\$0	0%	\$0
	P-047	Duke Park	2,500,000	\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000
	P-051	Mill Road Trail - 900 N to 1300 S	9,622	\$1,373,318	0%	\$0	0%	\$0	0%	\$0	100%	\$1,373,318
	P-053	1200 South Trail - 820 E to 1200 E *	1,265	\$180,471	0%	\$0	65%	\$117,306	0%	\$0	35%	\$63,165
	P-054	2400 South Trail - Daniel Road to Mill Rd	5,351	\$763,737	0%	\$0	65%	\$496,429	0%	\$0	35%	\$267,308
	P-055	Lower Wasatch Canal Trail and Bridge *	302,000	\$302,000	50%	\$151,000	0%	\$0	0%	\$0	50%	\$151,000
	P-056	Wasatch Canal Trail - Mill Rd to Center St	5,339	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
	P-057	Wasatch Canal Trail - Center St to Vly Hills Dr	4,128.1	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-058	Wasatch Canal Trail - Vly Hills Dr to Coyote Ln	7,544.2	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-061	600 West Trail - West Bypass to RR Sta	6,925.9	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-062	Rail Trail - RR Sta to City Boundary	7,241	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-063	Muirfield Park Trail - West Bypass to Park	1,819.9	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-064	Village 2 Park		\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000
	P-065	Mill Road Trail - 1700 S to US 40	637	\$90,978	0%	\$0	65%	\$59,136	0%	\$0	35%	\$31,842
	P-066	300 East Trail - Coyote Ln to 900 N	3,643	\$519,900	0%	\$0	50%	\$259,950	0%	\$0	50%	\$259,950
	P-067	600 South Trail - 500 E to 600 E	257	\$36,736	0%	\$0	65%	\$23,879	0%	\$0	35%	\$12,858
	P-069	Medical Way Trail - 1300 S to Hwy 40	2,429	\$346,605	0%	\$0	50%	\$173,302	0%	\$0	50%	\$173,302
	P-071	Village 1 Park		\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000
	P-072	Village 3,4,or 5 Park		\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000
	P-074	Village 3,4,&5 Trails		\$5,374,585	0%	\$0	50%	\$2,687,293	0%	\$0	50%	\$2,687,293
	P-076	US 40 Trail - 500 N to SR-32	10,404	\$1,484,811	0%	\$0	100%	\$1,484,811	0%	\$0	0%	\$0
	P-077	Cemetery Admin Building	4,000,000	\$4,000,000	0%	\$0	0%	\$0	75%	\$3,000,000	25%	\$1,000,000
	P-078	Master Plan Update every 5 years (4 times)	240,000	\$240,000	0%	\$0	0%	\$0	0%	\$0	100%	\$240,000
	P-079	New Master Planned Trailheads	1,331,000	\$1,331,000	0%	\$0	0%	\$0	0%	\$0	100%	\$1,331,000
	P-081	300 West Safe Route	1,797,000	\$1,797,000	7%	\$120,000	0%	\$0	93%	\$1,677,000	0%	\$0
	P-082	Muirfield Park Ph 2 Expansion	2,500,000	\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000
	P-083	Main St Park Improvements (Bandshell and Ped)	3,855,000	\$3,855,000	0%	\$0	0%	\$0	50%	\$1,927,500	50%	\$1,927,500
	P-084	Park Master Plan 2025	55,000	\$55,000	0%	\$0	0%	\$0	0%	\$0	100%	\$55,000

	P-086	300 South Trail - West Side	5,000	\$713,601	0%	\$0	0%	\$0	0%	\$0	100%	\$713,601
	P-087	NV Highlands Park	2,500,000	\$2,500,000	0%	\$0	0%	\$0	0%	\$0	100%	\$2,500,000
	P-088	NV Wasatch Canal Trail	14,246	\$2,033,231	0%	\$0	0%	\$0	0%	\$0	100%	\$2,033,231
	P-089	NV Timpanogos Canal Trail	12,060	\$1,721,210	0%	\$0	0%	\$0	0%	\$0	100%	\$1,721,210
	P-090	NV Common Blvd Trail	3,742	\$534,115	0%	\$0	62%	\$331,151	0%	\$0	38%	\$202,964
	P-092	North Village SR 32 Loop Connector	5,772	\$823,781	0%	\$0	0%	\$0	0%	\$0	100%	\$823,781
	P-093	East Airport Rd Trail - US40 to Daniel Rd	3,615	\$515,946	0%	\$0	0%	\$0	0%	\$0	100%	\$515,946
	P-095	Muirfield Park Ph 3 Improvements (Tap Tax)		\$10,000,000	0%	\$0	0%	\$0	100%	\$10,000,000	0%	\$0
	P-096	Main St Park Phase 2 Improvements	18,000,000	\$18,000,000	0%	\$0	0%	\$0	50%	\$9,000,000	50%	\$9,000,000
ULT	P-097	US 40 - Trail 1200 S to 3000 S	9,434	\$0	0%	\$0	0%	\$0	50%	\$0	0%	\$0
	P-098	US 40 - 500 N to 1200 S	7,803	\$1,113,704	0%	\$0	0%	\$0	50%	\$556,852	50%	\$556,852
ULT	P-099	Flood Channel Trail - Medical Way to US 40	3,294	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-100	HWY 189 - 1300 S to Main St	1,229	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
ULT	P-101	London Spring Park	2,500,000	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
TOTAL EXPENDITURES				\$84,405,638		\$1,720,478		\$11,497,423		\$26,161,352		\$45,026,385
P-EIFB Existing Impact Fee Balance												(\$1,616,346)

NOTES:

1. "Other" includes grants, special assessments, and tap tax.
2. A total of \$4M is in the existing impact fee account as of June 30, 2025.
3. Assumed 5.0% interest rate on bonds with payoff by 2040
4. Projects with * have been partially completed with previous CIP projects.
5. Assumes Red Ledges and NV units will pay impact fees.

9.3 Economic Feasibility Analysis

It is the intent of this section to explain the calculation of the impact fees and to show how the generated figures are reasonable and fair.

Impact Fee Fund

A park impact fee is the most reasonable method of obtaining funding for new parks from those who create the need. When population increases, so does the demand for residential housing. As residential developments fill with occupants, the new residents place a demand on the existing infrastructure including parks & trails. Thus, by levying fees on development, Heber City can fund the new demand on the infrastructure in a fair and rational method.

Commercial developments can also impact Heber City's parks and trail facilities. The City Park is especially impacted in this way as it is located in a business district of town. The park provides an area for employees to go during the lunch hour and for breaks to eat, walk, sit, or read. It also furnishes a place for people to rest who come from out of town to conduct business. However, the City has elected to not to impose an impact fee on businesses, only the residents that patronize the businesses which generate revenue for the City.

Calculation of Impact Fees

The park & trails impact fee is based on the following variables:

- Capital investment of existing facilities and acreage
- The level of service ratio of park and trail invested per person
- Current population and number of residential units
- Projected population and number of residential units at 2045
- Cost of new facilities and acreage

The impact fee amount was calculated by taking the total cost of park & trail improvements 2025-2045 Heber City Master Plan

associated with impact fees, plus the necessary bond interest payments, divided by the projected new residential ERU's for 20 years. The impact fees for all 20 years are the same and are shown in 2025 equivalent dollars. Bonding was necessary when projects were grouped into five-year windows and there were insufficient impact fees collected, during the earlier years, to cover the seven and five year projected improvement costs. See Chapter 2 Section 2.2 for the growth-driven approach for the Parks and Trails and Impact Fee calculation.

By considering the full 20 year window to determine the projected impact fees, and then grouping the projects into seven and five-year increments, the impact fees are distributed evenly to all development in the 20 year plan. Development within the 20 year planning window will all pay equally for future projects; therefore, earlier developments only pay their fair share of facilities that also benefit later developments.

Allowances are made in project improvement costs for developer contributions such as donations of land to the City. However, in the past, the City has experienced difficulties with the land obtained for parks & trails from developers. The land donated may be the least usable portion of a subdivision. Due to undesirable locations and geography, some parks have not been as widely used by residents and created problems for the City in maintaining the grounds. It is therefore recommend that the City carefully consider these issues when accepting land donations. Dual use parks such as storm drain basins should only be considered if they are in excess of 1.5 acres and in desirable locations. It is also required that the park impact fees be assessed on developments even when property is being donated because the impact fee has been calculated assuming all new residential development will pay the park impact fee. This also gives Heber City more flexibility and opportunity to obtain suitable properties for parks & trails.

It should be noted that in the past park impact fees have been assessed on a tiered scale based on zoning density. The assumption was that high density residential areas used facilities more than lower densities and should therefore pay more. Heber City has elected to simplify the park impact fee by charging a common fee to all residential units.

Feasibility Recommendations

It is recommended that the parks & trails impact fee be changed from the current fee of \$4,501 per residential unit to \$6,727 per residential unit. Table 9-4 shows the projected revenue generated from this fee each year for the next 20 years, and the respective incremental expenditure plan to complete the projects previously listed in Table 9-2.

Table 9-3 Projected Impact Fee Revenue and Impact Fee Expenditure Plan.

Impact Fee Expenditure Plan										Impact Fee Balance	Bond Loan Plus Payments	Fund Running Balance
Year	ERUs	Impact Fee Collected (\$)	Available Funds (\$)	Improvement Projects ¹					Improvement Costs (\$)			
2026	288	\$1,935,279	\$13,465,921	P-078	P-046	P-090	P-083	P-088	\$18,164,279	(\$4,698,358)	\$4,698,350	(\$8)
2027	341	\$2,290,898		P-017	P-055	P-072	P-084	P-089				
2028	392	\$2,635,719		P-029	P-064	P-077	P-036					
2029	452	\$3,043,428		P-039	P-065	P-081	P-086					
2030	529	\$3,560,596		P-044	P-069	P-082	P-087	P-EIFB				
2031	624	\$4,196,971	\$16,253,450	P-078	P-047	P-071	P-095		\$20,936,551	(\$4,683,101)	\$6,494,030	\$322
2032	595	\$4,000,196		P-007	P-053	P-074	P-096					
2033	448	\$3,012,110		P-014	P-054	P-076	P-038					
2034	381	\$2,559,594		P-018	P-066	P-079						
2035	369	\$2,484,580		P-031	P-067	P-092						
2036	316	\$2,125,412	\$9,610,085	P-078					\$4,249,209	\$5,360,876	\$48,023	\$115
2037	286	\$1,924,933		P-012	P-093							
2038	295	\$1,983,735		P-019	P-098							
2039	263	\$1,766,186		P-051	P-016							
2040	269	\$1,809,820										
2041	276	\$1,854,715	\$8,438,438	P-078					\$60,000	\$8,378,438	(\$1,675,711)	(\$0)
2042	237	\$1,596,618										
2043	242	\$1,628,947										
2044	247	\$1,662,089										
2045	252	\$1,696,069										
7,101		\$47,767,895							\$43,410,040	\$4,357,855	(\$4,357,855)	

NOTES:

1. Project order in which development will occur in City is approximated and will change as development dictates.

Estimated Additional Residential Units in 2045 = 7,101

Impact Fee per ERU (no bonding) = \$6,113

Impact Fee per ERU with Bond Interest = \$6,727

Sources:

Heber City Parks and Trail and Open Space Master Plan 2021 by Landmark Design

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
AMENDED AGENDA
October 7, 2025

DRAFT Minutes

3:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. WORK MEETING - 3:00 P.M.

Mayor Franco called the meeting to order at 3:08 p.m. and welcomed everyone present.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Aaron Cheatwood - arrived at 7:39 p.m.
Council Member Mike Johnston
Council Member Sid Ostergaard
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
Community Development Director Tony Kohler
City Engineer Russ Funk
City Attorney Jeremy Cook
City Recorder Trina Cooke
Chief of Police Parker Sever

Staff Participating Remotely: City Engineer Russ Funk, Engineer Kyle Turnbow, IT Specialist Anthon Beales, Public Works Director Matthew Kennard, Finance Manager Sara Nagel, Human Resource Manager Cherie Ashe, Deputy City Recorder Robin Bond, Planner Jacob Roberts, and Assistant City Manager Mark Smedley.

Also Present: Rachel Kahler, Keri Smith, Marissa Stanger, Mia Yue, Jesse Allen, Ben Rhodes, Christine Richman, Jason Foster, Cody Williams, Jason Glidden, Linda Middleton, Nancy O'Toole, Dave Harris, Lars Erickson, Michael Demkowicz, Ryan Wallace, Jay Townsend, Russ Watts, Tori Broughton, Jason Talley, Moh Hansen, Greg Nelson, Cal Johnson, MCHT, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (Names are shown as signed-in online) Devin Dillinger - Confluence, Aspen Peterson, Doug Whiteaker - WTI, DW, H. Wall, A, Aaron Johnson, B, Catherine, Grace KPCW, Denna Woodbury, Jen, L, Lars Erickson, Michael Demkowicz, Nick Lopez, RK, Shorty5, S, and Sydney.

1. Consultant Interviews for the Trailhead Plaza RFQ (Request for Qualifications)
(Anthony Kohler) - 3 hours

Community Development Director Tony Kohler provided background for the redesign of the Main Street Park project that had been set in motion when established as a Council priority. The City had issued an RFQ (Request for Qualifications) to design firms for the renamed Trailhead Plaza project design. He expressed thanks to Marissa Stanger and Mia Yue with the POSTT (Parks, Open Space, Trails, and Trees) Committee, City Engineer Russ Funk, City Manager Matt Brower, and Park Square Consultant Keri Smith for serving on an ad-hoc RFQ review committee. The review committee had narrowed six RFQ submissions received down to three. The three remaining design firms were in attendance to present their design proposals for Council consideration. Mr. Kohler provided Council with a points chart to rate each firm on multiple aspects. Each of the three design firms provided a presentation as included in the meeting materials and recording. The three firms included:

1. Confluence Professional Design Services:

- Devon Dillinger
- Chris Sutterfield
- Cam Preston
- Kevin Simmons
- Jason Ringdhal

2. GSBS Architects:

- Jesse Allen
- Ben Rodes
- Christine Richman
- Jason Foster
- Cody Williams

3. Terracon:

- Dave Harris
- Lars Erickson
- Michael Demkowicz
- Ryan Wallace

Council held a question and answer period at the end of each presentation. Staff, Rachel Kahler, and review committee members Keri Smith, Marissa Stanger, and Mia Yue participated as well. Discussion would be continued at the end of the Action Items agenda during the Regular Meeting.

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order

Mayor Franco called the Regular Meeting to order at 6:33 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Sid Ostergaard, Council Member)

Council Member Ostergaard led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Mike Johnston, Council Member)

Council Member Johnston shared a story about perfection and people's desire to be the best. He recalled a book called Good to Great. He felt like good was good enough and always striving to be great, or perfect, could prevent us from achieving, or acknowledging, good. He suggested that we had to realize we are not perfect and recalled a famous basketball coach, John Wooden, saying "even really great gardens have some weeds" - a quote by Thomas Fuller. Council Member Johnston recommended that everyone realize that we are not perfect.

IV. CONFLICT OF INTEREST DISCLOSURE:

Council Member Johnston disclosed conflicts with the food truck court agenda item and the Bush annexation.

V. CONSENT AGENDA:

Mayor Franco proposed bringing forward Action Item two, regarding a contract award, to be included in the Consent Agenda approval.

Council Member Barney wished to recuse herself from the September 16, 2025, Meeting Minutes approval and the Ordinance for short-term rentals as she had not been in attendance at the September 16 City Council Meeting.

Motion: Council Member Barney moved to approve the September 2, 2025, Meeting Minutes listed in agenda item one; item three, the Police Department evidence purge; item four, the Airport Advisory Board nomination; and item five, Resolution 2025-16 to non-appropriate funds for Lenslock, Inc.

Second: Council Member Phillips

Voting Yes: Council Members Phillips, Ostergaard, Barney, and Johnston.

Voting No: None.

Council Member Cheatwood was absent.

The **Motion Passed, 4-0.**

Motion: Council Member Phillips moved to approve the September 16, 2025, Meeting Minutes; Ordinance 2025-27 Amending the Short-Term Rental Code; and Item two on the Action Items agenda, to award the contract for the 300 North sewer line upgrade project to Kenny Seng Construction.

Second: Council Member Ostergaard.

Voting Yes: Council Members Phillips, Ostergaard, and Johnston.

Voting No: None.

Council Member Cheatwood was absent.

Council Member Barney abstained.

The **Motion Passed Unanimously, 3-0.**

1. September 2, 2025, City Council Meeting Minutes and September 16, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Ordinance 2025-27 Amending Short Term Rental Ordinance (Anthony Kohler)
3. Evidence Purge Request (Parker Sever, Chief of Police)
4. Airport Advisory Board (AAB) Member Nominations (Heidi Franco, Mayor)
5. Resolution 2025-16 Non-appropriating Funds for Lenslock, Inc (Jeremy Cook, City Attorney)
6. Mark Evans Settlement Agreement (Jeremy Cook, City Attorney)

VI. PUBLIC COMMENTS: (3 min per person/20 min max)

Jason Talley, Heber City resident and Chair of the Airport Advisory Board (AAB), stated that he was perplexed about an upcoming AAB agenda item. The item was for the consideration of a policy for new ground leases for airport hangar renewals. He explained his concern was that he had never seen the item before Council. He thought the 37-page document appeared to have been fully vetted without input from the AAB. He felt the AAB should have assisted with the compilation of the document. Mr. Talley questioned the term "non-reversionary" in the document title and felt it was being misused, as the document outlined reversionary leases. He felt the policy would create a situation where people that could afford to spend large amounts of money on hangars and were willing to spend that money with the expectation that if the value was going to go to zero. Compared with today's situation where we have small general aviation pilots and aircraft that are in those hangars because they know that they can continue to either borrow money for that lease or they can pass that on to other people or sell that down the road and have value that's in it. He wanted Council to know about this so there would be no surprise.

Linda Middleton encouraged the Council to look at the empty spaces that could be improved in the community. She recognized the park was a big issue but wanted it to stay the same. She did not feel it needed improvements. She suggested adding the proposed park amenities to areas near the airport. She felt Main Street Park was not the place for the proposed project. Her vision was that the trucks would be taken off Main Street and the downtown businesses would be improved. She loved the park as it was and did not feel it had the capacity for more infill. She felt this was the perfect community as it was and hoped the Council would consider improvements in the more derelict areas. She felt Council should consider improvements to the entry-ways into Heber. She asked Council to look to the code book and to add the park amenities to high-density planned areas.

City Manager Matt Brower explained the Airport Hangar lease plan was very outdated and Staff and Airport attorneys had been working on an updated policy based on direction from Council. The proposed lease plan had been thoroughly vetted and would be before the AAB at their next meeting for a recommendation to Council.

VII. GENERAL BUSINESS ITEMS:

1. Celebration Workforce Housing (Russ Watts, Anthony Kohler) - 30 min

Petitioner Russ Watts was present, with Mountainlands Affordable Housing representative Jason Glidden, to discuss collaboration with the City for the Celebration Workforce Housing project. He recognized the need in the community for affordable housing and clarified the project would be a rental unit project, not a to-own project. He reviewed the objectives, and impeding factors, as included in the meeting materials. He had spoken with representatives at the Hospital, Fire Department, County, and the School District. He hoped the City would partner with the project by agreeing to an impact fee payment plan. The project was intended to be offered to first responders before other City and County workers. Interest rates needed to come down in order to provide affordable housing. Council discussed opportunities and restrictions.

City Engineer Russ Funk felt the water requirement calculations presented were not accurate. Council discussed the project details and asked staff to work with Mr. Watts on the water requirement calculations and seek ways for the City to work to assist with the project's success. The project discussion would return to a future Council Meeting.

VIII. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Utah State High School Rodeo Scholarship Fund Contribution Request (Jon Provost) - 10 min

Jon Provost, Director of the Wasatch County Parks and Recreation, was present to request the City's annual contribution for the Utah State High-School Rodeo Finals scholarship fund. Heber City had been contributing to the scholarship fund for 20 years.

Motion: Council Member Phillips moved to continue the \$10,000.00 scholarship fund.

Second: Council Member Ostergaard made the second.

Voting Yes: Council Members Phillips, Ostergaard, Barney, and Johnston.

Voting No: None.

The **Motion Passed, 4-0.**

Council Member Cheatwood was absent.

2. Contract Award to Kenny Seng Construction for the 300 North Sewer Line Upgrade Project (Russ Funk, City Engineer) - 10 min

This agenda item was approved with the Consent Agenda.

3. Ordinance 2025- 25 Bush Annexation (Jamie Baron, Planning Manager) - 30 min

Discussion for this agenda item was postponed until a future meeting.

4. Heber Food Truck Court Development Agreement (Jacob Roberts, Planner) - 20 min

Planner Jacob Roberts provided background for the proposed food-truck court project as outlined in the attached Staff Report. He shared an image of the proposed truck layout design and landscaping. Council discussed details such as after-dark lighting, parking, and remaining a good neighbor to surrounding businesses.

Project applicant Matt Hansen did not want to agree to section 15 in the agreement that required the dedication of a small corner of land to the City. City Engineer Russ Funk explained the land dedication would accommodate a future trail in the City's Master Trail Plan. He listed several exceptions the City was allowing for the project but noted the decision was a legislative decision to be made by the Council. Mr. Hansen felt that if the City needed the land, it should pay fair market value for the land. City Manager Matt Brower described the City's vision for the future of the corner. The food-truck court was intended to be a temporary arrangement.

Mike Johnston had recused himself from his City Council post to represent the applicant. He stressed the positive impact the proposed project would offer the community and pointed out that no other food trucks in town paid impact fees nor were required to install bathrooms. He felt if the City wanted the 110-foot corner of land, the City should pay for it. Council further discussed traffic, and when impact fees should be required, but expressed a general consensus of support for the project.

Motion: Council Member Phillips moved to approve the development agreement without item 15 for the land dedication.

Second: Council Member Ostergaard made the second.

Discussion: Mayor Franco wanted to know what would happen once the 5-year agreement expired. City Attorney Jeremy Cook advised the permitted use would revert to the current use regulations or the agreement could be extended. Mayor Franco noted the name on the agreement was not Mr. Hansens. Mr. Hansen confirmed it was his partner's name on the agreement. Council Member Barney asked whether the impact fee collection could be readdressed annually and asked the language in the agreement be amended.

Second motion made: Council Member Cheatwood moved to allow public comment.

Second: Council Member Phillips made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, and Barney.

Voting No: None.

Council Member Johnston was recused.

The **Motion Passed, 4-0.**

Linda Middleton said she had shopped at food trucks. She was concerned about the sight-line and proposed a scenario of someone trying to navigate the corner where the food truck court would be located. She felt people would not patronize food trucks when it was windy and said she had learned a lot during the COVID situation. She had cooked for a year. She imagined driving a small car at the corner where the food truck was located, and there might be a child on a bicycle, or someone walking, and weather driving conditions. She liked to go to a restaurant and sit down and thought food trucks were just supposed to be at park events. She had not envisioned a food truck court as a safe place, or healthy environment, for a family when ordering food with kids running around, worried about sight-lines and interacting with traffic. Most cars had back-up cameras but hers did not. She said she should never be allowed to park there. Somewhere like Moab was great because there was no weather but this was a real weather community here and it needed trees and heat. She felt there were more parking lots and more pavement and asked who the City was paying to pave the Valley. She said most people in the community had to get to work in the morning and had to drive east with the sun in their face and west to return home and could not see with the sun in their face.

Tori Broughton, resident and small business operator on Main Street, urged Council to vote favorably for the project as she felt the food trucks were a win for small businesses in Heber City. She noted that commercial chains and nation-wide businesses were not operating food trucks and felt they created great entrepreneurial opportunities. She recognized the burden impact fees placed on small businesses and a food truck could help get someone's foot in the door until they could afford a brick and mortar place. She observed the difficulty of staffing issues for small businesses and noted the minimum staffing needed to operate a food truck. She reiterated her wish for the Council to vote yes for the food truck court.

With no one further from the public coming forward to comment, the Mayor closed the public comment period.

Council discussed options to ensure an uninhibited sight-line at the corner in question.

Vote for original motion:

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, and Barney.

Voting No: None.

Council Member Johnston. was recused.

The **Motion Passed, 4-0.**

5. Karl Malone Polaris Development Agreement (Denna Woodbury, Planning Consultant) - *20 min*

Planning Consultant Denna Woodbury reviewed the zoning requirements the project could not meet due to the existing structure onsite. She explained the applicant wished to enter a development agreement to proceed with on-site renovations and improvements. The Planning Commission had previously held a Public Hearing and forwarded a positive recommendation. She read the terms and conditions of the Planning Commission as listed in the attached Staff Report. She shared images of the proposed building design and landscaping plans.

Mayor Franco pointed out that clause five indicated that the business wished to use the parking lot as a food court. City Attorney Jeremy Cook confirmed that it was in error and would remove the unintentionally included language. Council discussed the proposed agreement and the language therein; concerns; ideas for what Karl Malone could give back to the City for not meeting all the zoning requirements and asking for exceptions; as well as parking lot and landscape standards.

Mayor Franco opened the discussion for public comment at 9:14 p.m.

Linda Middleton asked the Council to consider sight-lines, and access, and moving traffic around corners, and around sidewalks. She recognized the love for the Jeep on the rock, but felt it was important to be able to see a lot longer down the sidewalks and the roads now that there were electric bikes, and 12 tanker trucks a day going down the street that were usually huge and needed a big space to turn these big trucks. She asked Council to consider sight-lines now that there were e-bikes and tanker trucks.

With no one further coming forward to comment, Mayor Franco closed the public comment period at 9:15 p.m.

Council Member Cheatwood asked if Karl Malone would contribute towards round-about art or some other equally beneficial public beautification project. Council discussed the many contributions Karl Malone consistently made to the community.

Motion: Council Member Ostergaard moved to approve with the change discussed in clause five.

Second: Council Member Phillips made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

6. 100 West Design - Consider Design Changes Based on Field Trip Discussions
(Russ Funk, City Engineer, Horrocks) - 30 min

City Engineer Russ Funk stated that the purpose of the agenda item was to get finalized direction from Council for the street and parking design on 100 West between 100 and 300 South. He recalled the original direction of Council and the many iterations that had followed. Consultant from Horrocks Engineering, Greg Nelson, listed points of clarification needed including: parking, landscaping, whether or not to underground power-lines, design criteria, traffic calming, and curb and sidewalk bulb-outs. Consensus of Council majority was to keep the power-lines above ground, to try to maximize parking landscaping, and to implement traffic-calming measures. Staff agreed to work block by block to meet these directions. City Engineer Russ Funk impressed the importance to build it how they wanted now. He felt the City would not return in ten years and try to make changes then.

Motion: Council Member Ostergaard moved to extend the meeting to 10:30 p.m.

Second: Council Member Johnston made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

Council discussion continued regarding the intersection.

Motion: Council Member Phillips moved to direct staff to move forward with the direction given in the discussion.

Second: Council Member Ostergaard made the second.

Discussion: City Engineer Russ Funk explained the Council's direction as he understood it: to not underground the power-lines; to shift the sidewalk in order to keep the power-lines where they stood, which would reduce the asphalt; to determine whether more parking could be obtained by having angled parking on one side of the street or by having parallel parking on both sides; and return to Council with the final design. Council Member Phillips confirmed Mr. Funk had correctly understood the direction of Council and the intent of his motion.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

7. Selection of Final Consultant as per interviews for the Trailhead Plaza RFQ
(Anthony Kohler) - 45 min

Community Development Director Tony Kohler shared that Terracon had won the RFQ (Request for Qualifications) bid based upon the point-system Council had utilized. Council discussed the three design company's pros and cons.

Motion: Council Member Phillips moved to select Terracon as being the highest qualified firm to complete the work and direct Staff to work with that firm to obtain a sealed fee proposal and marked up copy of the architectural services agreement and if unable to negotiate with Terracon, make an offer to Confluence. If unable to negotiate with Confluence, to put the project out to bid again.

Second: Council Member Johnston made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

IX. COMMUNICATION:

City Manager Matt Brower wished to re-address the earlier discussion that had taken place regarding the airport lease agreements that had come forward during the public comment period. He recalled that the airport needed to be self-funded and the City needed to have a long-term, fiscally sustainable, airport that could also fund grant-match obligations. He reminded Council of a past law-suit that had been settled. The City was attempting to update the policy for both new and renewed hangar agreements. He explained that the restructuring of hangar leases was a legal process that staff had worked with the airport lawyer and consultants to provide the proposed policy to the Airport Advisory Board. This was the process followed for all agreements. Staff worked to negotiate the agreement, then presented to the appropriate boards for feedback and recommendations. Mr. Brower said the document would be formally presented to Council at a later date but he wanted to clear a few things up that were said in the public comment period. He felt it was important that the City run the Airport like a business and not use general fund revenues to balance the airport's budget. He proposed lease renewals be set at five-year terms in order for the City to benefit from market-rate increases. There were hangars currently being leased for \$50.00 a month and the market rate was \$3,000.00 per month. Council discussion continued regarding jets pushing out general aviation airport users by making the airport unaffordable,

Mr. Brower shared with Council that he felt the columbarium ribbon cutting had been a phenomenal event and thanked those who had attended.

Halloween Fest would be Thursday, October 24 from 4:30-6:30 p.m.at the Main Street Park.

There was a sewer line that ran behind the homes on Callaway Drive. The properties had been encroaching on the City sewer easement for years creating an inaccessible situation for the City. The Public Works department had delivered flyers to the residents to inform them of the survey that would mark the easement corridor. The City followed up with a Public Hearing for the same residents to answer questions and establish a game plan to clear the easement area.

The City had recently experienced a few key staffing turnovers. One of the turnovers had been the special events coordinator. Mr. Brower felt it important to take stock of opportunities that might arise with a turnover. He proposed the City contract with CAMS (Community Alliance for Main Street) for the community events and direct half the salary from the vacated events position to the CAMS position. The events would include Heber Market on Main, the Halloween Fest, Old Fashioned Christmas, and the seasonal Christmas Tree lighting. He wished to gauge Council interest before proceeding with an agreement. Another member of staff had retired. He further explained the shuffling of job responsibilities between City Treasurer Mindy Kohler, the cemetery niche sales, front counter clerk, business licensing, and the remaining open positions. He proposed one of the part-time positions be dedicated to assisting him with the programming and administration of key events and future ribbon cuttings, including the All-hands annual training, and the Heber Leadership Academy. Consensus of Council majority supported moving forward.

X. ADJOURNMENT:

Motion: Council Member Phillips moved to adjourn.

Second: Council Member Johnston made the second.

The meeting adjourned at 10:31 p.m.

Trina Cooke, City Recorder

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 21, 2025**

DRAFT Minutes

**4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting**

I. WORK MEETING - 4:00 P.M.

Mayor Heidi Franco called the Work Meeting to order at 5:02 p.m. and welcomed everyone present. The meeting start time was delayed one hour, to 5:00 p.m., due to two Work Meeting agenda items having been unexpectedly postponed. The delay was noticed on the building, the entry to the Council Chambers, and in the virtual meeting. Mayor Franco moved the meeting forward for discussion of Work Meeting agenda item three.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Aaron Cheatwood
Council Member Mike Johnston
Council Member Sid Ostergaard
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Planning Manager Jamie Baron
City Engineer Russ Funk
City Attorney Jeremy Cook
City Recorder Trina Cooke

Staff Participating Remotely: City Engineer Russ Funk, IT Director Anthon Beales, Human Resource Manager Cherie Ashe, Assistant City Manager Mark Smedley, Public Works Director Matthew Kennard, Deputy City Recorder Robin Bond, Finance Director Sara Jane Nagel, and Accounting Technician Wendy Anderson.

Also Present: R Christ, Rachel Kahler, Greg Nelson, Cannon Taylor, Kate Sattelmeyer - Summit Land Conservancy, Todd Anderson, Rob Heywood, Vickie and Mike Buongiorno, Joe Coombs, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed in online) Katie Pierce, Tracy Taylor, A, Addie, Brad Ehlert, Catherine, Clyde, Cody W, Daniel Johnson, Grace KPCW, J, Jen, John, JS, Matt, Michael Fomook, Nick Lopez, Phil Jordan, S, Shortcake5, and SRH.

Mayor Franco moved the meeting ahead to agenda item two.

1. Potential Development and Rezone Located at 830 to 844 East Center Street (Tony Kohler, Community Development Director, Jacob Ballsteadt) - 30 min

Work Meeting agenda item one was postponed.

2. 100 West Design Update (Russ Funk, City Engineer) - 30 min

City Engineer Russ Funk reminded Council of their previous direction to Staff for the parking and landscape design of 100 West. Horrock's Engineering Consultant Greg Nelson presented a comparison of angled parking versus parallel parking to maximize available parking spaces along 100 West. The updated design would maximize the parking spaces around the park block. Mr. Funk explained the current concept phase would next move into the public outreach phase for affected residents, and then into execution and completion phases. Council discussed the proposed parking options, the master trail plan, sidewalk widths, planter strips, and the location of the power-lines.

3. Term Sheet with Community Alliance for Main Street (CAMS) for Programming Downtown Special Events (Matt Brower, City Manager) - 20 min

City Manager Matt Brower described the City's need for assistance with the facilitation of community events. He proposed a term-sheet with CAMS (the Community Alliance for Main Street) including: locations of events; programming days; existing events; proposed new events; and compensation for the contract with CAMS.

He reviewed the recent vacancies of two full-time employee positions and the responsibilities that needed to be redistributed until the positions were filled. The existing assignments left by the vacancies had been distributed amongst remaining staff that was already at capacity. He explained the proposed redistribution of duties between the CAMS position, a new full-time employee, and a new part-time employee. Mr. Brower listed the duties and authority of CAMS, required coordination with the City, seeking grant sources, and other responsibilities as outlined in the attached Staff Report. Council discussed funding, staffing, and other details of the proposed CAMS contracted position.

Mr. Brower clarified the draft term-sheet presented that evening would need to be preliminarily approved by the City Council and CAMS, then a contract would be drafted by the City Attorney for final approval of the Council and CAMS.

The meeting returned to item two on the agenda.

4. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update
for the Heber Valley Corridor (Craig Hancock) - 30 min

The UDOT (Utah Department of Transportation) presentation was postponed to an undesignated future date.

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order

Mayor Franco called the Regular Meeting to order at 6:08 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Heidi Franco, Mayor)

Mayor Franco led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Aaron Cheatwood, Council Member)

Council Member Cheatwood shared a prayer.

IV. CONFLICT OF INTEREST DISCLOSURE:

Council Member Johnston declared a conflict with the Bush annexation agenda item as he was assisting the project professionally for work.

V. CONSENT AGENDA:

Mayor Franco noted the October 7 Minutes had not been included in the meeting materials. Council Member Barney confirmed with the City Attorney Jeremy Cook that she could vote for the September 30 Meeting Minutes, as she had not been present at the meeting. Council Member Cheatwood asked for clarification of the language in Resolution 2025-18 regarding the Jordanelle Ridge Public Infrastructure District (PID). City Attorney Jeremy Cook explained the PID approval process through the Lieutenant Governor's Office, the development process, and that 100% of property owners were required to sign for approval of a PID.

Motion: Council Member Phillips made the motion to approve the Consent Agenda as presented without the October 7, 2025, Meeting Minutes.

Second: Council Member Cheatwood made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0.**

1. Approval of September 30, 2025, Special City Council Meeting Minutes, and October 7, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Liquidation of Fleet Vehicles & Equipment (Preston Hicken, Fleet Manager)
3. Resolution 2025-15 Pay for Public Safety Personnel Designated to Work on-call (Parker Sever, Chief of Police)
4. Resolution 2025-18 Ratifying and Re-Adopting Resolution 2022-03 Providing for the Creation of Jordanelle Ridge Public Infrastructure Districts Nos. 1, 2, 3, 4 and 5. (Jeremy Cook, City Attorney)

VI. PUBLIC COMMENTS: (3 min per person/20 min max)

Cheryl Fox, CEO of the Summit Land Conservancy, read a prepared statement as attached to the end of the meeting minutes.

Katie Pierce wished be on the record to express her support for the previous comments read.

Tracy Taylor stated that she fully supported the comment read by Cheryl Fox. She also supported ongoing participation with the developer to protect the land.

The meeting moved ahead to the Action Items agenda.

VII. GENERAL BUSINESS ITEMS:

1. Public Safety Report (Parker Sever, Chief of Police) - *10 min*

Chief of Police Parker Sever provided an update on the Public Safety Department:

- the department had acquired a new canine officer
- there were currently two new officers at the academy
- Jeremy Nelson was returning to the Heber City Police Department from retirement
- the department had new AI (Artificial Intelligence) software that would link with officer's body cameras, in-car video devices, and evidence collection software to assist officers with writing reports
- there had been construction theft in the Coyote Canyon area and patrols had been increased
- there had been an increase in DUI arrests in town - considering a DUI checkpoint
- would return with implemented traffic mitigation efforts in school zones

VIII. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Ordinance 2025- 25 Bush Annexation (Jamie Baron, Planning Manager) - 30 min

City Planning Manager Jamie Baron recalled the additional information requested by the Council for the proposed annexation. He shared photos reflecting outbuildings and rubbish on the Bush property that had been cited as nuisances by the County. Mr. Bush had been clearing and cleaning the property. Staff had included in the negotiated Development Agreement, a deadline for Mr. Bush to bring the land into compliance with the County zoning. Mr. Bush wished to build a barn-like structure to house the remaining materials if allowed to annex. Council discussion followed regarding potential density, setbacks, surrounding neighbors, and the exhibits listed in the ordinance.

Mayor Franco opened the meeting for Public Comment 6:45 p.m.

Michael Dixon read a prepared comment and thanked the City Council for encouraging Mr. Bush to clear the land. He was grateful to have his view returned to him with the removal of Mr. Bush's office building. He felt the development agreement held the same requirements as the County zoning and questioned why Mr. Bush would comply now. There were still three outbuildings standing on Mr. Bush's land that Mr. Dixon felt were not permitted in the County zone.

Council Member Barney read an email submitted for public comment by Kate Becker as attached at the end of the meeting minutes.

Mayor Franco closed the Public Comment period at 6:52 p.m.

City Engineer Russ Funk shared engineering requirements placed on the application that would not allow the proposed future development unless the road were widened enough to meet fire safety standards. Mike Johnston, acting as Bush representative, referred to number two in the development agreement that prevented possible future development unless there was a frontage road constructed to City standards. City Attorney Jeremy Cook clarified that the agreement with the City would ensure Mr. Bush would clean up his property by July 20, 2026, whether or not he had his new storage barn built by then. Mayor Franco wished to see the UDOT plan for Moulton Lane, the elevations for the storage barn, and a letter from adjoining developer Finch Creek stating that they did not oppose the Bush annexation bringing a road belonging to Finch Creek into the City.

Motion: Council Member Phillips moved to reopen the public comment period for ten minutes.

Second: Council Member Cheatwood made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, and Barney.

Voting No: None.

Council Member Johnston did not vote.
The **Motion Passed 4-0.**

Mr. Dixon felt the property clean-up should be completed before Mr. Bush was allowed to annex into the City. He said the County had been trying to accomplish the same clean-up as the proposed development agreement. Mr. Dixon said Mr. Bush had not done anything in five years to come into compliance with the County and felt that allowing annexation into the City was putting the cart before the horse.

Motion: Council Member Phillips moved to place the annexation on hold until the applicant resolved the clean-up of the property and met the stipulations in the timeline established in the development agreement.

Second: Council Member Cheatwood made the second.

Second Motion: Council Member Cheatwood moved to continue the agenda item to the next meeting and give the applicant time to present a letter from Finch Creek; produce elevations of what the proposed barn would look like; and to place exhibits A and B clearly in the packet.

Second: Council Member Phillips made the second and withdrew his original motion.

Discussion: Council Member Ostergaard observed that if the City did not allow the annexation to proceed, the issue would remain in the County's hands. He felt the City had better ability to ensure the property clean-up with the requirements in the development agreement. Mayor Franco felt it would show a good-faith effort to the neighbors if Mr. Bush were to move another structure near the fence. Mr. Bush indicated he was in the process of having the structure grandfathered as it had been present when he had purchased the property, prior to the County's current zone. City Attorney Jeremy Cook explained the applicants dilemma was that he needed to be able to build the proposed new barn structure for storage of the materials he needed to relocate from the existing structures. The City was required to assign a zone when annexing property and Staff had proposed the same zone as the surrounding properties in Heber City. Council Member Barney felt allowing Mr. Bush to annex was another way to grant a property-owner more density and she did not support more density.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney.

Voting No: None.

Council Member Johnston had recused himself.

The **Motion Passed 4-0.**

IX. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

Motion: Council Member Ostergaard move to recess as the Heber City Council and convene as the Community Reinvestment Agency (CRA) Board.

Second: Council Member Cheatwood made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0**, and the CRA Board convened at 7:28 p.m.

1. New London CRA (Rob Heywood)

Rob Heywood, representing the Ritchie Group and New London development, explained the group's desire to provide higher quality features within their project. If they built a parking structure, it would minimize the asphalt surface area, and the project could create a more desirable destination-oriented area with retail and gathering space. Ryan Ritchie guided the presentation as included in the meeting materials. The proposed project would be called "Station Seven" based on the culture and western heritage of the Heber Valley. Heber City had been the seventh stop on the Heber Valley Railroad. The presentation demonstrated the added benefits that could be afforded if the development could utilize tax increment financing (TIF); provided tax projections with revenues that would be generated by the project; and encompassed the increased revenue that would be generated if the project was able to increase the hotels and retail suggested with the implementation of a TIF. Council discussion included the competing surrounding resorts; impact on the downtown redevelopment plan; workforce housing needed to support the proposed hotel and retail; open space; consulting with UDOT (Utah Department of Transportation); suggested alterations to the proposed plan; and planning for the 2034 Winter Olympic Games.

Mayor Franco invited the School Board Members present to comment.

Board President of the Wasatch County School District Kim Dickerson and Vice President Corey Holmes confirmed that the School Board had met with the City three times regarding the CRA but had never taken the issue to a vote. Ms Dickerson stated that the School Board had met only once with the New London representatives and the Board had not held further conversations regarding the New London CRA proposal. Mr. Holmes expressed that he supported the proposed parking garage over sprawling asphalt but did not wish to say whether he supported the proposed project. Ms. Dickerson advised of the lack of appetite expressed by the School Board for further discussion regarding the City's CRA and the New England CRA was because the Board had been buried with its own concerns, namely educating children.

Joe Coombs stated that he was a taxpayer and would love to build a house but couldn't because he could not afford the taxes. He did not think the development should be built if the developer could not afford it. He felt it was wrong for the developer to ask for tax-payer funding when he could not. He would not ask his neighbors for money to build his home. Mr. Coombs said he could no longer afford to live in the community and did not think it was right to ask taxpayers to pay for additional development. He referred to the large amount of money being spent on the MIDA project. He owned greenbelt acreage and felt he was being pushed out of the valley.

X. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

Motion: Council Member Cheatwood moved to adjourn as the CRA Board and reconvene as the Heber City Council.

Second: Council Member Ostergaard Made the second.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.

The **Motion Passed Unanimously, 5-0**, and the Heber City Council reconvened at 8:40 p.m.

Mayor Franco returned the meeting to the General Business section for the Public Safety report.

XI. COMMUNICATION:

City Manager Matt Brower provided the following communication items:

- the City-County joint subcommittee for the Jordanelle Ridge open space agreement was trying to find time to meet
- the Tabernacle Square joint subcommittee had asked for a consultant to provide concept plan options
- the November 18 Work Meeting would have an Airport agenda item for ground lease 101 to update Council on standard lease practices. The Airport Advisory Board would be invited.
- Halloween Fest would be Friday, October 24, from 4:30 to 6:30 p.m.
- the City Staff All-hands annual training would take place the following Tuesday, October 28 in two sessions: a.m. and p.m.

XII. CLOSED MEETING: (As Needed)

No Closed Meeting was held.

XIII. ADJOURNMENT:

Motion: Council Member Phillips moved to adjourn.

Second: Council Member Barney made the second.

The meeting adjourned at 8:55 p.m.

Trina Cooke, City Recorder



I'm Cheryl Fox CEO of Summit Land Conservancy. We are a nonprofit, accredited land trust based in Summit County and working in the Wasatch Back to save the lands and waters that our communities cherish.

You will remember that we worked with Heber City in 2023 to access Wasatch County Bond money to purchase the land that expanded Muirfield park. When that transaction was finalized, we received a one-time payment from Wasatch County and Heber City to reimburse us for the costs of providing the conservation easement and the baseline document. We raised funds from a private foundation for the one-time addition to our stewardship endowment to cover our ongoing cost of annual monitoring.

Today and in the future, Summit Land Conservancy will monitor the Muirfield easement at no cost to your taxpayers.

The Muirfield conservation easement had no federal component. In fact, fully half of our 60 conservation easements had no federal deduction. Other local municipalities and developers have successfully worked with Summit Land Conservancy because they've recognized that a conservation easement held by an accredited land trust is truly the most proven tool in protecting land and the most cost effective.

I regret that I was not able to speak to you before you voted on the "Jordanelle Ridge Agreement to Terminate and Replace Open Space Easement" and the associated "Conservation and Recreational Access Easement." And I thank you for giving a few minutes this evening.

In May of 2021, Matt Brower and I met with Mike Bradshaw and discussed what we were then calling the Sorenson Development's need to place up to 5,000 acres in a conservation easement. We discussed and agreed upon a process where large blocks of land would be placed in a permanent conservation easement as the developer received certificates of occupancy. At that time, I explained that the Conservancy would need to increase our stewardship endowment, as we do each time we accept a new conservation easement. The developer understood this requirement and agreed to it. We also proposed and agreed to the idea that the HOA would be the final landowner of the open space.

We believe that it would still be possible to work with the developer based on our initial conversations, if you added a clause to the terminate & replace agreement that gave the developer until the end of 2026 to place the easement with an accredited land trust.

The "Conservation and Public Access Easement Agreement" that that you accepted last month is different from what we would have asked for. Most importantly:



Jordanelle Ridge Conservation Easement Considerations:

1. Consider revising the Jordanelle Ridge Agreement to Terminate and Replace Open Space Easement to give the developer until the end of 2026 to work with an accredited land trust on placing the required acreage into a conservation easement. Note that there are costs associated that the developer usually pays.
2. If you plan to hold the Conservation and Recreational Access Easement we suggest that you:
 - a. Specify that the term of the agreement, so that it complies with Utah Code
 - b. Specify the conservation values that you hope to protect, if there is more than simply public access: relatively natural open space, view sheds, agricultural uses, wildlife habitat for example.
 - c. State that the purpose of this agreement is to protect these specified conservation values. This ensures that new uses can be approved as long as they do not interfere with the conservation values.
 - d. Compile a baseline document and reference it in the easement. This allows future monitors to see if changes have been made since the easement was recorded.
 - e. Clearly state that the Grantee (Heber City) and Wasatch County have the right to access and enter onto the easement property for the purpose of determining whether the Grantor's activities are in compliance with the terms of this easement
 - f. Enhance paragraph 17 to clarify that any amendment to the easement must enhance or expand the conservation values.
 - g. Remove paragraph 17 "No Third- Party Rights," because this eliminates a private citizen's ability to try to enforce the easement, if the City and County fail to do so.
3. Covering the cost of trails maintenance. The "Conservation and Recreational Access Easement" places the burden of trails maintenance and land management on the HOA, once the development is finished.
 - a. We had also suggested that the developer establish, over time, an endowment that would pay for future trail maintenance and management, thus saving the HOA from having to shoulder this expense, since it's a benefit for the entire community.

From: Kate Becker

Sent: Tuesday, October 21, 2025 2:01 PM

To: Heidi Franco <hfranco@Heberut.gov>

Cc: City Council <citycouncil@heberut.gov>; Mike Dixon

Matt Brower <mbrower@Heberut.gov>; Trina Cooke

<tcooke@Heberut.gov>

Subject: (EXTERNAL) Re: Oct 7 Bush Annexation: Public Records Missing, Pending County Lawsuit, etc.

Hello Again,

The Bush Annexation is yet again on tonight's agenda and due to a work conflict I will not be able to attend.

The packet is yet again missing information; Exhibit A & B of the ordinance.

The Council requested in the September 16th meeting that the plan come back to them when the drawings reflected the actual ask which is just the barn and yet the development agreement and all other documentation still states language on deed restricted affordable housing. In the concerns phase of this annexation requestion it was brough up that this would negatively effect neighboring property owners, specifically those along the private road. We have brough up in ALL correspondence that the concern has never been addressed as rather the applicant's engineer stated that UDOT will inevitably imminant domain the property and demolish the family homes. Again, the UDOT study is still in draft and has never stated such and yet concerns #4 & 5 have still not been addressed.

I received my GRAMA request on the 14th and have not had time to get through all the documents. So, I ask again, why such a rush.

Additionally, I think it a waste of tax payer dollars to give an applicant one on one time with the City Attorney to negotiate a development agreement for such a controversial parcel. So, you'll allow him to annex, give him his barn he wants, and a deadline to clean up the property that is a little less than a year out and... what? What happens when he doesn't follow through like he has never followed through with Wasatch County.

We have been accurate in all of our concerns to date; The buildings built without permits, the blight, the active lawsuit, the missing packet information. This is sloppy work and to fast track it for approval, as it appears to be, doesn't give the public much time to pivot to the new information and come to you with a clear, documented, and educated list of concerns.

I respectfully ask that this annexation be denied or postponed.

~Kate



Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Addendum #4 to UDOT Cooperative Access Agreement for North US-40
RESPONSIBLE: Russ Funk
DEPARTMENT: Engineering
STRATEGIC RELEVANCE: Necessary Administrative Action
Infrastructure Sustainability

SUMMARY

The purpose of this item is to seek Council approval of Addendum #4 to the City's Cooperative Access Agreement with UDOT for North US-40.

RECOMMENDATION

Staff recommends Council approve Addendum #4 to the Cooperative Access Agreement.

BACKGROUND

Wasatch County entered into a Cooperative Access Agreement with UDOT regarding US-40 north of Heber City in 2008. This agreement defined the UDOT Access Management Category applicable to the Highway and identified future intersections to be signalized as development occurs. Because of pending developments and annexations expected to occur in the City that would affect this area, the City was added to agreement by Addendum #1 in 2018.

The City has coordinated further with UDOT, MAG, and Wasatch County over the past several years (mostly relating to the North Village Transportation Plan), resulting in additional addendums to the agreement.

UDOT recently finalized their alternatives analysis for the Heber Valley Corridor, and both of the final alternatives have the location of the interchange south of Hwy 32 at the existing College Way intersection. This location is not consistent with the prior addendums and necessitates Addendum #4.

DISCUSSION

FISCAL IMPACT

CONCLUSION

Based on the need to have consistency between Heber City and UDOTs transportation planning efforts, staff recommends approving the proposed addendum.

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Engineering
Staff member: Russ Funk, City Engineer

EXHIBITS

1. N US-40 Access AG Addendum #4

Addendum #4 to Cooperative Corridor Access Agreement # 098400
Corridor Preservation
US-40 from SR-32/River Road to Heber City north city limits (1200 North)
WASATCH COUNTY
Federal ID No. 876000299
HEBER CITY
Federal ID No. 876000232

ADDENDUM #4

This **ADDENDUM** is made and entered into this _____ day of _____, 2025, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as “**UDOT**”, **WASATCH COUNTY**, a municipal corporation in the State of Utah, hereinafter referred to as the “**COUNTY**”, and **HEBER CITY**, a municipal corporation in the State of Utah, hereinafter referred to as the “**CITY**”.

WITNESSETH:

WHEREAS, **UDOT** and the **COUNTY** entered into Cooperative Corridor Access Agreement #098400 on 24 November 2008 to designate specific access management and corridor preservation elements; and

WHEREAS, **UDOT**, the **COUNTY**, and the **CITY** were parties to Addendum #1 to Agreement #098400 as of 21 September 2018, Addendum #2 to Agreement #098400 as of 26 January 2023, and Addendum #3 to Agreement #098400 as of 16 February 2023; and

WHEREAS, Addendum #2 included language stating the location of a proposed future traffic signal at North College Way/3000 North would be moved north approximately 1200 feet to a proposed new public street intersection known at the time as University Avenue; and

WHEREAS, the **CITY** and the **COUNTY** have allowed development to occur and will continue to allow development to occur on the east side of US-40 between SR-32 and the north city limits. A new development identified as College Downs is planned in the area north of the existing Utah Valley University Wasatch County campus and was to be accessed by University Avenue; and

WHEREAS, the new development plan for College Downs (see Exhibit A) does not include a signalized intersection of University Avenue with US-40, but does include an upgraded signalized intersection of North College Way with US-40; and

WHEREAS, the Heber Valley Corridor Environmental Impact Statement includes two alternatives, both of which show a connection to US-40 in the vicinity of the intersection of US-40 & North College Way.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. **UDOT**, the **CITY**, and the **COUNTY** understand the previous agreement for a traffic signal to be constructed at University Avenue is now changed back to being constructed at North College Way when warranted and approved by **UDOT**.

Addendum #4 to Cooperative Corridor Access Agreement # 098400
Corridor Preservation
US-40 from SR-32/River Road to Heber City north city limits (1200 North)
WASATCH COUNTY
Federal ID No. 876000299
HEBER CITY
Federal ID No. 876000232

2. The Heber Valley Corridor Environmental Impact Statement contains information about the two alternatives such that when either one of the alternatives is constructed, the intersection of US-40 & North College Way will change significantly, and a traditional signalized intersection will likely become a grade separated interchange.
3. All other statements in Agreement #098400, Addendum #1, Addendum #2, and Addendum #3 which are still applicable and are not in conflict with this **ADDENDUM** are unchanged and are still valid upon execution of this **ADDENDUM**. This includes **UDOT** still allowing a traffic signal to be constructed when warranted at the new intersection location instead of the previously approved location.

IN WITNESS THEREOF, the parties here to have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:	WASATCH COUNTY , a political subdivision in the State of Utah
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

(IMPRESS SEAL)

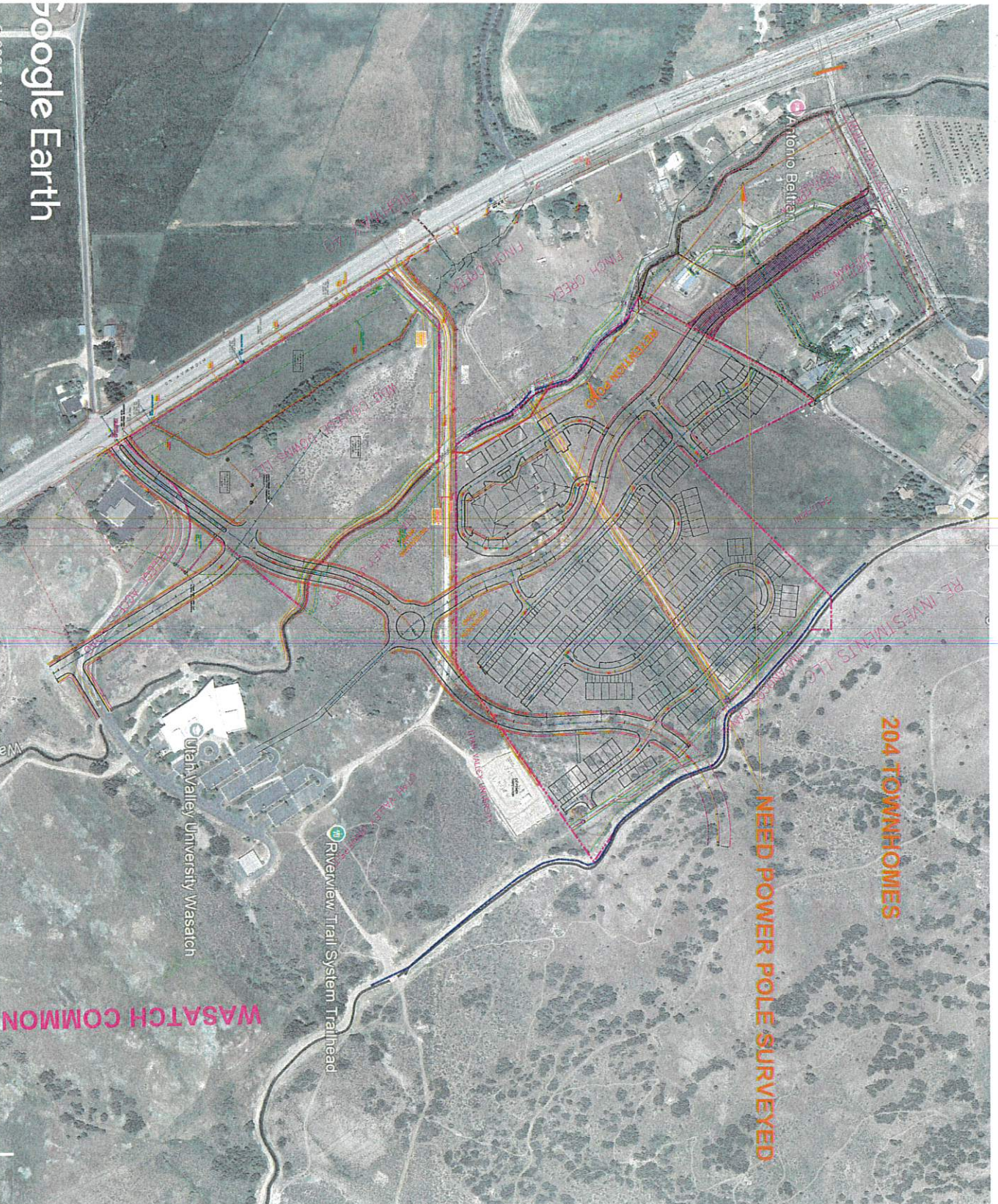
Addendum #4 to Cooperative Corridor Access Agreement # 098400
Corridor Preservation
US-40 from SR-32/River Road to Heber City north city limits (1200 North)
WASATCH COUNTY
Federal ID No. 876000299
HEBER CITY
Federal ID No. 876000232

ATTEST:	HEBER CITY , a municipal corporation in the State of Utah
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
(IMPRESS SEAL)	

RECOMMENDED FOR APPROVAL:	UTAH DEPARTMENT OF TRANSPORTATION
By: _____ Region Three Traffic Operations Engineer	By: _____ Region Three Planner
Date: _____	Date: _____
By: _____ Region Three Director	
Date: _____	

APPROVED AS TO FORM:	COMPTROLLER OFFICE
This Form Agreement has been previously Approved as to form by the office of Legal Counsel for the Utah Department of Transportation.	By: _____ Contract Administrator
	Date: _____

Exhibit A





Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Monthly Development Report
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

None



Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Certification of Election Report by the Municipal Legislative Body Acting as the Board of Canvassers
RESPONSIBLE: Trina Cooke
DEPARTMENT: City Council
STRATEGIC RELEVANCE: Administrative

SUMMARY

The act of canvassing an election is simply the formal approval of the election results. In accordance with UCA 20A-4-301, as the Municipal Legislative Body for Heber City, the Mayor and Heber City Council acts as the Board of Canvassers. The official report is to be provided by the County once their canvass is completed. The report will not be approved by the County until 5:00 p.m. on Monday, November 17, 2025, and will be delivered to the Municipal Election Official then. The report will be emailed to the Council upon receipt but will not be eligible for upload to the meeting materials until after the conclusion of the City Council meeting, November 19, 2025.

RECOMMENDATION

Certification of the General Election Results for Heber City Mayor and two Council Members as presented.

UCA 20A-4-304(3):

The election officer and the board of canvassers shall:

- (a) review the report to ensure that the report is correct; and
 - (b) sign the report.
-

BACKGROUND

The 2025 General Municipal Election was conducted by mail-in ballot and concluded at 8:00 p.m. on Tuesday, November 4, 2025. The General Election was an at-large election, in which all eligible voters in Heber City could vote for each candidate, and any candidate elected serves as a representative for the entire City. Pursuant to 20A-4-304: Declaration of results - Canvassers' Report; The election officer shall submit a report to the Board of Canvassers. Election Canvass can be held no sooner than 7 days following the election date and no later than 14 days following.

DISCUSSION

If any member of the Board of Canvassers wishes to inspect ballots, registers, books, or forms related to the election, in accordance with 20A-4-303(1)(a)(iii), please contact the Wasatch County Clerk/Auditor Joey Granger prior to the Canvass.

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to certify the 2025 Municipal Election Results as presented in the Canvass Report

Alternative 2 - Approve as Amended

I move to **approve** the **item** as amended, as follows.

Alternative 3 - Continue

I move to **continue** the **item** to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the **item** with the following findings.

ACCOUNTABILITY

Department: City Council
Staff member: Trina Cooke, City Recorder

EXHIBITS

1. 20A-4-301(2) Board of Canvassers
2. 20A-4-303 Duties of the Board of Canvassers - Canvassing the Returns
3. 2025 Final Canvass Report - General Municipal Election Heber City
4. Wasatch Standard Canvass Statistics Report G25

Effective 5/7/2025

20A-4-301 Board of canvassers.

- (1)
 - (a) Each county legislative body is the board of county canvassers for:
 - (i) the county; and
 - (ii) each special district whose election is conducted by the county if:
 - (A) the election relates to the creation of the special district;
 - (B) the county legislative body serves as the governing body of the special district; or
 - (C) there is no duly constituted governing body of the special district.
 - (b) The board of county canvassers shall meet to canvass the returns at the usual place of meeting of the county legislative body, at a date and time determined by the county clerk that is no sooner than seven calendar days after the day of the election and no later than 14 calendar days after the day of the election.
 - (c) If one or more of the county legislative body fails to attend the meeting of the board of county canvassers, the remaining members shall replace the absent member by appointing in the order named:
 - (i) the county treasurer;
 - (ii) the county assessor; or
 - (iii) the county sheriff.
 - (d) Attendance of the number of persons equal to a simple majority of the county legislative body, but not less than three persons, shall constitute a quorum for conducting the canvass.
 - (e) The county clerk is the clerk of the board of county canvassers.
- (2)
 - (a) The mayor and the municipal legislative body are the board of municipal canvassers for the municipality.
 - (b) The board of municipal canvassers shall meet to canvass the returns at the usual place of meeting of the municipal legislative body:
 - (i) for canvassing of returns from a municipal general election, no sooner than seven calendar days after the day of the election and no later than 14 calendar days after the day of the election; or
 - (ii) for canvassing of returns from a municipal primary election, no sooner than seven calendar days after the day of the election and no later than 14 calendar days after the election.
 - (c) Attendance of a simple majority of the municipal legislative body shall constitute a quorum for conducting the canvass.
- (3)
 - (a) The legislative body of the entity authorizing a bond election is the board of canvassers for each bond election.
 - (b) The board of canvassers for the bond election shall comply with the canvassing procedures and requirements of Section 11-14-207.
 - (c) Attendance of a simple majority of the legislative body of the entity authorizing a bond election shall constitute a quorum for conducting the canvass.
- (4)
 - (a) If a board of trustees or an administrative control board is the governing body of a special district, the board of trustees or the administrative control board is the board of special district canvassers for the special district.
 - (b) The board of special district canvassers shall meet to canvass the returns at the usual place of meeting for the board of trustees or the administrative control board, as applicable, at a date and time determined by the special district clerk that is no sooner than seven calendar

days after the day of the election and no later than 14 calendar days after the day of the election.

- (c) Attendance of a simple majority of the board of trustees or the administrative control board is a quorum for conducting the canvass.
- (5) In relation to an election for the creation of a new school district under Section 53G-3-301.1, 53G-3-301.3, or 53G-3-301.4, or in relation to an election of members of a local school board for a new school district or a reorganized new school district under Section 53G-3-302, the board of canvassers is:
 - (a) if the voters permitted to vote in the election are all residents of the same municipality, the mayor and the municipal legislative body;
 - (b) if the voters permitted to vote in the election are not all residents of the same municipality, but are all residents of the same county, the county legislative body; or
 - (c) if the voters permitted to vote in the election are not all residents of the same municipality and are not all residents of the same county, the county legislative body of the county where the majority of the voters permitted to vote in the election are residents.

Amended by Chapter 448, 2025 General Session

Effective 5/12/2020

20A-4-303 Duties of the board of canvassers -- Canvassing the returns.

- (1)
 - (a) Before the board of canvassers convenes, the election officer shall:
 - (i) count the ballots;
 - (ii) prepare a certified summary of:
 - (A) all ballots counted; and
 - (B) all ballots not counted, with an explanation regarding the reason the ballots were not counted; and
 - (iii) make available to the board of canvassers for inspection, all ballots, registers, books, and forms related to the election.
 - (b) The board of canvassers shall canvass the election returns by publicly:
 - (i) reviewing the summary reports prepared by the election officer and any ballots, registers, books, or forms requested by the board of canvassers; and
 - (ii) certifying the votes cast:
 - (A) each person voted for; and
 - (B) for and against each ballot proposition voted upon at the election.
 - (c) The board of canvassers shall, once having begun the canvass, continue until it is completed.
- (2) In canvassing returns, the board of canvassers may not:
 - (a) reject any election returns if the board can determine the number of votes cast for each person from it;
 - (b) reject any election returns if the election returns:
 - (i) do not show who administered the oath to the judges of election;
 - (ii) show that the election judges failed to fill out all the certificates in the pollbooks; or
 - (iii) show that the election judges failed to do or perform any other act in preparing the returns that is not essential to determine for whom the votes were cast; or
 - (c) reject any returns from any voting precinct that do not conform with the requirements for making, certifying, and returning the returns if those returns are sufficiently explicit to enable the board of canvassers to determine the number of votes cast for each person and for and against each ballot proposition.
- (3)
 - (a) If it clearly appears to the election officer and board of canvassers that certain matters are omitted or that clerical mistakes exist in election returns received, the election officer shall correct the omissions and mistakes.
 - (b) The clerk and the board of canvassers may adjourn from day to day to await receipt of corrected election material.
- (4) If a recount is conducted as authorized by Section 20A-4-401, the board of canvassers shall canvass the results of that recount as provided in this section and Section 20A-4-401.

Amended by Chapter 31, 2020 General Session



General Election Canvass: November 18, 2025

Heber City Municipal Election: November 4, 2025

The following Canvass Report for the 2025 Heber City Municipal General Election has been prepared in accordance with UCA 20A-4-304.

- Total number of ballots cast: 4,301
- Each office on the ballot: Mayor
Council Member (seat 1)
Council Member (seat 2)
- Name of each candidate and total votes cast per candidate:

Candidates for Mayor:

Official Totals and %:

Heidi Franco*	2,263	53.01% - Elected
D. Scott Phillips	2,006	46.99% - Eliminated

Candidates for Two (2) City Council Member Seats:

Official Totals and %:

Yvonne M Barney*	2,108	26.79% - Elected
Morgan Murdock*	2,105	26.75% - Elected
Corey Noyes	1,865	23.70% - Eliminated
Nick Lopez	1,791	22.76% - Eliminated

*Elected for the office of Heber City Mayor and two City Council Member seats. Four-year terms.

- Number of active voters: 8,933
- Number of ballots counted: 4,301
- Number of ballots not counted: 2 – Reason ballots not counted: one envelope received empty, one envelope received containing a primary ballot.
- Voter Turnout: 48.15%

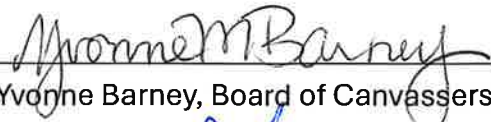
Disclaimer: Please be advised that the Wasatch County Clerk's Office is unable to isolate and report the number of provisional ballots cast, counted, and rejected, as well as the

number of ballots cured and not cured, specific to Heber City alone. This information is reported county-wide and can be found in the official Wasatch County General Election Canvass Report.

- Number of provisional ballots cast: 55
- Number of provisional ballots counted: 54
- Number of provisional ballots rejected: 1 – incomplete form
- Number of ballots cured: 44
- Number of ballots not cured: 85

I CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT ABSTRACT OF THE VOTES FOR HEBER CITY'S 2025 GENERAL ELECTION HELD ON NOVEMBER 4, 2025.

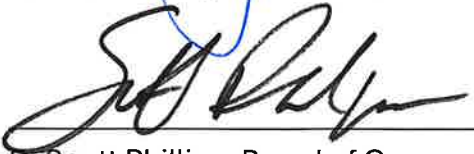

Heidi Franco, Board of Canvassers


Yvonne Barney, Board of Canvassers


Aaron Cheatwood, Board of Canvassers


Mike Johnston, Board of Canvassers


Sid Ostergaard, Board of Canvassers


D. Scott Phillips, Board of Canvassers

I, Trina N. Cooke, City Recorder in and for Heber City, do hereby certify that the foregoing is a full, true, and correct abstract of the votes for Heber City's 2025 Municipal General Election held on November 4, 2025 as made out and entered upon the record of the Board of Canvassers, so far as the same relates to the offices named above.


Trina N. Cooke, City Recorder &
Clerk of the Board of Canvassers

11/18/2025
Date



Summary Results Report
Municipal General Election
November 4, 2025

RESULTS
Wasatch County, Utah

Heber City Mayor

Vote For 1

	TOTAL	VOTE %
HEIDI FRANCO	2,263	53.01%
D. SCOTT PHILLIPS	2,006	46.99%
Overvotes	0	
Undervotes	32	
Contest Totals	4,301	

Heber City Council

Vote For 2

	TOTAL	VOTE %
YVONNE M BARNEY	2,108	26.79%
MORGAN MURDOCK	2,105	26.75%
COREY NOYES	1,865	23.70%
NICK LOPEZ	1,791	22.76%
Overvotes	4	
Undervotes	729	
Contest Totals	8,602	

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-100 Heber City NW

STATISTICS

	TOTAL
Registered Voters - Total	423
Ballots Cast - Total	202
Ballots Cast - Blank	0
Voter Turnout - Total	47.75%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	117
D. SCOTT PHILLIPS	85
Overvotes	0
Undervotes	0
Contest Totals	202

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	104
COREY NOYES	90
MORGAN MURDOCK	72
NICK LOPEZ	95
Overvotes	0
Undervotes	43
Contest Totals	404

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-101 Heber City NW

STATISTICS

	TOTAL
Registered Voters - Total	230
Ballots Cast - Total	80
Ballots Cast - Blank	0
Voter Turnout - Total	34.78%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	48
D. SCOTT PHILLIPS	32
Overvotes	0
Undervotes	0
Contest Totals	80

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	41
COREY NOYES	27
MORGAN MURDOCK	29
NICK LOPEZ	46
Overvotes	0
Undervotes	17
Contest Totals	160

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-102 Heber City NE

STATISTICS

	TOTAL
Registered Voters - Total	409
Ballots Cast - Total	222
Ballots Cast - Blank	0
Voter Turnout - Total	54.28%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	124
D. SCOTT PHILLIPS	95
Overvotes	0
Undervotes	3
Contest Totals	222

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	130
COREY NOYES	76
MORGAN MURDOCK	121
NICK LOPEZ	78
Overvotes	0
Undervotes	39
Contest Totals	444

Summary Results Report
Municipal General Election
November 4, 2025
26-103 Heber City NE

RESULTS

Wasatch County, Utah

STATISTICS

	TOTAL
Registered Voters - Total	375
Ballots Cast - Total	181
Ballots Cast - Blank	0
Voter Turnout - Total	48.27%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	111
D. SCOTT PHILLIPS	67
Overvotes	0
Undervotes	3
Contest Totals	181

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	77
COREY NOYES	80
MORGAN MURDOCK	102
NICK LOPEZ	71
Overvotes	0
Undervotes	32
Contest Totals	362

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-104 Heber City NE

STATISTICS

	TOTAL
Registered Voters - Total	477
Ballots Cast - Total	264
Ballots Cast - Blank	0
Voter Turnout - Total	55.35%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	148
D. SCOTT PHILLIPS	112
Overvotes	0
Undervotes	4
Contest Totals	264

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	135
COREY NOYES	96
MORGAN MURDOCK	162
NICK LOPEZ	89
Overvotes	0
Undervotes	46
Contest Totals	528

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-105 Heber City Valley Hills

STATISTICS

	TOTAL
Registered Voters - Total	878
Ballots Cast - Total	481
Ballots Cast - Blank	0
Voter Turnout - Total	54.78%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	261
D. SCOTT PHILLIPS	218
Overvotes	0
Undervotes	2
Contest Totals	481

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	239
COREY NOYES	216
MORGAN MURDOCK	250
NICK LOPEZ	203
Overvotes	0
Undervotes	54
Contest Totals	962

Summary Results Report
Municipal General Election
November 4, 2025

Wasatch County, Utah

26-106 Heber City Red Ledges

STATISTICS

	TOTAL
Registered Voters - Total	1,240
Ballots Cast - Total	669
Ballots Cast - Blank	0
Voter Turnout - Total	53.95%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	319
D. SCOTT PHILLIPS	346
Overvotes	0
Undervotes	4
Contest Totals	669

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	317
COREY NOYES	326
MORGAN MURDOCK	289
NICK LOPEZ	297
Overvotes	2
Undervotes	107
Contest Totals	1,338

Summary Results Report
Municipal General Election
November 4, 2025
26-200 Heber City SW

RESULTS

Wasatch County, Utah

STATISTICS

	TOTAL
Registered Voters - Total	330
Ballots Cast - Total	183
Ballots Cast - Blank	1
Voter Turnout - Total	55.45%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	94
D. SCOTT PHILLIPS	88
Overvotes	0
Undervotes	1
Contest Totals	183

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	103
COREY NOYES	69
MORGAN MURDOCK	80
NICK LOPEZ	91
Overvotes	0
Undervotes	23
Contest Totals	366

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-201 Heber City W

STATISTICS

	TOTAL
Registered Voters - Total	311
Ballots Cast - Total	162
Ballots Cast - Blank	0
Voter Turnout - Total	52.09%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	92
D. SCOTT PHILLIPS	69
Overvotes	0
Undervotes	1
Contest Totals	162

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	91
COREY NOYES	68
MORGAN MURDOCK	60
NICK LOPEZ	76
Overvotes	0
Undervotes	29
Contest Totals	324

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-202 Heber City W

STATISTICS

	TOTAL
Registered Voters - Total	255
Ballots Cast - Total	120
Ballots Cast - Blank	0
Voter Turnout - Total	47.06%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	81
D. SCOTT PHILLIPS	39
Overvotes	0
Undervotes	0
Contest Totals	120

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	75
COREY NOYES	36
MORGAN MURDOCK	53
NICK LOPEZ	62
Overvotes	0
Undervotes	14
Contest Totals	240

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-203 Heber City W Center

STATISTICS

	TOTAL
Registered Voters - Total	340
Ballots Cast - Total	138
Ballots Cast - Blank	0
Voter Turnout - Total	40.59%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	81
D. SCOTT PHILLIPS	56
Overvotes	0
Undervotes	1
Contest Totals	138

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	73
COREY NOYES	49
MORGAN MURDOCK	65
NICK LOPEZ	65
Overvotes	0
Undervotes	24
Contest Totals	276

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-204 Heber City E

STATISTICS

	TOTAL
Registered Voters - Total	237
Ballots Cast - Total	101
Ballots Cast - Blank	0
Voter Turnout - Total	42.62%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	53
D. SCOTT PHILLIPS	48
Overvotes	0
Undervotes	0
Contest Totals	101

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	61
COREY NOYES	39
MORGAN MURDOCK	52
NICK LOPEZ	34
Overvotes	0
Undervotes	16
Contest Totals	202

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-205 Heber City E Center

STATISTICS

	TOTAL
Registered Voters - Total	357
Ballots Cast - Total	181
Ballots Cast - Blank	1
Voter Turnout - Total	50.70%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	123
D. SCOTT PHILLIPS	55
Overvotes	0
Undervotes	3
Contest Totals	181

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	120
COREY NOYES	50
MORGAN MURDOCK	65
NICK LOPEZ	82
Overvotes	0
Undervotes	45
Contest Totals	362

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-206 Heber City E

STATISTICS

	TOTAL
Registered Voters - Total	466
Ballots Cast - Total	190
Ballots Cast - Blank	0
Voter Turnout - Total	40.77%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	66
D. SCOTT PHILLIPS	123
Overvotes	0
Undervotes	1
Contest Totals	190

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	74
COREY NOYES	99
MORGAN MURDOCK	107
NICK LOPEZ	69
Overvotes	0
Undervotes	31
Contest Totals	380

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-207 Heber City E

STATISTICS

	TOTAL
Registered Voters - Total	417
Ballots Cast - Total	188
Ballots Cast - Blank	0
Voter Turnout - Total	45.08%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	79
D. SCOTT PHILLIPS	108
Overvotes	0
Undervotes	1
Contest Totals	188

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	91
COREY NOYES	98
MORGAN MURDOCK	104
NICK LOPEZ	65
Overvotes	0
Undervotes	18
Contest Totals	376

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-208 Heber City SE Center

STATISTICS

	TOTAL
Registered Voters - Total	463
Ballots Cast - Total	227
Ballots Cast - Blank	0
Voter Turnout - Total	49.03%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	106
D. SCOTT PHILLIPS	121
Overvotes	0
Undervotes	0
Contest Totals	227

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	111
COREY NOYES	99
MORGAN MURDOCK	123
NICK LOPEZ	81
Overvotes	0
Undervotes	40
Contest Totals	454

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-500 Heber City Airport

STATISTICS

	TOTAL
Registered Voters - Total	256
Ballots Cast - Total	90
Ballots Cast - Blank	0
Voter Turnout - Total	35.16%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	56
D. SCOTT PHILLIPS	34
Overvotes	0
Undervotes	0
Contest Totals	90

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	44
COREY NOYES	29
MORGAN MURDOCK	37
NICK LOPEZ	48
Overvotes	0
Undervotes	22
Contest Totals	180

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-501 Heber S

STATISTICS

	TOTAL
Registered Voters - Total	193
Ballots Cast - Total	46
Ballots Cast - Blank	0
Voter Turnout - Total	23.83%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	22
D. SCOTT PHILLIPS	24
Overvotes	0
Undervotes	0
Contest Totals	46

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	15
COREY NOYES	17
MORGAN MURDOCK	26
NICK LOPEZ	25
Overvotes	0
Undervotes	9
Contest Totals	92

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-502 Heber Wheeler Park

STATISTICS

	TOTAL
Registered Voters - Total	349
Ballots Cast - Total	167
Ballots Cast - Blank	0
Voter Turnout - Total	47.85%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	71
D. SCOTT PHILLIPS	94
Overvotes	0
Undervotes	2
Contest Totals	167

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	57
COREY NOYES	102
MORGAN MURDOCK	100
NICK LOPEZ	41
Overvotes	2
Undervotes	32
Contest Totals	334

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-503 Heber City Wheeler E

STATISTICS

	TOTAL
Registered Voters - Total	240
Ballots Cast - Total	110
Ballots Cast - Blank	0
Voter Turnout - Total	45.83%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	44
D. SCOTT PHILLIPS	63
Overvotes	0
Undervotes	3
Contest Totals	110

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	40
COREY NOYES	53
MORGAN MURDOCK	58
NICK LOPEZ	50
Overvotes	0
Undervotes	19
Contest Totals	220

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-504 Heber City SE

STATISTICS

	TOTAL
Registered Voters - Total	687
Ballots Cast - Total	299
Ballots Cast - Blank	0
Voter Turnout - Total	43.52%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	167
D. SCOTT PHILLIPS	129
Overvotes	0
Undervotes	3
Contest Totals	299

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	110
COREY NOYES	146
MORGAN MURDOCK	150
NICK LOPEZ	123
Overvotes	0
Undervotes	69
Contest Totals	598

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-100 Heber City NW

STATISTICS

	TOTAL
Registered Voters - Total	423
Ballots Cast - Total	202
Ballots Cast - Blank	0
Voter Turnout - Total	47.75%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	117
D. SCOTT PHILLIPS	85
Overvotes	0
Undervotes	0
Contest Totals	202

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	104
COREY NOYES	90
MORGAN MURDOCK	72
NICK LOPEZ	95
Overvotes	0
Undervotes	43
Contest Totals	404

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-101 Heber City NW

STATISTICS

	TOTAL
Registered Voters - Total	230
Ballots Cast - Total	80
Ballots Cast - Blank	0
Voter Turnout - Total	34.78%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	48
D. SCOTT PHILLIPS	32
Overvotes	0
Undervotes	0
Contest Totals	80

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	41
COREY NOYES	27
MORGAN MURDOCK	29
NICK LOPEZ	46
Overvotes	0
Undervotes	17
Contest Totals	160

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-102 Heber City NE

STATISTICS

	TOTAL
Registered Voters - Total	409
Ballots Cast - Total	222
Ballots Cast - Blank	0
Voter Turnout - Total	54.28%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	124
D. SCOTT PHILLIPS	95
Overvotes	0
Undervotes	3
Contest Totals	222

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	130
COREY NOYES	76
MORGAN MURDOCK	121
NICK LOPEZ	78
Overvotes	0
Undervotes	39
Contest Totals	444

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-103 Heber City NE

STATISTICS

	TOTAL
Registered Voters - Total	375
Ballots Cast - Total	181
Ballots Cast - Blank	0
Voter Turnout - Total	48.27%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	111
D. SCOTT PHILLIPS	67
Overvotes	0
Undervotes	3
Contest Totals	181

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	77
COREY NOYES	80
MORGAN MURDOCK	102
NICK LOPEZ	71
Overvotes	0
Undervotes	32
Contest Totals	362

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-104 Heber City NE

STATISTICS

	TOTAL
Registered Voters - Total	477
Ballots Cast - Total	264
Ballots Cast - Blank	0
Voter Turnout - Total	55.35%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	148
D. SCOTT PHILLIPS	112
Overvotes	0
Undervotes	4
Contest Totals	264

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	135
COREY NOYES	96
MORGAN MURDOCK	162
NICK LOPEZ	89
Overvotes	0
Undervotes	46
Contest Totals	528

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-105 Heber City Valley Hills

STATISTICS

	TOTAL
Registered Voters - Total	878
Ballots Cast - Total	481
Ballots Cast - Blank	0
Voter Turnout - Total	54.78%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	261
D. SCOTT PHILLIPS	218
Overvotes	0
Undervotes	2
Contest Totals	481

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	239
COREY NOYES	216
MORGAN MURDOCK	250
NICK LOPEZ	203
Overvotes	0
Undervotes	54
Contest Totals	962

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-106 Heber City Red Ledges

STATISTICS

	TOTAL
Registered Voters - Total	1,240
Ballots Cast - Total	669
Ballots Cast - Blank	0
Voter Turnout - Total	53.95%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	319
D. SCOTT PHILLIPS	346
Overvotes	0
Undervotes	4
Contest Totals	669

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	317
COREY NOYES	326
MORGAN MURDOCK	289
NICK LOPEZ	297
Overvotes	2
Undervotes	107
Contest Totals	1,338

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-200 Heber City SW

STATISTICS

	TOTAL
Registered Voters - Total	330
Ballots Cast - Total	183
Ballots Cast - Blank	1
Voter Turnout - Total	55.45%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	94
D. SCOTT PHILLIPS	88
Overvotes	0
Undervotes	1
Contest Totals	183

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	103
COREY NOYES	69
MORGAN MURDOCK	80
NICK LOPEZ	91
Overvotes	0
Undervotes	23
Contest Totals	366

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-201 Heber City W

STATISTICS

	TOTAL
Registered Voters - Total	311
Ballots Cast - Total	162
Ballots Cast - Blank	0
Voter Turnout - Total	52.09%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	92
D. SCOTT PHILLIPS	69
Overvotes	0
Undervotes	1
Contest Totals	162

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	91
COREY NOYES	68
MORGAN MURDOCK	60
NICK LOPEZ	76
Overvotes	0
Undervotes	29
Contest Totals	324

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-202 Heber City W

STATISTICS

	TOTAL
Registered Voters - Total	255
Ballots Cast - Total	120
Ballots Cast - Blank	0
Voter Turnout - Total	47.06%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	81
D. SCOTT PHILLIPS	39
Overvotes	0
Undervotes	0
Contest Totals	120

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	75
COREY NOYES	36
MORGAN MURDOCK	53
NICK LOPEZ	62
Overvotes	0
Undervotes	14
Contest Totals	240

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-203 Heber City W Center

STATISTICS

	TOTAL
Registered Voters - Total	340
Ballots Cast - Total	138
Ballots Cast - Blank	0
Voter Turnout - Total	40.59%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	81
D. SCOTT PHILLIPS	56
Overvotes	0
Undervotes	1
Contest Totals	138

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	73
COREY NOYES	49
MORGAN MURDOCK	65
NICK LOPEZ	65
Overvotes	0
Undervotes	24
Contest Totals	276

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-204 Heber City E

STATISTICS

	TOTAL
Registered Voters - Total	237
Ballots Cast - Total	101
Ballots Cast - Blank	0
Voter Turnout - Total	42.62%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	53
D. SCOTT PHILLIPS	48
Overvotes	0
Undervotes	0
Contest Totals	101

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	61
COREY NOYES	39
MORGAN MURDOCK	52
NICK LOPEZ	34
Overvotes	0
Undervotes	16
Contest Totals	202

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-205 Heber City E Center

STATISTICS

	TOTAL
Registered Voters - Total	357
Ballots Cast - Total	181
Ballots Cast - Blank	1
Voter Turnout - Total	50.70%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	123
D. SCOTT PHILLIPS	55
Overvotes	0
Undervotes	3
Contest Totals	181

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	120
COREY NOYES	50
MORGAN MURDOCK	65
NICK LOPEZ	82
Overvotes	0
Undervotes	45
Contest Totals	362

26-206 Heber City E

STATISTICS

	TOTAL
Registered Voters - Total	466
Ballots Cast - Total	190
Ballots Cast - Blank	0
Voter Turnout - Total	40.77%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	66
D. SCOTT PHILLIPS	123
Overvotes	0
Undervotes	1
Contest Totals	190

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	74
COREY NOYES	99
MORGAN MURDOCK	107
NICK LOPEZ	69
Overvotes	0
Undervotes	31
Contest Totals	380

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-207 Heber City E

STATISTICS

	TOTAL
Registered Voters - Total	417
Ballots Cast - Total	188
Ballots Cast - Blank	0
Voter Turnout - Total	45.08%

Heber City Mayor
Vote For 1

	TOTAL
HEIDI FRANCO	79
D. SCOTT PHILLIPS	108
Overvotes	0
Undervotes	1
Contest Totals	188

Heber City Council
Vote For 2

	TOTAL
YVONNE M BARNEY	91
COREY NOYES	98
MORGAN MURDOCK	104
NICK LOPEZ	65
Overvotes	0
Undervotes	18
Contest Totals	376

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-208 Heber City SE Center

STATISTICS

	TOTAL
Registered Voters - Total	463
Ballots Cast - Total	227
Ballots Cast - Blank	0
Voter Turnout - Total	49.03%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	106
D. SCOTT PHILLIPS	121
Overvotes	0
Undervotes	0
Contest Totals	227

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	111
COREY NOYES	99
MORGAN MURDOCK	123
NICK LOPEZ	81
Overvotes	0
Undervotes	40
Contest Totals	454

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-500 Heber City Airport

STATISTICS

	TOTAL
Registered Voters - Total	256
Ballots Cast - Total	90
Ballots Cast - Blank	0
Voter Turnout - Total	35.16%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	56
D. SCOTT PHILLIPS	34
Overvotes	0
Undervotes	0
Contest Totals	90

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	44
COREY NOYES	29
MORGAN MURDOCK	37
NICK LOPEZ	48
Overvotes	0
Undervotes	22
Contest Totals	180

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-501 Heber S

STATISTICS

	TOTAL
Registered Voters - Total	193
Ballots Cast - Total	46
Ballots Cast - Blank	0
Voter Turnout - Total	23.83%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	22
D. SCOTT PHILLIPS	24
Overvotes	0
Undervotes	0
Contest Totals	46

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	15
COREY NOYES	17
MORGAN MURDOCK	26
NICK LOPEZ	25
Overvotes	0
Undervotes	9
Contest Totals	92

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-502 Heber Wheeler Park

STATISTICS

	TOTAL
Registered Voters - Total	349
Ballots Cast - Total	167
Ballots Cast - Blank	0
Voter Turnout - Total	47.85%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	71
D. SCOTT PHILLIPS	94
Overvotes	0
Undervotes	2
Contest Totals	167

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	57
COREY NOYES	102
MORGAN MURDOCK	100
NICK LOPEZ	41
Overvotes	2
Undervotes	32
Contest Totals	334

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-503 Heber City Wheeler E

STATISTICS

	TOTAL
Registered Voters - Total	240
Ballots Cast - Total	110
Ballots Cast - Blank	0
Voter Turnout - Total	45.83%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	44
D. SCOTT PHILLIPS	63
Overvotes	0
Undervotes	3
Contest Totals	110

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	40
COREY NOYES	53
MORGAN MURDOCK	58
NICK LOPEZ	50
Overvotes	0
Undervotes	19
Contest Totals	220

Summary Results Report
Municipal General Election
November 4, 2025

RESULTS

Wasatch County, Utah

26-504 Heber City SE

STATISTICS

	TOTAL
Registered Voters - Total	687
Ballots Cast - Total	299
Ballots Cast - Blank	0
Voter Turnout - Total	43.52%

Heber City Mayor

Vote For 1

	TOTAL
HEIDI FRANCO	167
D. SCOTT PHILLIPS	129
Overvotes	0
Undervotes	3
Contest Totals	299

Heber City Council

Vote For 2

	TOTAL
YVONNE M BARNEY	110
COREY NOYES	146
MORGAN MURDOCK	150
NICK LOPEZ	123
Overvotes	0
Undervotes	69
Contest Totals	598

Standardized Canvass Statistics Report

Wasatch County - November 4, 2025

Section 1: Active Voters and Turnout

49.7% Voter turnout
49.6% Proportion of active voters and same-day registrants who cast counted ballots
14,108 Active voters (use only the number given to counties the Friday before the election)

Section 2: Counted Ballot Statistics

7,005 Total ballots counted
6,810 Mail ballots counted
20 In-person early voting period ballots counted
119 In-person election day ballots counted
0 Disability ballots counted returned electronically
2 UOCAVA ballots counted returned electronically
54 Provisional ballots counted
0 Emergency ballots counted

Section 3: Vote History Reconciliation

7,007 Vote histories given
No Does total ballots counted match the number of voters given vote history in VISTA?
2 If no, what is the difference? (surplus vote histories)
If no, provide an explanation below.
One empty envelope and one returned the primary ballot in general election envelope.

Section 4: Provisional Ballot Statistics

55 Provisional ballots issued
54 Provisional ballots counted
1 Total provisional ballots not counted
Already voted
Insufficient ID
Residency
1 Incomplete form
Other
98.2% Percentage of provisionals that were counted
2 Number of provisional ballots that were same-day registration

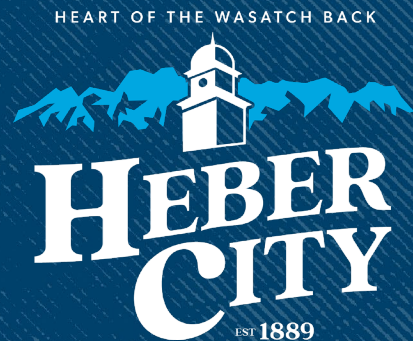
Section 5: By Mail Ballot Statistics

129 Total challenged curable ballots (number of voters sent a cure notice)
129 Total rejected ballots that were curable but not cured
114 Envelopes with a signature that does not match the voter's signature
15 Unsigned envelopes
0 Ballots challenged for other curable reasons
100.0% Percentage of curable ballots not cured
Number of ballots where the voter submitted a disability affidavit
105 Total rejected non-provisional ballots that could not legally be cured
73 Returned after the received-by deadline
32 Rejected for other non-curable reasons
2.8% Percentage of ballots returned as undeliverable

Section 6: County Clerk Certification

I certify that the information contained in this report is true and accurate. (type your name in the field below)

Fill the **highlighted orange cells** only.
Submit to elections@utah.gov upon completion of the canvass.



America 250 | Utah Banner Concepts

Commemorating 250 Years of American Independence



BACKGROUND & PURPOSE

In 2026, the United States will commemorate **250 years of independence** — a moment to reflect on our shared history, ideals, and community spirit.

Heber City's Main Street banners are designed to:

- Celebrate America's 250th anniversary in a vibrant and respectful way
- Reflect Heber City's mountain character and community pride
- Create a cohesive, festive visual identity for public spaces



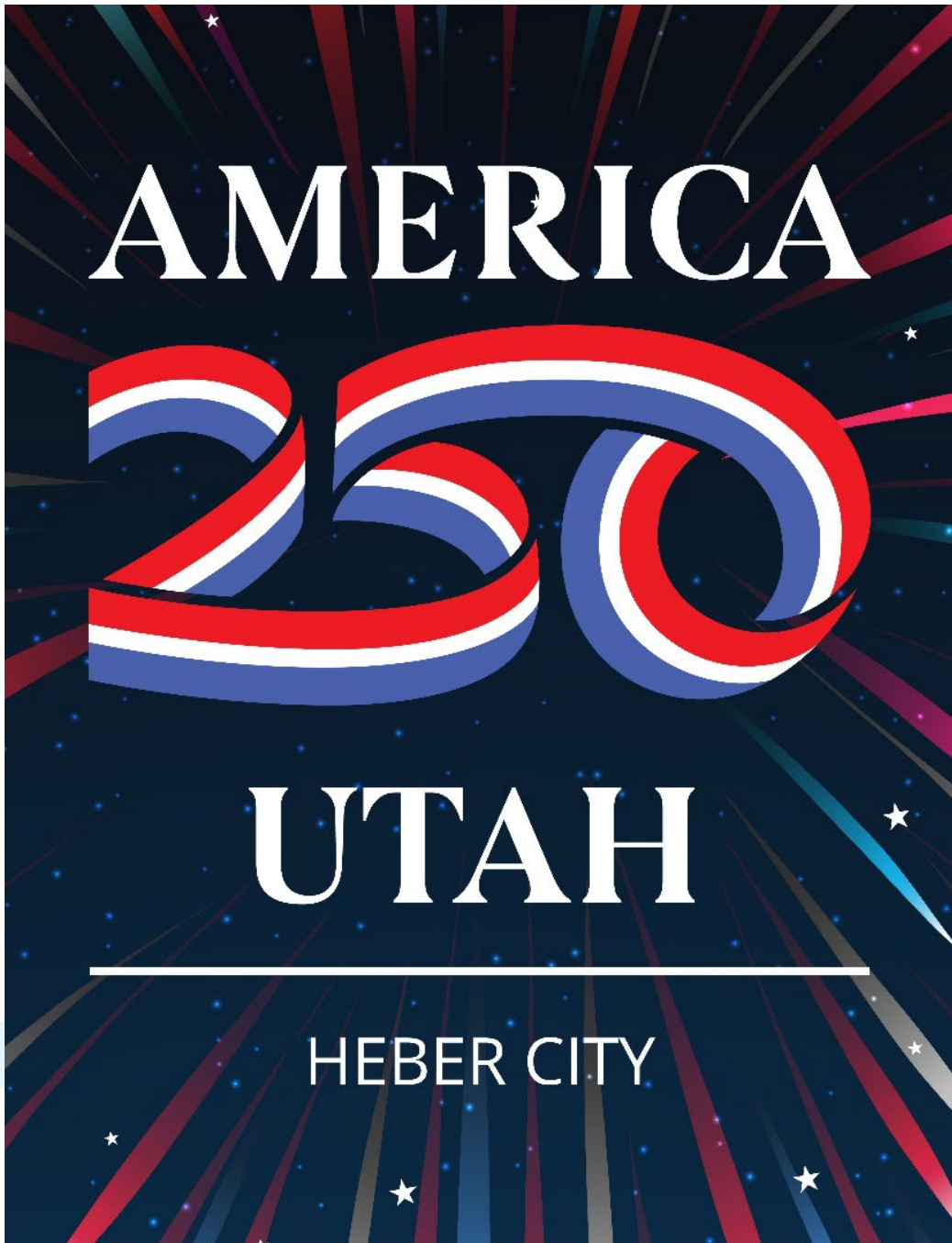
DESIGN OVERVIEW

Blending National Spirit with Local Identity

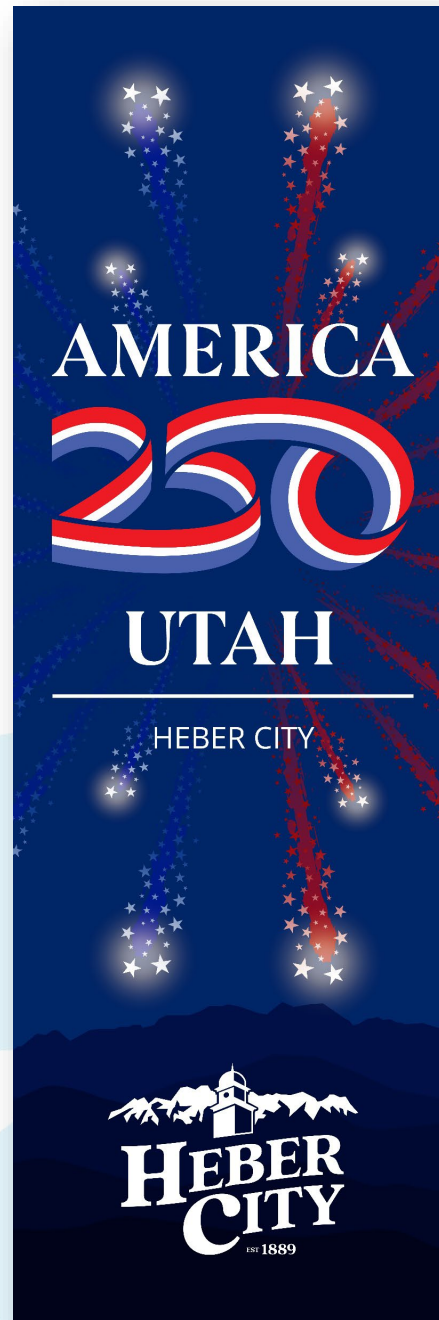
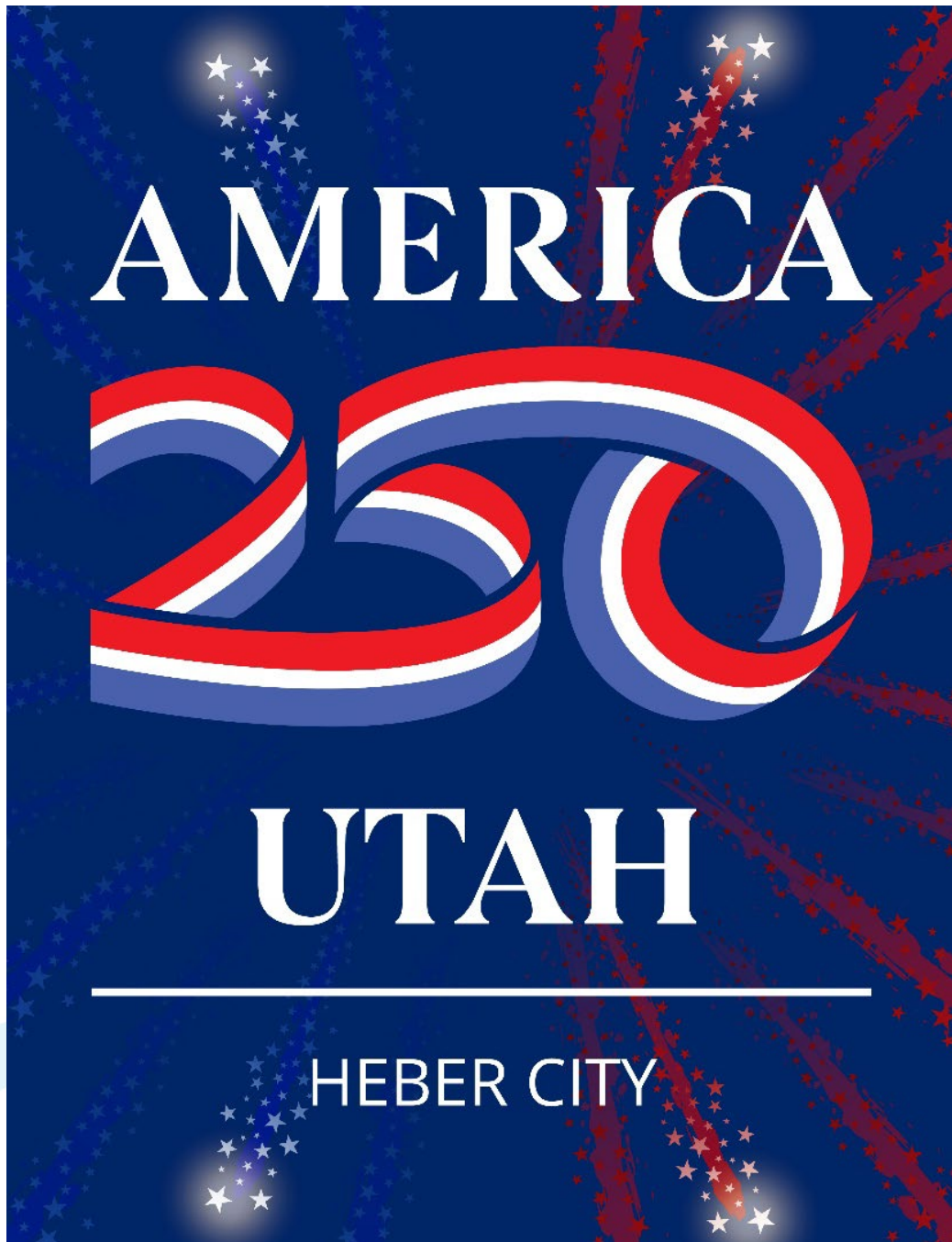
Each banner concept brings together patriotic themes and Heber City's natural beauty.

Key visual elements include:

- **Mountains:** Representing our local landscape and heritage
- **Fireworks and Stars:** Conveying celebration, unity, and hope
- **Red, White, and Blue Palette:** A timeless symbol of American pride
- **America 250 | Utah Branding:** Aligning with the official statewide commemoration identity

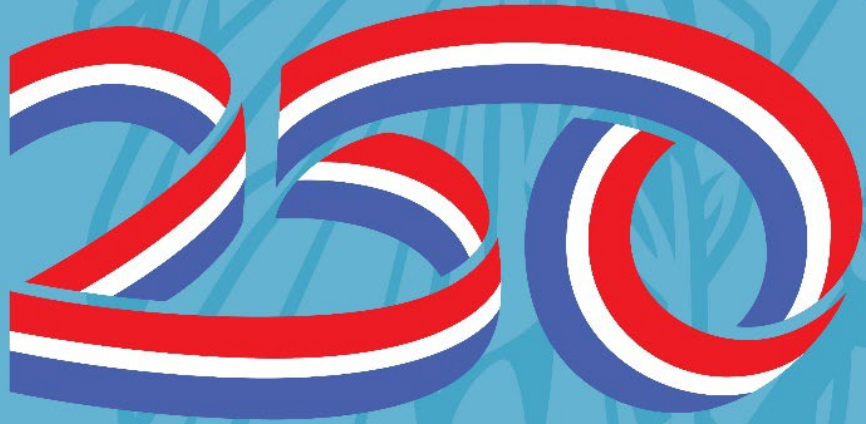


CONCEPT 1:
VIBRANT UNITY



CONCEPT 2:
ILLUMINATED PRIDE

AMERICA



UTAH

HEBER CITY

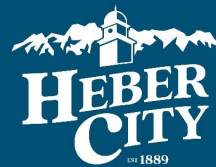


AMERICA

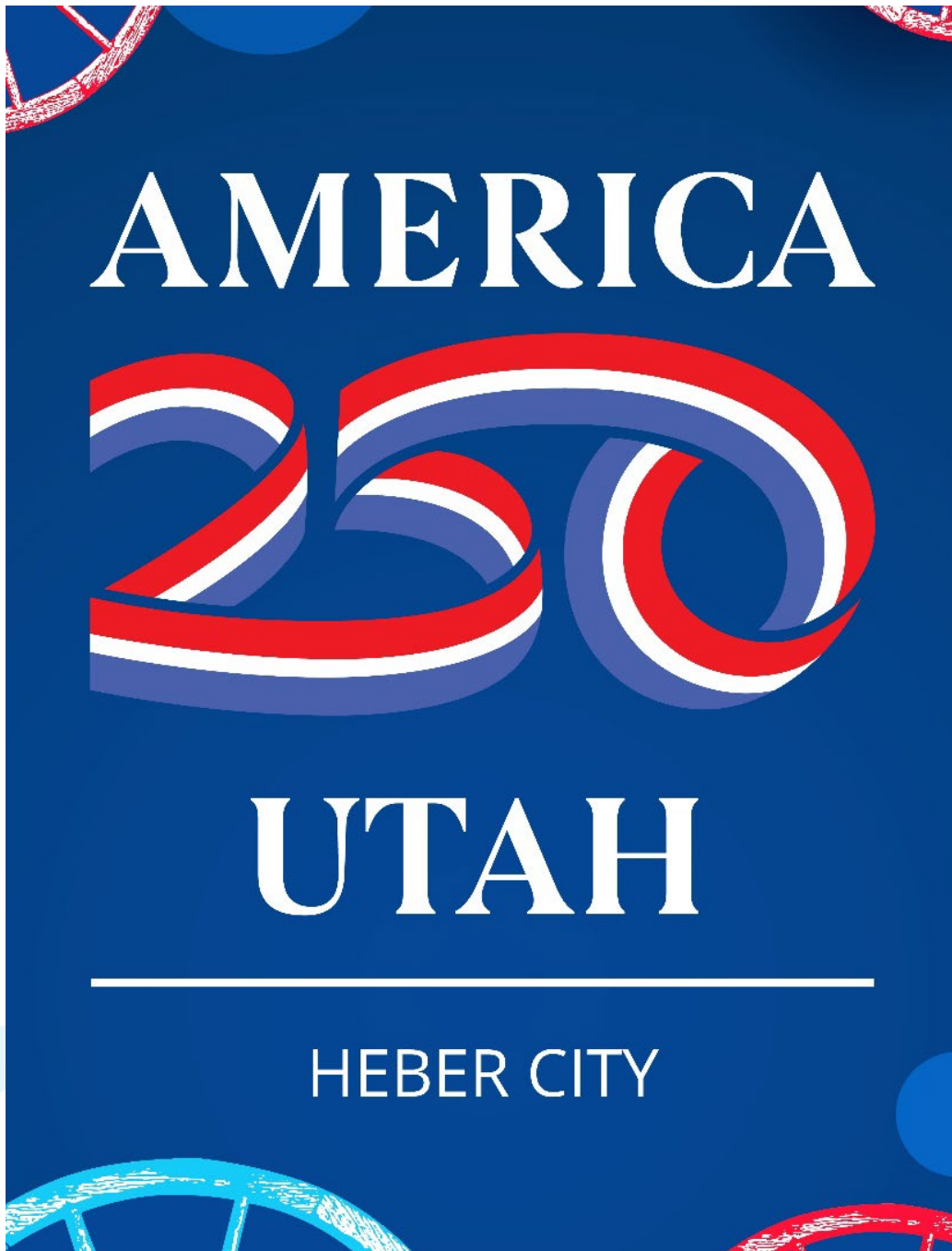


UTAH

HEBER CITY



CONCEPT 3:
LIBERTY & LEGACY



CONCEPT 4:
PIONEER INSPIRED

SUMMARY

These banner concepts present options that:

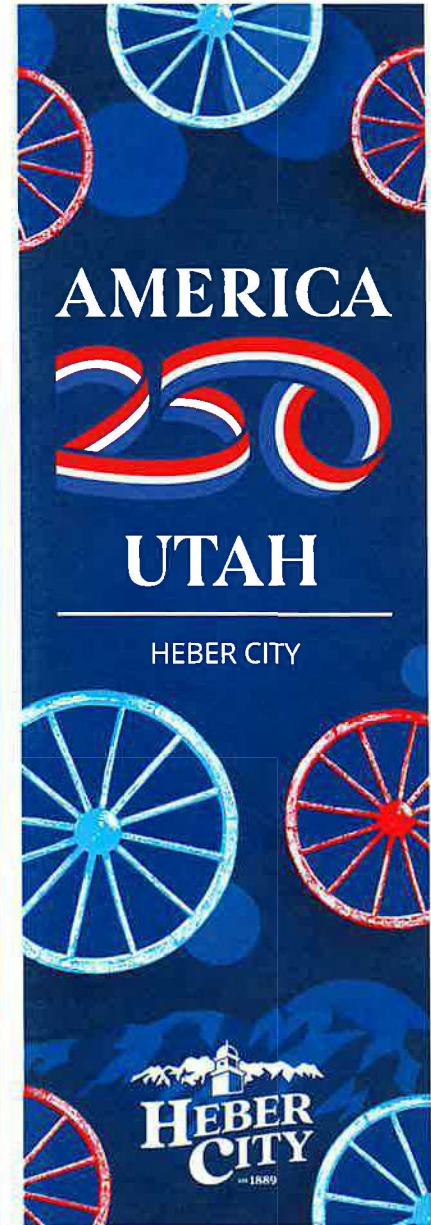
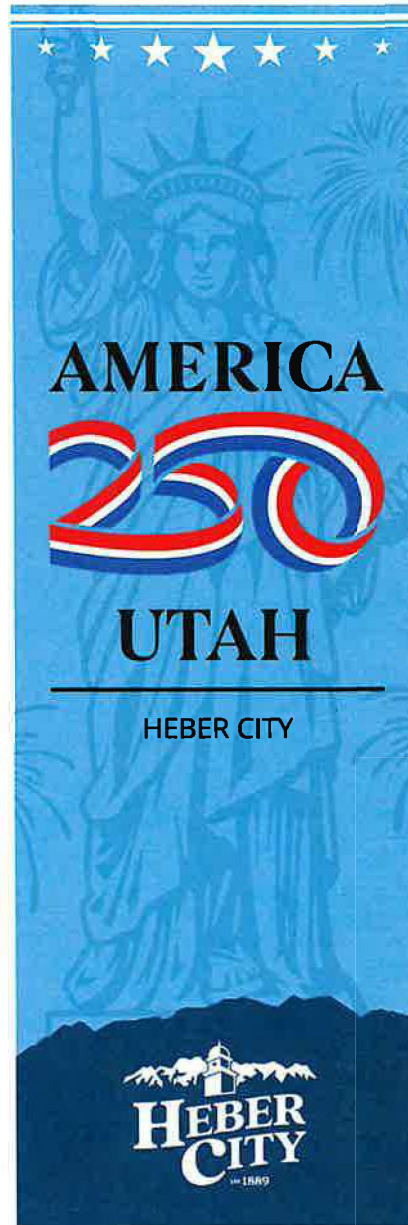
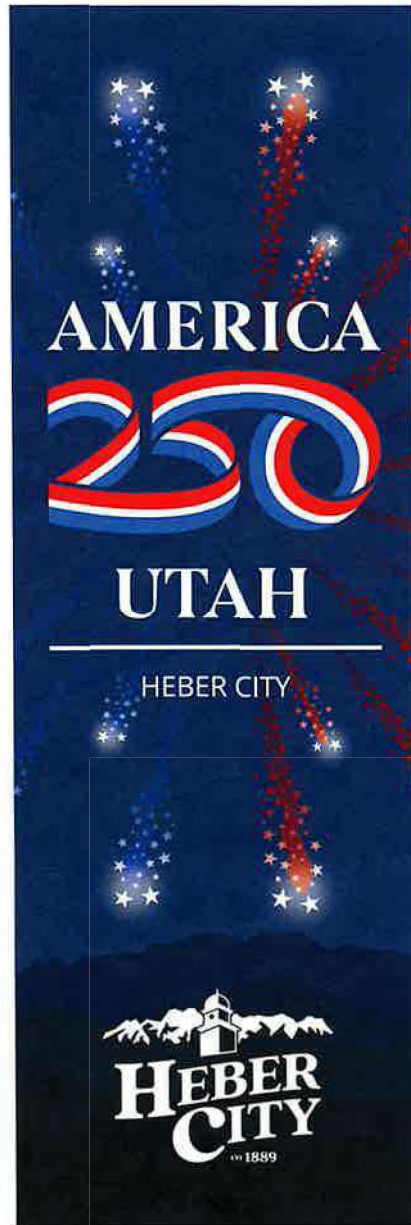
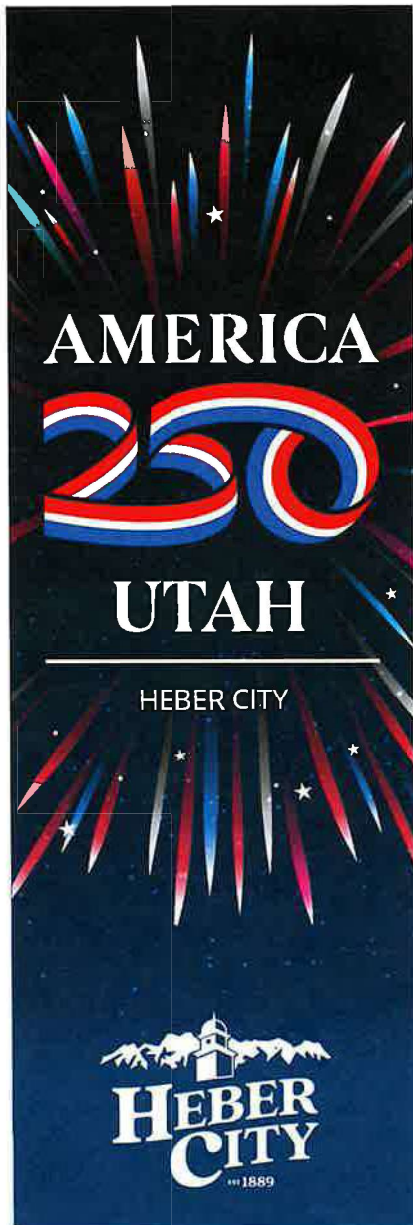
- Honor **250 years of American independence**
- Celebrate **Heber City's natural beauty and community pride**
- Enhance Main Street with a **memorable, cohesive visual identity**

From our mountains to Main Street, Heber City joins the nation in celebrating America 250 | Utah — a tribute to our past, present, and future.

HEART OF THE WASATCH BACK



Thank you Heber City Council





Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Ordinance 2025- 25 Bush Annexation
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Gary Bush is seeking to annex 1.863 acres of land located at approximately 3450 N US 40 for the purpose of building a shop and obtaining zoning to allow for future development.

The policy questions are as follows:

1. Should the City approve the Bush Annexation?
2. If so, what zoning should be applied to the property?

RECOMMENDATION

Planning Commission forwarded a positive recommendation. Staff is recommending the Council approve the Annexation and development agreement.

BACKGROUND

Gary Bush is seeking to annex 1.863 acres of land located at approximately 3450 N US 40 for the purpose of developing the property into a mixed use development. The property is currently vacant and bordered by the City on the East (Luekenga - North Village Annexation) and South (Finch Creek - North Village Annexation). In addition to the Bush property, the annexation contains a 0.376 acre parcel of private road right of way that is owned by Finch Creek Town Homes LLC.

DISCUSSION

Process

The process is as follows:

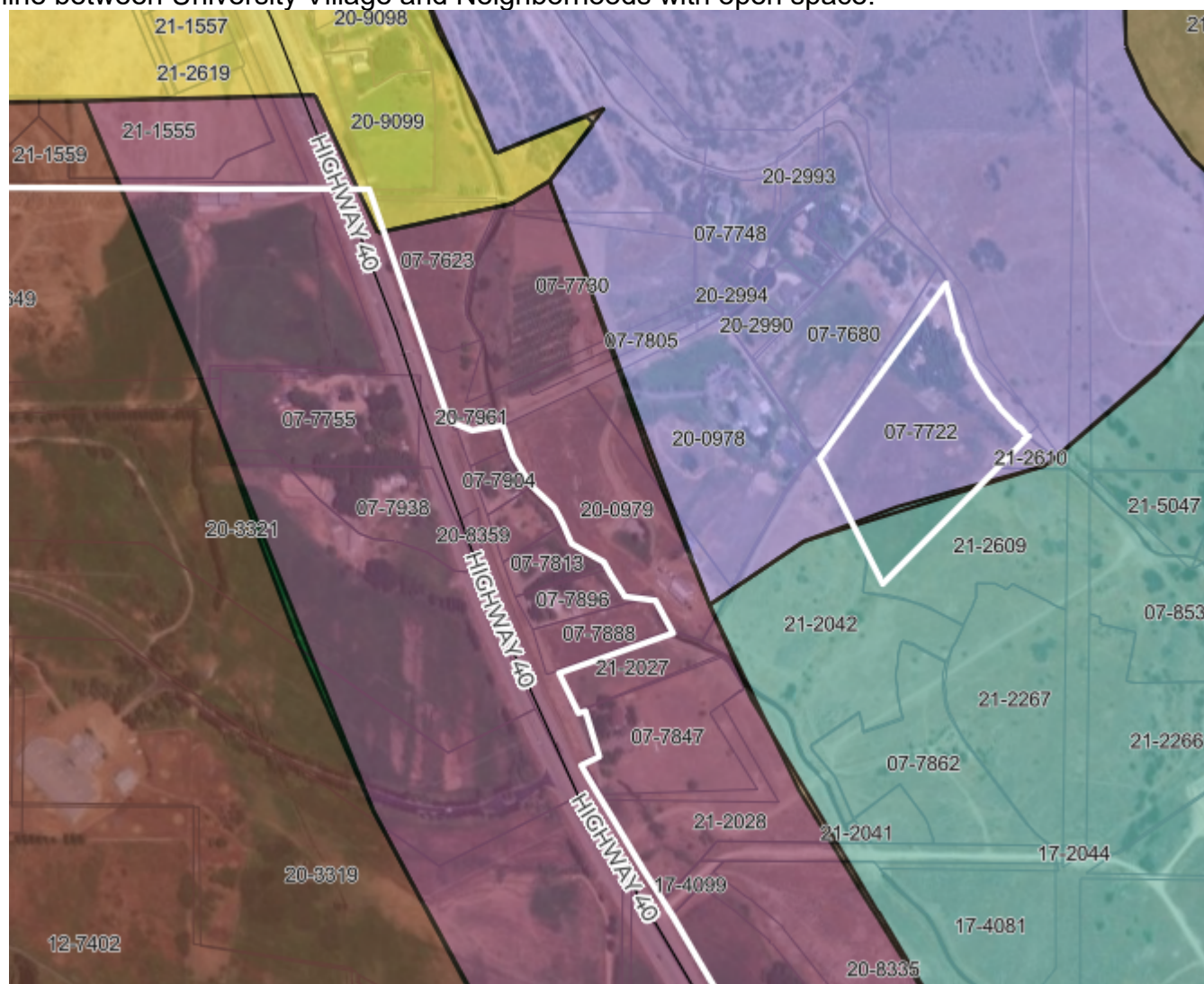
- 30 day certification process - **Complete**
- 30 day protest period - **Complete**
- Review and recommendation by Planning Commission - **Complete**
- Public hearing at City Council - **Complete**
- Decision by City Council - **Current**

Annexation Policy Plan

The property is within the Annexation Policy Plan.

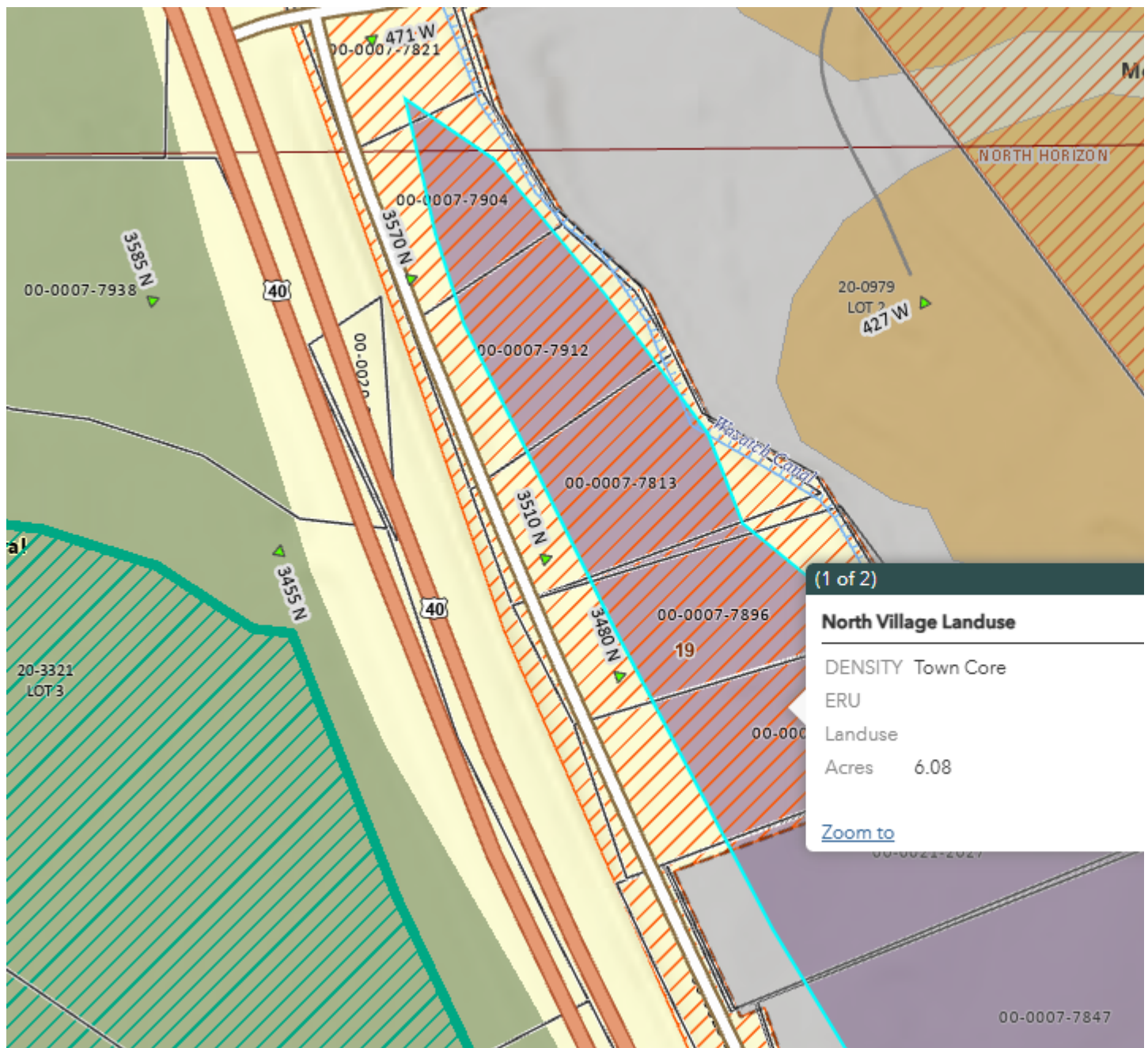
General Plan

The Envision Central Heber General Plan Identifies this area as scenic buffer, and on the dividing line between University Village and Neighborhoods with open space.

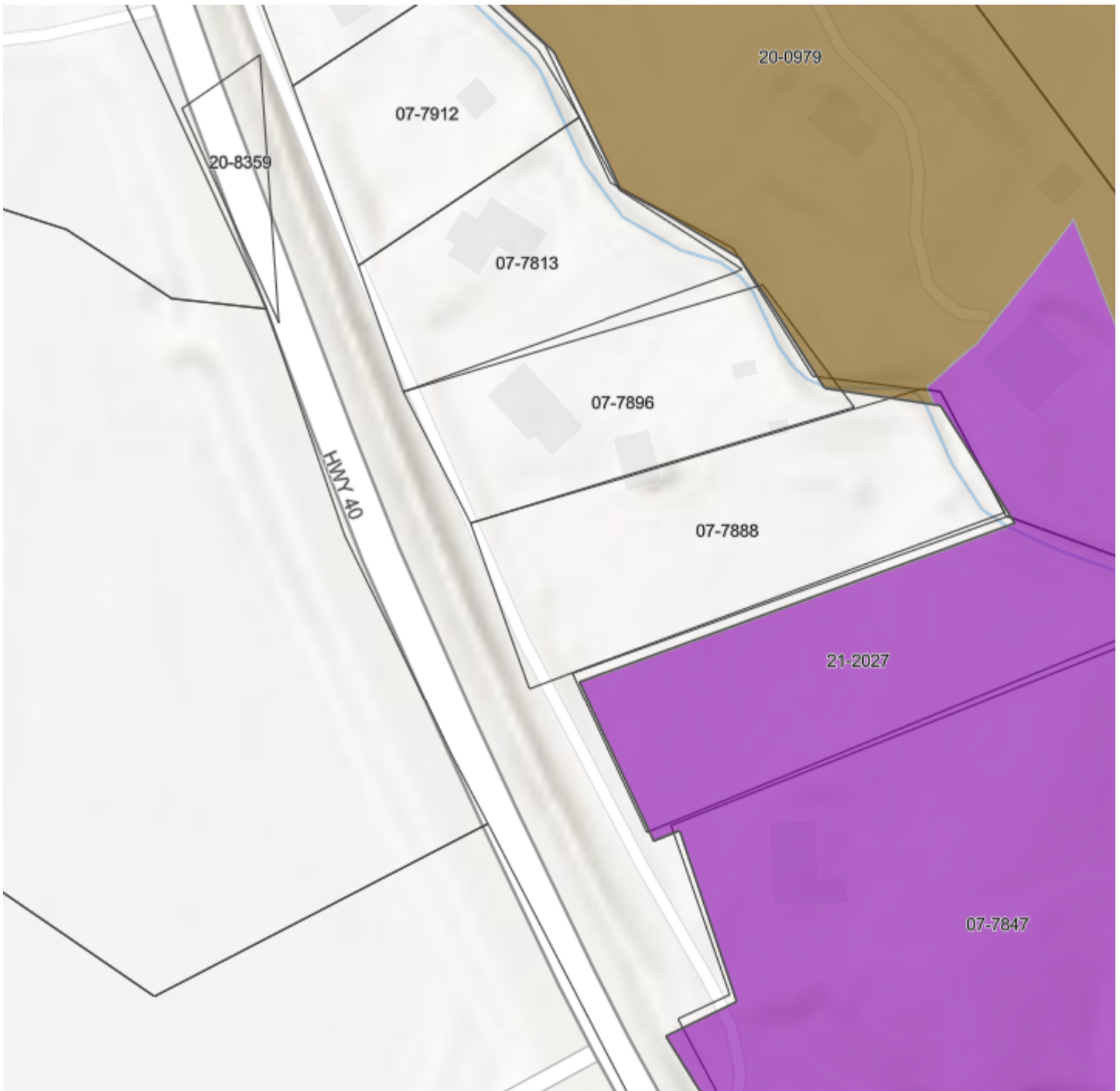


Zoning

The property is currently zoned as Town Core in Wasatch County. The Town Core allows for Commercial Uses and 6 ERU's per net acre.



The City's current zoning map shows this area as surrounded by University Village (UV) on each side, with a small connection to Neighborhoods with Open Space (NOS). The UV allows for 6 ERU's per gross acre base density. The NOS allows for 3.5 ERU's per gross acre, clustering required. Mr. Bush is requesting UV as this is closer to the density he is currently zoned in the County.



Proposed Plan

The proposed Development Agreement contains the following:

- Zone property to University Village (UV), allow the property to develop under the zone at a future time. No concept currently.
- 10% of units to be deed restricted at or below 60% AMI.
- North Fields Preservation Fee of \$2,500 per unit.
- Allow for a 80x40 shop to be built.
- Require materials to be stored in building by July 30, 2026.
- Require all existing structures to be removed by July 30, 2026

Additional Language Since Last Review

Staff added language to allow City to remove materials or structures if the property owner does not comply with the July 30, 2026 deadline, and more robust language to allow City to recover those costs, together with attorney fees, from the property owner.

County Issues

Wasatch County has a currently legal suit against Mr. Bush regarding the following code violations, see attachment "Bush - Probable Cause" for full County violation claims, and "Wasatch County Case Pictures" for evidence listed in claim.

1. Non-Permitted Accessory Buildings. The Building circled in Red is the building shown specifically in the pictures provided by Wasatch County (see building below) as part of the Case. The building circled in yellow was on the property prior to Mr. Bush owning the property. Based on satellite images, the building was built between 1997-2004. It appear to be an agricultural type barn. Staff reached out to the County Planning staff to see if this building was grandfathered. The County staff was not aware of any grandfathered building.
2. Storage in a Residential Zone
3. Building without a building permit





As of October 2, 2025, Mr. Bush has started to remove unusable materials and move the materials to be saved to the south property line, away from Mr. Dixon's property. See attached pictures of the property. The development agreement contractually obligates Mr. Bush to have all items cleaned up or stored in a building by July 30, 2026, as well as the buildings removed.

FISCAL IMPACT

CONCLUSION

Gary Bush is seeking to annex 1.863 acres of land located at approximately 3450 N US 40 for the purpose of creating a large shop and getting the property zoned for potential future development. The Planning Commission forwarded a positive recommendation. Staff is recommending the Council approve the Annexation and associated development agreement with the following findings and conditions:

Findings

1. The requested Annexation is within the Annexation Policy Plan.
2. The Annexation is consistent with the General Plan.

3. The Planning Commission forwarded a positive recommendation on 8/7/2025.

Conditions

1. Development Agreement be executed.
2. Property to be Zoned as University Village.
3. All conditions of the City Engineer shall be met as outlined in the comment summary.
4. Affordable housing to be deed restricted.
5. All conditions of the Fire District shall be met.

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve Ordinance 2025-25** as presented, with the findings and conditions as presented in the conclusion of the staff report.

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Ord 2025-25 Bush Annexation
2. 23006547 BUSH Storage Barn Site Plan
3. Bush Wasatch Property Sketch Set 11-10-25
4. Finch Creek Letter to Heber City
5. 9.16.25 CC PH Staff Report - Bush Annexation
6. Storage Building Design Renderings

ORDINANCE NO. 2025-25

AN ORDINANCE ANNEXING PROPERTY KNOW AS THE BUSH ANNEXATION
LOCATED AT APPROXIMATELY 3450 NORTH HWY 40, HEBER CITY, WASATCH
COUNTY, STATE OF UTAH.

WHEREAS, The Bush Annexation is within the Heber City Annexation Policy Plan.

WHEREAS, The Bush Annexation furthers the Envision Heber 2050 General Plan, adopted by
Heber City.

BE IT ORDAINED by the City Council of Heber City, Utah, that the property known as Bush
Annexation, as described in Exhibit A, attached hereto and incorporated herein, is hereby
annexed into the City of Heber City and zoned as the University Village Designation in the
North Village Overlay Zone. The agreement outlined in Exhibit B is hereby adopted as part of
this ordinance.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY
COUNCIL this _____ day of _____ 2025.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne Barney	_____	_____	_____	_____
Aaron Cheatwood	_____	_____	_____	_____
Michael Johnston	_____	_____	_____	_____
Sid Ostergaard	_____	_____	_____	_____
D. Scott Phillips	_____	_____	_____	_____

APPROVED:

Mayor Heidi Franco

ATTEST:

RECORDER

Date:

Exhibit A

EXHIBIT A

BUSH ANNEXATION LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 00°30'30" EAST 824.67 FEET AND WEST 1574.64 FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING AT THE CURRENT HEBER CITY BOUNDARY ACCORDING TO THE NORTH VILLAGE ANNEXATION (ENTRY NO. 530700) AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40, SAID POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5,258.78 FEET AND FROM WHICH POINT A RADIAL LINE BEARS N61°57'30"E; THENCE 461.44 FEET ALONG SAID CURVE AND SAID HIGHWAY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 05°01'39", WITH A CHORD BEARING AND DISTANCE OF N25°31'41"W 461.29 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N70°38'08"E 388.65 FEET TO SAID HEBER CITY BOUNDARY; THENCE ALONG SAID HEBER CITY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) S83°17'54"E 58.21 FEET, (2) S27°29'28"E 120.99 FEET, (3) S69°59'44"W 398.58 FEET, (4) S24°49'56"E 150.13 FEET, (5) N68°41'35"E 24.24 FEET, (6) S18°56'53"E 154.68 FEET, (7) S63°59'24"W 47.68 FEET TO THE POINT OF BEGINNING.

AREA IS 1.863 ACRES.

Exhibit B

When recorded return to:

Heber City Corporation
Attn: City Recorder
75 North Main Street
Heber City, UT 84032

Parcel No. 00-0007-7888

DEVELOPMENT AGREEMENT (Enterprise West Annexation)

THIS DEVELOPMENT AGREEMENT is entered into this 7th day of October, 2025, by and between **Heber City**, a Utah municipality (“City”), and **Enterprise West, LLC**, a Utah limited liability company (“Owner”). Owner and City are, from time to time, hereinafter referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, Owner is the owner of an approximately 1.34 acres of real property located at approximately 3450 N US 40 (the “Property”). An annexation plat including a legal description of the Property is attached hereto as Exhibit A; and

WHEREAS, the Property is currently within unincorporated Wasatch County and mostly undeveloped property.

WHEREAS, Owner has submitted a petition to annex the Property into the City; and

WHEREAS, City has approved the annexation of the Property to the City subject to the terms and conditions of this Development Agreement.

WHEREAS, the City, acting pursuant to its authority under Utah Code Ann. §10-9a-101, *et. seq.*, in compliance with the Heber City Land Use Code, and in furtherance of its land use policies, goals, objectives, ordinances and regulations, has made certain determinations with respect to the Property, and therefore has elected to approve and enter into this Agreement to advance the policies, goals and objectives of the City, and to promote the health, safety and general welfare of the public.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

1. **Zoning.** Upon annexation into the City, the Property shall be zoned University Village (UV) and shall be used and developed consistent with the requirements of the UV Zone.

2. **Future Development of the Property.** Unless and until a new frontage road is constructed to city standards along the west side of the Property, development of the Property is limited to a storage barn as noted in paragraph 5. Any development beyond the storage barn requires public utilities and a public (or private) road built to city road standards along the west frontage of the property.

3. **Affordable Housing.**

a. **Requirements.** If residential units are developed on the property, owner shall provide at least one affordable housing ERU for each ten market rate ERU's, or portion thereof, on the Property. Affordable housing units shall be sold or rented, as applicable, at sixty percent (60%) or less of the area median income (AMI) in Wasatch County, Utah adjusted for normal associated expenses including property taxes, utilities, and HOA fees. Affordable housing units must be comparable in size, amenities and materials to the average market rate unit on the Property. All affordable housing units shall be subject to restrictive covenants that shall be in a form provided by the City. Owner's failure to comply with the affordable housing obligation pursuant to the terms of this Agreement shall constitute a material breach of this Agreement, and the City may pursue all available remedies to enforce compliance, including but not limited to legal and equitable relief.

b. **Timing.** All affordable housing units shall be completed and made available no later than issuance of a certificate of occupancy for 70% of the market rate units.

4. **North Fields Preservation.** Prior to recording a subdivision plat for the Property, Owner shall pay to the City a one-time fee equal to \$2,500 per residential ERU (the "North Fields Preservation Fee"). The City shall utilize funds collected pursuant to the North Fields Preservation Fee solely for the purpose of preserving open space in the North Fields, including purchase of development rights. The City agrees that the North Fields Preservation Fee shall not be charged for Development Units constructed and operated and/or sold as affordable housing.

5. **Construction of Storage Barn.** City agrees that Owner may construct a Barn structure (the "Barn") on the Property that is no larger than 80 feet by 40 feet and does not exceed 26 feet in height. The Barn shall be located no less than 30 feet from any property line. Except as provided in this paragraph, the Barn shall be subject to and comply with all City zoning and building requirements.

6. **Outdoor Storage of Materials.** Owner currently has wood, bricks and other building materials (the "Materials") on the Property that are being stored outside at the southeast corner of the Property. Photographs showing the Materials are attached hereto as Exhibit B. Prior to July 30, 2026, Owner shall relocate all the Material into the Barn or remove the Materials from the Property if the Barn is not complete. Owner agrees that no additional Materials may be stored outside on the Property.

7. **Removal of Existing Structures.** On or before July 30, 2026, Owner agrees to remove the three existing structures on the Property, which structures are shown in the pictures attached hereto as Exhibit C.

8. **Vested Rights.** The Parties intend that this Agreement grants to Owner all rights to develop the Project in fulfillment of this Agreement, the City's current laws (the "Vested Laws"), and the zoning of the Property. The Parties specifically intend that this Agreement grant to Owner the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2025).

9. **Exceptions to Vested Rights.** The vested rights are subject to the following exceptions:

a. **Agreed to Regulations.** City's future laws or other regulations to which the Owner agrees in writing;

b. **State and Federal Compliance.** City's future laws or other regulations that are enacted or required to comply with State or Federal laws or regulations;

c. **Development Review Processes.** Amendments or changes to the City's application processes, review criteria, required application materials or submittal checklists that are generally applicable, and do not materially impact the ability of Owner to develop the Project in accordance with this Agreement;

d. **Safety Codes.** Any City's future laws that are updates or amendments to building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are enacted to meet legitimate concerns related to public health, safety or welfare;

e. **Engineering Standards.** Amendments or changes to the City's Engineering Standard Drawings and Specifications provided that the amendments or changes (i) do not materially impact the ability of Owner to develop the Project in accordance with this Agreement, or (ii) are not enacted as a means to reduce or limit the ability of Owner to develop the Lots in accordance with this Agreement.

f. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, or similarly situated persons and entities;

g. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

h. **Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2025) *et seq.*;

i. **Planning and Zoning Modifications.** Changes by City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as they don't materially impact the ability of Owner to develop in accordance with this Agreement; and

j. **Compelling, Countervailing Interest.** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(ii)(A) (2025).

10. **Default and Remedies.** Any failure by any party to perform any term or provision of this Agreement, which failure continues uncured for a period of ten (10) calendar days following the receipt of written notice of such failure from the other party shall constitute a "Default" under this Agreement.

10.1 **Notice.** Any notice of default ("Default Notice") shall: (1) specify the claimed event of Default; (2) identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; (3) identify why the claimed Default is claimed to be material; and (4) specify the manner in which said failure may be satisfactorily cured.

10.2. **Cure.** Following receipt of a Default Notice, the defaulting Party shall have thirty (30) days in which to cure such claimed Default (the "Cure Period"). If more than 30 days is required for such cure, the defaulting Party shall have such additional time as is reasonably necessary under the circumstances in which to cure such Default so long as the defaulting Party commences such cure within the Cure Period and pursues such cure with reasonable diligence. City may, in City's sole discretion, withhold permits or approvals during any Cure Period.

10.3. **Owner's Exclusive Remedy.** Owner's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. **IN NO EVENT SHALL CITY BE LIABLE TO OWNER, ITS SUCCESSORS OR ASSIGNS, OR ANY OWNER, PROPERTY OWNER OR OTHER PARTIES UNDER THIS AGREEMENT, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.**

10.4 **City's Remedies Upon Default.** In addition to all other remedies available at law or in equity, City shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Owner, until the Default has been cured. City shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default. In addition to all other remedies available to City, if Owner fails to comply with the requirements of Sections 5 or 6, City may, at City's discretion, enter onto the Property and remove any material or structures that violate Sections 5 or 6, and Owner shall reimburse City

for the reasonable cost of such removal within 30 days of City providing an invoice to Owner for the cost of such removal.

11. **Fees.** Owner shall be required to pay all permit fees, building permit fees, inspection fees, impact fees or other fees imposed by the City as set forth in the City Code and the City's consolidated fee schedule.

12. **Entire Agreement.** This Agreement, including its Exhibits, contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City and of the Owner.

13. **Time is of the essence.** In case any party shall fail to perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party or parties may pursue any and all remedies available in equity, at law, and/or pursuant to the terms of this Agreement.

14. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and continue for a period of twenty (20) years. Unless otherwise agreed between the City and the Owner, the Owner's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement. Upon termination of this Agreement, the obligations of the Parties to each other hereunder shall terminate, but none of the dedications, easements, deed restrictions, licenses, building permits, or certificates of occupancy granted prior to the expiration of the term or termination of this Agreement shall be rescinded or limited in any manner.

15. **No Third-Party Beneficiary Rights.** This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any third-party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby.

16. **Recording.** This Agreement shall be recorded with the Wasatch County Recorder as soon as reasonably practicable and no later than thirty (30) days after a binding vote of the City Council approving the Agreement. The City Recorder shall cause to be recorded, at the Owner's expense, a fully executed copy of this Agreement in the Official Records of the County of Wasatch no later than the date on which the first plat for the Project is recorded.

17. **Notices.** Any notice or communication required hereunder between the City and the Owner must be in writing and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United State mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to

which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses as set forth below:

The City:

Heber City Manager
75 N Main Street
Heber City, UT 84032

Owner

Enterprise West, LLC
P.O. Box 113
Park City, UT 84060-0113

18. **Bodily Injury and Property Damage Insurance.** Owner agrees to and shall indemnify and hold the City and its elected and appointed boards, officers, agents, employees, and consultants harmless from and against all liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) rising from or as a result of the death of any person or any accident, injury, loss or damage to any person or property directly caused by any acts done or omissions of Owner or its agents, servants, employees or contractors in connection with this Agreement, except for willful misconduct or negligent acts or omissions of the City or its elected or appointed boards, officers, agents, employees or consultants.

19. **Attorneys' Fees.** If any action is brought because of an alleged default under, or to enforce or interpret this Agreement, including failure to reimburse City for costs under paragraph 8.4, the party prevailing in such action shall be entitled to recover from the unsuccessful party reasonable attorneys' fee and related costs (including those incurred in connection with any appeal), the amount of which will be fixed by the court and made a part of any judgment rendered. Jurisdiction and venue for enforcement of this Agreement shall be in the Fourth District Court, Wasatch County, State of Utah.

20. **Binding Effect.** If Owner conveys any portion of the Property or buildings to one or more owners or sub-Owners, the property so conveyed shall have the same rights, privileges, and shall be subject to the same limitations and rights of the City, applicable to such properties under this Agreement prior to such conveyance, without any required approval, review, or consent by the City, except as otherwise provided herein.

21. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

22. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

23. **Other Necessary Acts.** Each Party shall execute and deliver to the other Party any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

24. **Covenants Running with the Land and Manner of Enforcement.** The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns and transferees. Notwithstanding anything in this Agreement to the contrary, the owners of the individual subdivision lots in the Project shall have no right to bring any action under this Agreement as a third-party beneficiary. The City may look to the Owner, its successors and/or assigns, or the lot owners for performance of the provisions of this Agreement relative to the portions of the projects owned or controlled by such party. The City may, but is not required to, perform any obligation of the Owner that the Owner fails adequately to perform. Any cost incurred by the City to perform or secure performance of the provisions of this Agreement shall constitute a valid lien on the Property, including prorated portions to the individual lots or units in the Property.

25. **Amendment.** Unless otherwise stated in this Agreement, the Parties may amend this Agreement from time to time, in whole or in part, by mutual written consent. No amendment or modification to this Agreement shall require the consent or approval of any person or entity having any interest in the specific lot, or other portion of the Project. Each person or entity (other than the City and the Owner) that holds any beneficial, equitable, or other interests or encumbrances in all or any portion of the Property at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof that otherwise comply with this Section. Each such person or entity agrees to provide written evidence of that subjection and subordination within fifteen (15) days following a written request for the same from, and in a form reasonably satisfactory to, the City and/or the Owner.

26. **Waiver of Rights Under Utah Code Section 10-9a-532.** The Parties have been represented by an attorney throughout this process. Owner acknowledges that this Agreement does not restrict any of Owner's rights under clearly established state law or that Owner has been advised in writing of any such rights being restricted. As an essential term of this Agreement, Owner hereby waives any claim that any term of this Agreement is void, illegal, invalid, or unenforceable as the result of any failure on the City's part to disclose in writing any rights being restricted by this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year this agreement was first above written.

DATED this _____ day of _____, 2025.

HEBER CITY:

By: _____
Heidi Franco, Mayor

ATTEST:

Heber City Recorder

DATED this _____ day of _____, 2025.

Enterprise West, LLC

By: _____

Print Name: _____

Title: _____

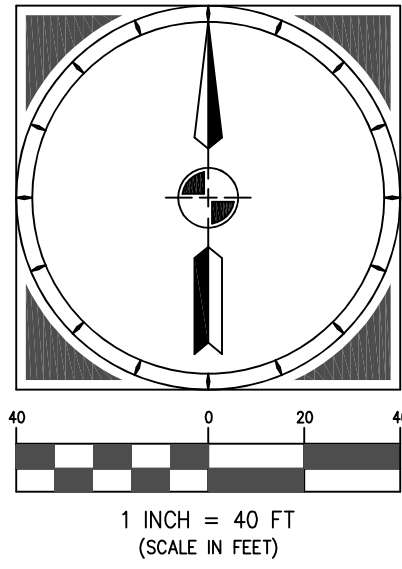
STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this _____ day of _____, 2025, personally appeared before me
_____, who duly acknowledged to me that (s)he had
authority to and did executed the foregoing document on behalf of Enterprise West, LLC.

NOTARY PUBLIC

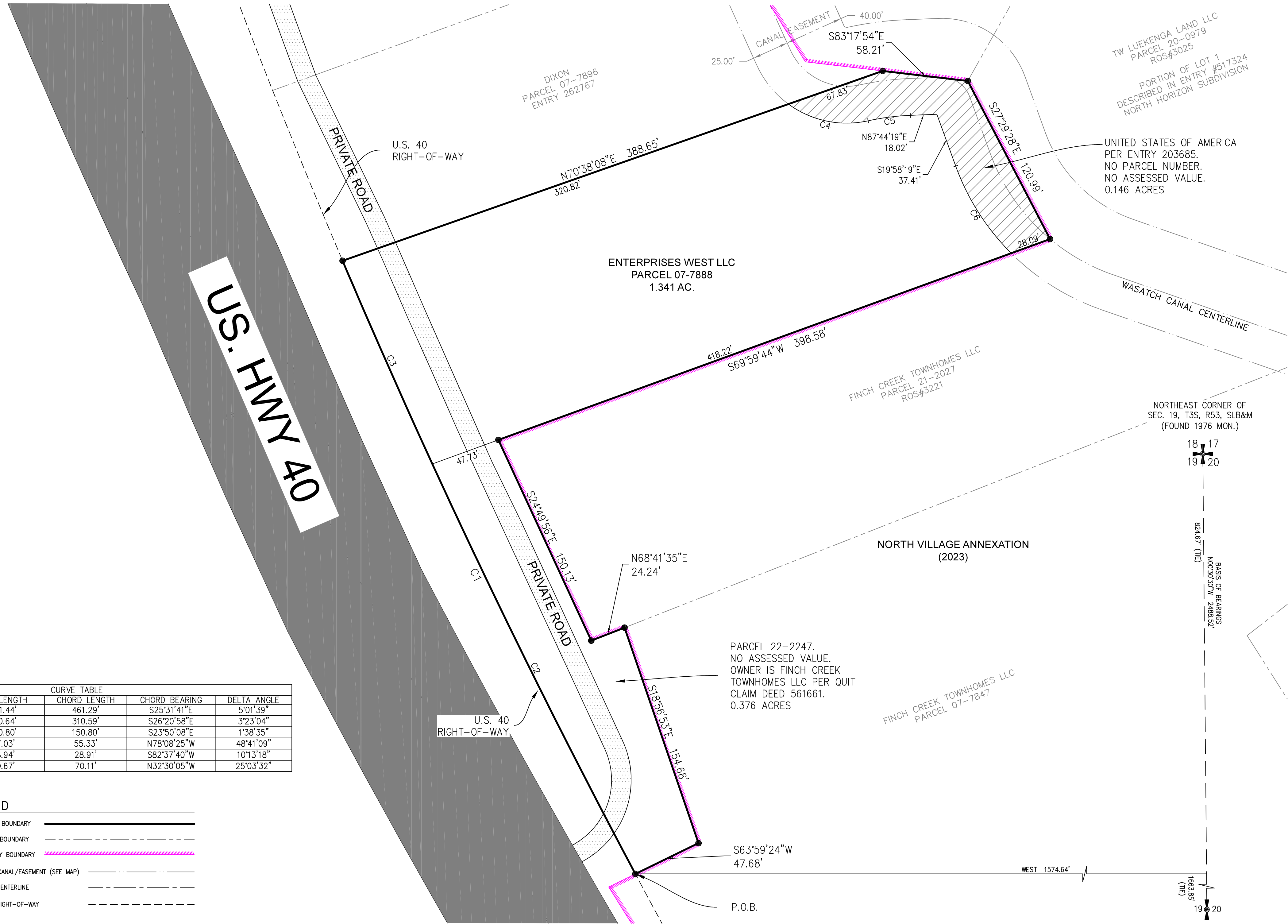
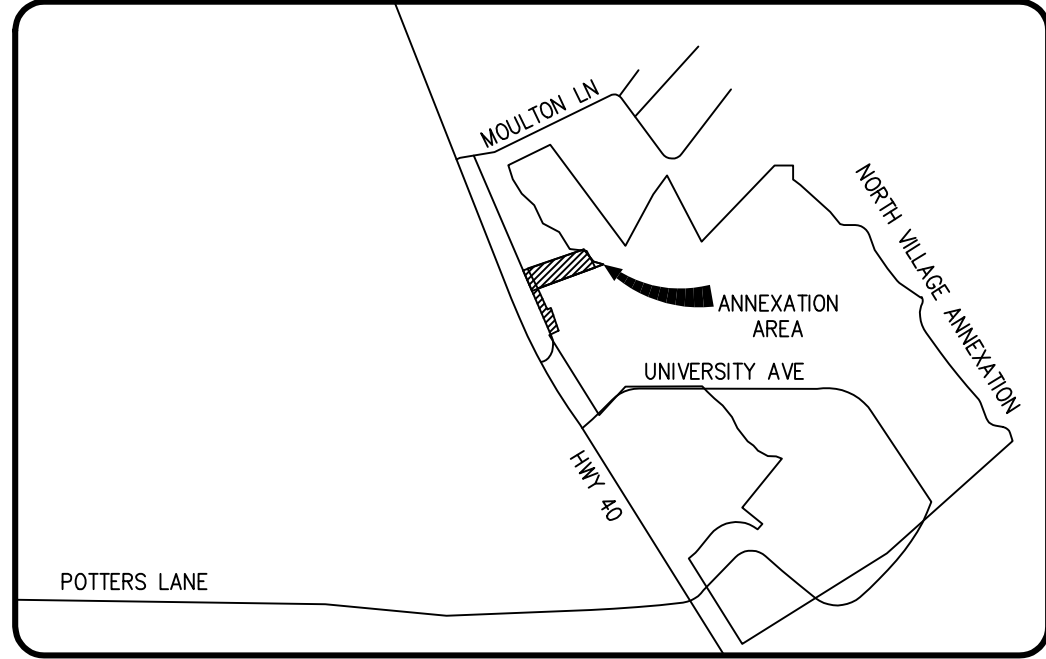
Exhibit A

Annexation Map with Legal



BUSH ANNEXATION
HEBER CITY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5258.78'	461.44'	461.29'	S25°31'41"E	5°01'39"
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C3	5258.78'	150.80'	150.80'	S23°50'08"E	1°38'35"
C4	67.11'	57.03'	55.33'	N78°08'25"W	48°41'09"
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C6	161.59'	70.67'	70.11'	N32°30'05"W	25°03'32"

LEGEND

PROPERTY BOUNDARY	SOLID LINE
ADJACENT BOUNDARY	DASHED LINE
HEBER CITY BOUNDARY	MAGENTA LINE
WASATCH CANAL/EASEMENT (SEE MAP)	DOTTED LINE
HIGHWAY CENTERLINE	DASHED LINE
HIGHWAY RIGHT-OF-WAY	DASHED LINE

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 334532-2201) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF GARY BUSH.
- THE LAND SURVEYED LIES WITHIN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING DECEMBER 2023.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 20, OF THE UTAH CODE.
- THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

BOUNDARY LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 00°30'30" EAST 824.67 FEET AND WEST 1574.64 FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING AT THE CURRENT HEBER CITY BOUNDARY ACCORDING TO THE NORTH VILLAGE ANNEXATION (ENTRY NO. 530700) AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40;

SAID POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5,258.78 FEET AND FROM WHICH POINT A RADIAL LINE BEARS N61°57'30"E; THENCE 461.44 FEET ALONG SAID CURVE AND SAID HIGHWAY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 05°01'39", WITH A CHORD BEARING AND DISTANCE OF N25°31'41"W 461.29 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N70°38'08"E 388.65 FEET TO SAID HEBER CITY BOUNDARY; THENCE ALONG SAID HEBER CITY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) S83°17'54"E 58.21 FEET, (2) S27°29'28"E 120.99 FEET, (3) S69°59'44"W 398.58 FEET, (4) S24°49'56"E 150.13 FEET, (5) N68°41'35"E 24.24 FEET, (6) S18°56'53"E 154.68 FEET, (7) S63°59'24"W 47.68 FEET TO THE POINT OF BEGINNING.

PARCELS (3) CONTAIN 1.863 ACRES.

BASIS OF BEARINGS

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ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS ANNEXATION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON THIS ____ DAY OF _____, 20____.

MAYOR

CLERK-RECORDER

PLANNING DIRECTOR APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING DIRECTOR OF HEBER CITY.

PLANNING DIRECTOR

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

ROS # _____

COUNTY SURVEYOR

WASATCH COUNTY RECORDER

ENTRY #: _____, DATE: _____, TIME: _____

FILE: _____, BOOK: _____, PAGE: _____, FOR: _____

BY WASATCH COUNTY RECORDER MARCY M. MURRAY

K:\23006547 - GARY BUSH - BUSH NY ANNEXATION\23006547 GARY BUSH NORTH VILLAGE GB ANNEXATION\WORKING FILES\SURVEY\DWG\23006547 BUSH - NORTH VILLAGE ANNEXATION

PROJECT
23006547
SHEET
1 OF 1

BUSH ANNEXATION
HEBER CITY, UTAH
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

LOCATED IN THE NORTHEAST 1/4
OF SECTION 19, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SLB&M
WASATCH COUNTY, UTAH

DRAWN BY:
MPJ
REVIEWED BY:
BMB
ISSUE DATE
07/17/2025



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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY ALTERATION, WHATEVER THE REASON, IS PROHIBITED BY LAW. TO ALTER THIS DOCUMENT IS TO VIOLATE THE PROFESSIONAL LAND SURVEYOR'S OATH AND THE OATH OF THE STATE OF UTAH. ANY PERSON WHO VIOLATES THIS OATH IS SUBJECT TO PENALTY UNDER THE UTAH PROFESSIONAL LAND SURVEYORS LICENSING ACT.

Exhibit B

Images of Materials

EXHIBIT B
PHOTOS OF PROPERTY AFTER CLEANUP



Everything gone from north side of property by Dixon fence.





VIEW FROM THE STREET. Hay barn is at northeast corner, two sheds and tarped lumber at southeast corner.

Exhibit C

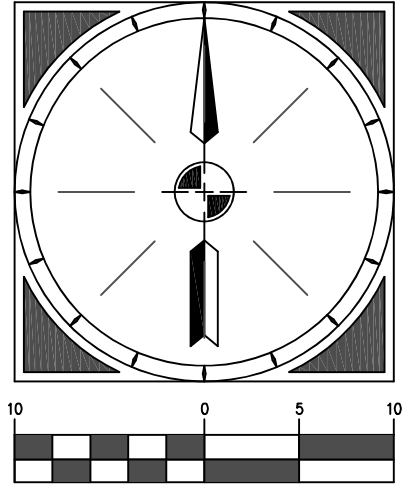
Images of Current Structures



Old haybarn remains. This will be removed when the new barn is built.



The Mobile office/shed and reclaimed lumber moved to southeast corner, stacked, and tarped.



1 INCH = 10 FT
(SCALE IN FEET)



DIXON
PARCEL 07-7896
ENTRY 262767

ENTERPRISES WEST LLC
PARCEL 07-7888
1.341 AC.

STORAGE BARN
FF = 5715.0

FINCH CREEK TOWNHOMES LLC
PARCEL 21-2027
ROS#3221

TW LUEKENG LAND LLC
PARCEL 20-0979
ROS#3025
PORTION OF LOT 1
DESCRIBED IN ENTRY #517324
NORTH HORIZON SUBDIVISION

WASATCH CANAL CENTERLINE

PROJECT 23006547	PREPARED FOR GARY BUSH
SHEET 1 OF 1	PROJECT PARCEL 07-7888

CONCEPT SITE PLAN FOR STORAGE BARN

LOCATED IN THE NORTHEAST 1/4
OF SECTION 19, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SLB&M

WASATCH COUNTY, UTAH

DRAWN BY: SFS	REVIEWED BY: MPJ
SCALE: 1" = 20'	ISSUE DATE: 11/4/2025

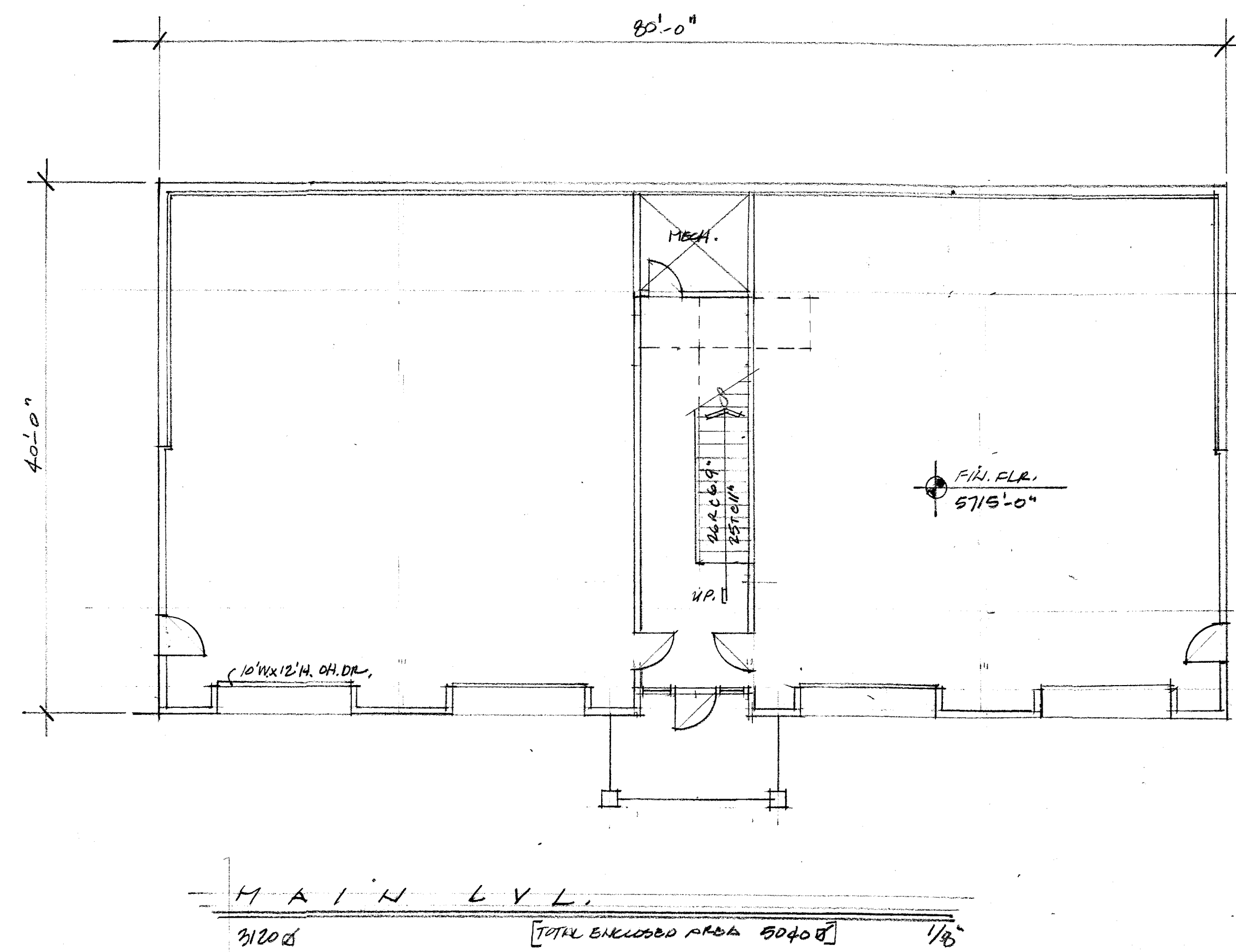
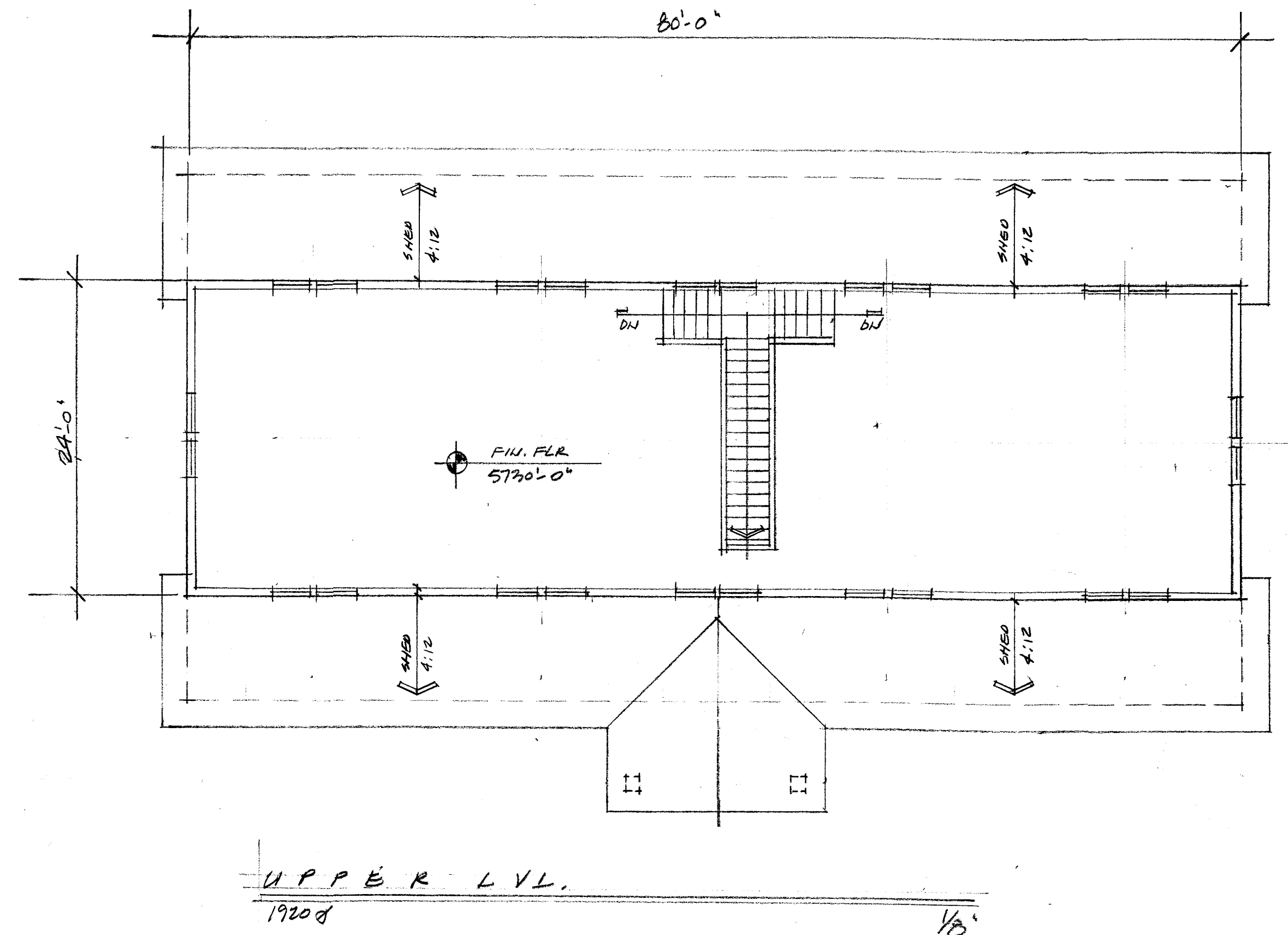
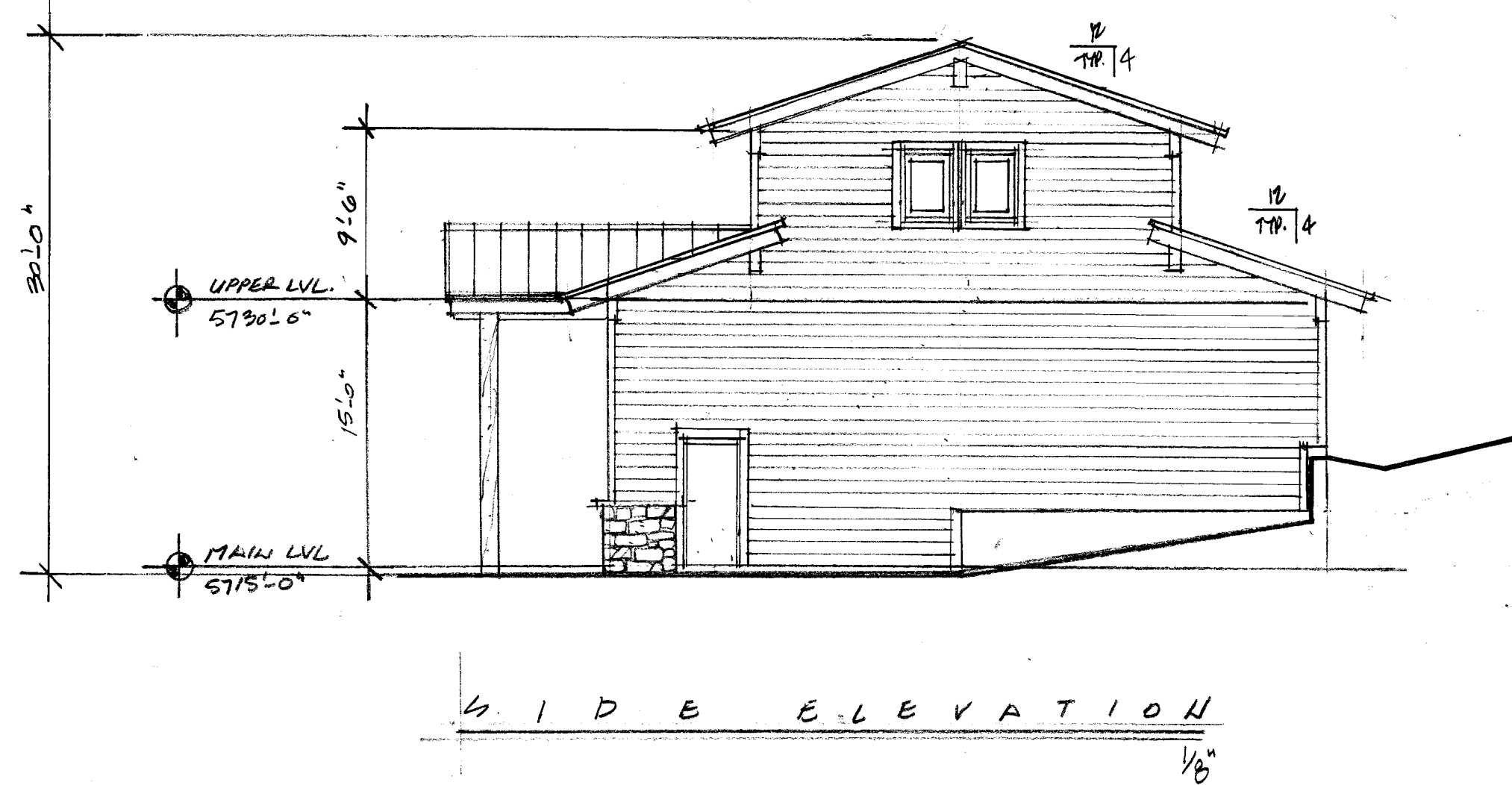
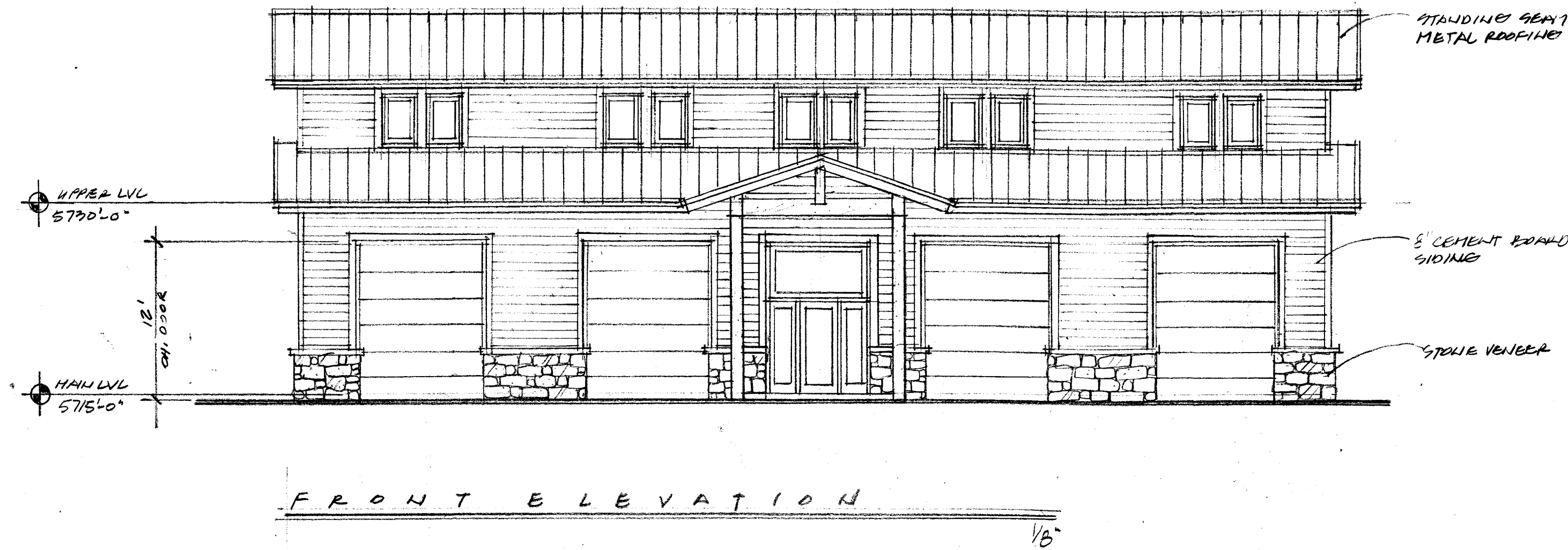
**ATWELL**
866.850.4200 www.atwell.com

55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-9229 • F: 435-854-9231

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ATWELL LLC

DRAWING ALTERATION

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ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE
WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW
TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED
BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC
DESCRIPTION OF THE ALTERATIONS.



Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayjrc@qwestoffice.net

ENTERPRISE WEST, LLC
PARCEL # 07-7888

ACCESSORY BARN
PLANS AND ELEVATIONS

REVISIONS:

DATE: 11-10-25

PROJECT NUMBER:

SHEET NUMBER:

A1.1

To Heber City Planning Dept.
Jamie Baron, Planning Director
75 North Main St.
Heber City, UT 84032

RE: Bush Annexation parcels

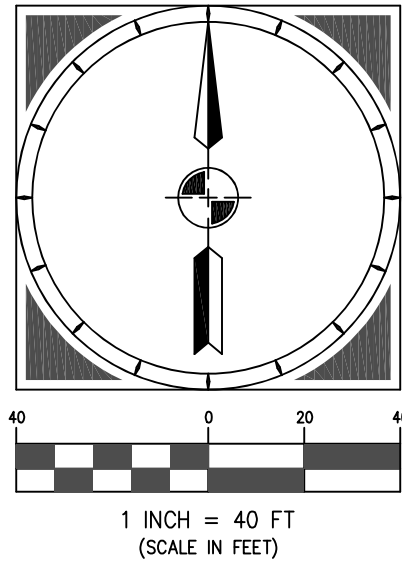
Mr. Baron,

At the request of the City Council, this letter is submitted to Heber City to confirm that Finch Creek Townhomes, LLC is supportive of the city annexing Parcel 00-0022-0247 (being 0.37 acres.) We understand that the Bush Annexation plat includes this parcel on US Hwy 40, that we own, and we are in favor of it being annexed into Heber City. Please contact me if you have any questions.

Kind Regards,

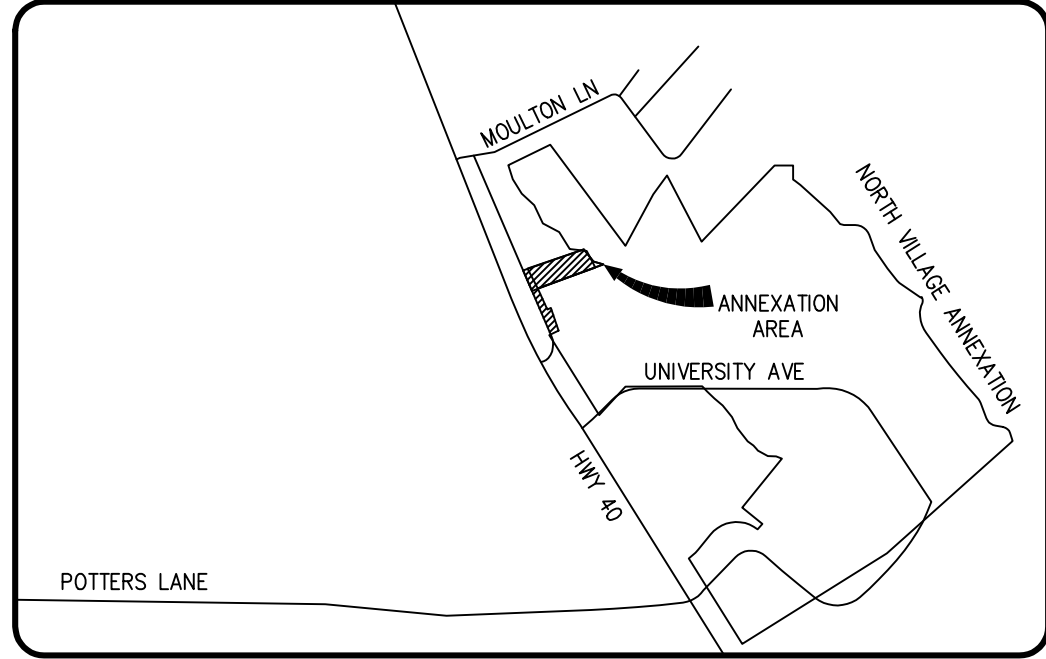
A handwritten signature in black ink, appearing to read 'J. Stout', with a long horizontal flourish extending to the right.

James Stout
Managing Member
801-390-8841
Finish Creek Townhomes, LLC
1178 W. Legacy Crossing Blvd #100
Centerville, UT 84014



BUSH ANNEXATION
HEBER CITY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP



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BRIAN BALLS
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ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS ANNEXATION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON THIS ____ DAY OF _____, 20____.

MAYOR

CLERK-RECORDER

PLANNING DIRECTOR APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING DIRECTOR OF HEBER CITY.

PLANNING DIRECTOR

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

ROS # _____

COUNTY SURVEYOR

WASATCH COUNTY RECORDER

ENTRY #: _____, DATE: _____, TIME: _____

FEE: _____, BOOK: _____, PAGE: _____, FOR: _____

BY _____ WASATCH COUNTY RECORDER MARCY M. MURRAY

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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LEGEND

PROPERTY BOUNDARY —————
ADJACENT BOUNDARY - - - - -
HEBER CITY BOUNDARY —————
WASATCH CANAL/EASEMENT (SEE MAP) —————
HIGHWAY CENTERLINE —————
HIGHWAY RIGHT-OF-WAY - - - - -

K:\23006547 - GARY BUSH - BUSH NY ANNEXATION\23006547 GARY BUSH NORTH VILLAGE GB ANNEXATION\WORKING FILES\SURVEY\DWG\23006547 BUSH - NORTH VILLAGE ANNEXATION.DWG

BUSH ANNEXATION
HEBER CITY, UTAH

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

LOCATED IN THE NORTHEAST 1/4
OF SECTION 19, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SLB&M

WASATCH COUNTY, UTAH

DRAWN BY:
MPJ
REVIEWED BY:
BMB
ISSUE DATE
07/17/2025



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Enterprises West LLC Annexation Impact Report

10-30-2024

1. Introduction

This Annexation Impact Report is for the annexation of a total of 1.863 acres, consisting of (3) separate parcels. Enterprises West is the petitioner and the owner of parcel 07-7888 which consists of 1.341 acres. The proposed annexation lies within the Heber City annexation boundary and is part of the North Village Overlay Zone.

2. Growth

Heber City and the surrounding area are projected to grow. Heber City has expressed its intent to include the North Village area within the city boundaries by including this area in the Heber City annexation boundary. This intent has been further expressed by the creation of the North Village Overlay Zone. This area includes the Utah Valley University campus and is proximate to the intersection of River Road and Highway 40. The annexation of this property is expected to contribute to the vibrancy and unique quality intended for this area.

3. Annexation Impacts

A. Fiscal benefits to the city

The anticipated revenue and benefits from the annexation of this property include:

- Property tax;
- Sales tax;
- Utility hookup fees;
- Utility Franchise Fees;
- Impact fees;
- exaction or related fees based on rough proportionality to city and county costs;
- Intangible benefits that accomplish a stated goal of the General Plan or other City planning document.

B. Services to be provided by the city

The services expected to be provided by the city are as follows:

- Police and Animal Services;
- Justice Court;
- Parks and Cemetery;
- Community Development Services;
- Public Works

It is anticipated that the revenue generated from site permitting and building permit related fees will equal or exceed the costs of the Community Development Services

department in processing necessary development applications. It is also anticipated that property taxes, sales taxes, utility hookup and franchise fees, impact fees and revenue from other fees in the future will meet or exceed the cost of services provided by the city. Furthermore, it is anticipated that the development of this property will increase the value of the property as well as the value of surrounding properties and the North Village area in general.

BUSH ANNEXATION

7-17-2025

RESPONSE TO REVIEW COMMENTS:

1. The applicant understands all fire dept requirements for access and will comply with said requirements when development/construction occurs.
2. The unknown ownership of the south portion of the shared road has been resolved by Finch Creek with a Quiet Title action and recorded deeds.
3. The private shared road (aka shared driveway) was constructed in the 1990's when US Hwy 40 was widened and the homes lost their direct driveway access to the highway. Each lot along the highway owns the land up to the highway right-of-way, and there is a prescriptive easement for the shared road for those seven property owners.
4. UDOT has shown concept plans for expanding US Hwy 40 in this location and constructing a frontage road along the east side of the highway, which will cross these seven properties. It is expected that UDOT will acquire at least a 60-ft width, maybe wider, along this corridor and build a frontage road. It is anticipated that this frontage road would be a Heber City road and that the seven properties would all have driveway access (maybe shared?) to said frontage road.
5. Of the seven small parcels between Finch Creek and Moulton Lane, three of the parcels currently have homes. With the future frontage road that UDOT plans to build, and due to the location of the homes, it is likely that all these properties will be purchased by UDOT and that the homes will be demolished. The important question for Heber City is what type of redevelopment would be suitable along this future frontage road -- homes? retail? neighborhood services? The applicant, Gary Bush, is willing to wait for the construction of the new frontage road before developing his property, expecting that it could be ten years.
6. Regarding the survey comments from Engineering, there is no conflict with the subject property and the USA property of the canal. The subject property has been surveyed and there are no known overlaps or gaps with the deeds of adjoiners.

Bush Annexation Comment Summary

8/12/2025 Planning Commission

Engineering

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

1. Ownership and access rights of Private Road need to be understood. Can the additional residential units being proposed on the concept map access and use the Private Road? Private Road will need to be widened and constructed to meet fire access requirements and/or Heber City Standards if determined that a public road is required.
2. Applicant will need to work with adjoining property owners for access through the private road system currently being planned for what is currently called the Finch Creek development to the to the south and east of the subject annexation property.
3. Comply with any pioneering agreements in place for any infrastructure reimbursements that City is obligated to enforce and collect.
4. Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.



FRONT ELEVATION





Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Ordinance 2025-29 Adopting the Water Conservation Element of the General Plan
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: State Mandate

SUMMARY

As required by Senate Bill 110, Heber City is adopting a Water Use and Preservation Element of the General Plan. This portion of the General Plan outlines key requirements including a water budget, land use patterns, and recommended water policies or actions to be taken by the City.

The Policy Questions are as follows:

1. Does the City support the proposed Goals and Strategies?

RECOMMENDATION

The Planning Commission forwarded a positive recommendation. Staff is recommending the Council approve ordinance 2026-29 with the findings in the conclusion of the staff report.

BACKGROUND

Senate Bill 110 (SB 110) Water as Part of the General Plan was passed by the Utah State Legislature in 2022. This bill requires that all cities, except for 5th class cities and towns (population of less than 10,000), include water use and preservation in their General Plans. Compliance is required by December 31, 2025. Heber City is a 4th class city (population of 10,000 to 29,999). The City Hired Landmark Design Inc through an RFP process as the consultant to draft this document for the City. Engineering and Planning Staff have worked with the Consultant to draft this plan.

DISCUSSION

Process

Utah State Code requires that amendments to the General Plan go through the Planning Commission, including a public hearing, prior to being adopted by the City Council. Staff has noticed this as a public hearing.

State Code

SB 110 requires this to be adopted into our General Plan. Staff and the Consultant have worked together to draft this plan to meet state requirements. The Goals and Strategies are the primary items of consideration as they will guide future policy and action.

FISCAL IMPACT

N/A

CONCLUSION

SB 110 requires the City to include a Water Use and Preservation Element in the General Plan. This has to be adopted by December 31, 2025. The proposed plan includes the required elements and has goals and strategies to guide future policies. Staff is recommending the City Council Adopt the plan with the following findings.

Findings

1. The Planning Commission held a public hearing on October 28, 2025.
2. The Planning Commission forwarded a positive recommendation on October 28, 2025.
3. The Water Use and Preservation Element of the General Plan is required to be adopted by December 31, 2025 per SB 110, adopted by the Utah State Legislature.

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve Ordinance 2025-29** as presented, with the findings and conditions as presented in the conclusion of the staff report.

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Ord 2025-29 Water Element
2. Heber City Water Element DRAFT - 09222025
3. Heber Water Element - Presentation

ORDINANCE NO. 2025-29

**AN ORDINANCE ADOPTING THE HEBER CITY WATER USE & PRESERVATION
ELEMENT OF THE GENERAL PLAN.**

WHEREAS, Senate Bill 110 requires all Municipalities of a certain class to adopt a Water Use and Preservation Element into their General Plan.

WHEREAS, Heber City is required by Utah State Code, Per SB 110, to adopt said plan by December 31, 2025.

BE IT ORDAINED by the City Council of Heber City, Utah, that the Heber City Water Use & Preservation Element is hereby Adopted and the General Plan is Amended to include the plan, as described in Exhibit A.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY
COUNCIL this _____ day of _____ 2025.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne Barney	_____	_____	_____	_____
Aaron Cheatwood	_____	_____	_____	_____
Michael Johnston	_____	_____	_____	_____
Sid Ostergaard	_____	_____	_____	_____
D. Scott Phillips	_____	_____	_____	_____

APPROVED:

Mayor Heidi Franco

ATTEST:

RECORDER

Date: _____

Exhibit A



Heber City

Water Use & Preservation Element

Adopted **DATE**

Build a
Remarkable
Community.

HEART OF THE WASATCH BACK



75 North Main Street
Heber City, Utah 84032
Phone: 435.654.0757
heberut.gov

Acknowledgments

HEBER CITY COUNCIL

Heidi Franco – Mayor
Aaron Cheatwood
Sid Ostergaard
Mike Johnston
Scott Phillips
Yvonne Barney

PLANNING COMMISSION

Phil Jordan – Chair Person
Tori Broughton – Vice Chair
Dennis Gunn
Dave Richards
Darek Slagowski
Joshua Knight
Robert Wilson
Greg Royall (Alternate)
Robert McKinley (Alternate)

CITY STAFF

Anthony Kohler – Community Development Director
Jamie Baron – Planning Manager
Russell Funk – City Engineer
Matt Kennard – Public Works Director

PLANNING CONSULTANT

Landmark Design

Sam Taylor , PLA – Principal-in-Charge
Aubrey Larsen, APA – Project Manager
Corinne Tobler – Project Planner



Introduction

Integrating Water & Land Use Planning



“

When the well is dry, we know the worth of water.” – Benjamin Franklin

Water is a renewable, yet finite natural resource. This reality, coupled with years of severe drought, has made the preservation of water resources a priority for Utah’s local governments, state leaders, water providers, and the public. Recognizing planning’s critical role in water management, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new mandate requires most municipalities and all counties to amend their general plans to address how land use planning impacts water use.

The *Heber City Water Use and Preservation Element (2025)* directly addresses this requirement by outlining strategies to ensure responsible water stewardship in conjunction with land use planning. By exploring the alignment of land use decisions with water resource realities, this element seeks to build a resilient and sustainable water future for Heber City.

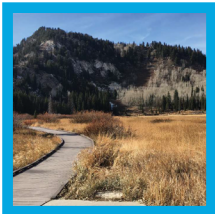
Heber's Water Planning Challenges

Heber City faces a unique set of water conservation challenges driven by rapid growth, annexation, and evolving development patterns. As the city expands into previously undeveloped areas and adapts to increased residential demand, its water systems are under growing pressure. At the same time, a patchwork of service providers, aging policies, and water-intensive landscaping practices complicate conservation efforts. The following summarizes key issues shaping Heber's approach to water use and preservation and outlines opportunities to improve coordination, promote sustainable practices, and update infrastructure to better manage future demand.



Growing Pains:

Rapid growth has increased pressure on Heber's water system, requiring year-round use of well sources to meet demand. Housing is the fastest-growing sector, driven by redevelopment, multi-family projects, and large-scale subdivisions. Previously non-irrigated agricultural and mountain land areas are quickly transitioning to urban uses, bringing new demand for water.



Annexation Complexity:

Heber's rapid population growth is largely driven by recent annexations. Many newly incorporated areas rely on Special Service Districts (SSDs) for drinking and irrigation water, each with its own water dedication policies and landscaping standards. This creates the need for coordination among multiple water providers and complicates efforts to generate accurate data and establish consistent water policies. For example, Heber does not currently serve the Red Ledges Subdivision or the North Village area with culinary water, requiring population adjustments for accurate system planning.



Water-Intensive Landscaping:

Turf-heavy landscaping remains common and contributes to higher summer water demand, especially in central Heber. While many residents prefer traditional landscaping, the City is beginning to promote water-wise practices and share usage data through metering. These efforts create opportunities to expand education and incentive programs that support more efficient outdoor water use.



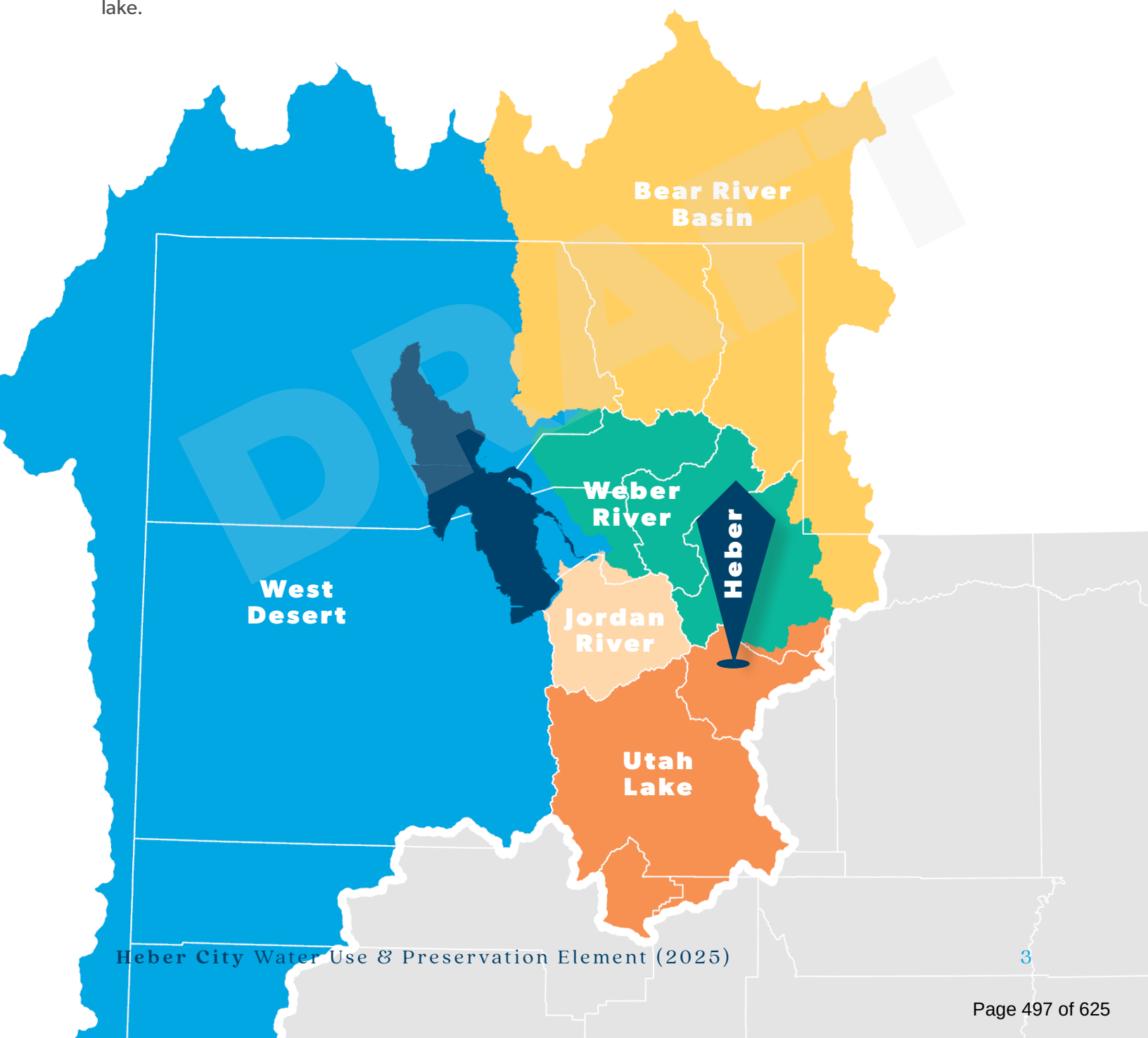
Evolving Rates:

Heber City's secondary water rate structure currently requires City Council action for adjustments and will benefit from upcoming updates supported by new metering data. The City is making strong progress on a system-wide initiative to install secondary water meters, which will provide valuable information to help fine-tune water rates, reduce waste, identify leaks, and support residents in making informed water use decisions.

Heber's Water Context

Regional Watersheds

The Great Salt Lake (GSL) watershed is a 36,199-square-mile closed basin spanning parts of Utah, Wyoming, Idaho, and Nevada. Home to 2.8 million people across 141 municipalities, it supports over 1.4 million acres of irrigated farmland and relies on water from five major river basins—the Bear, Weber, Jordan, Utah Lake, and West Desert. The GSL's water levels have been in long-term decline, hitting a historic low in 2022, raising concerns for wildlife, public health, industry, and agriculture.² Located within the Utah Lake Basin, Heber City is part of the larger, regional network of water users that influence how much water returns to the lake.

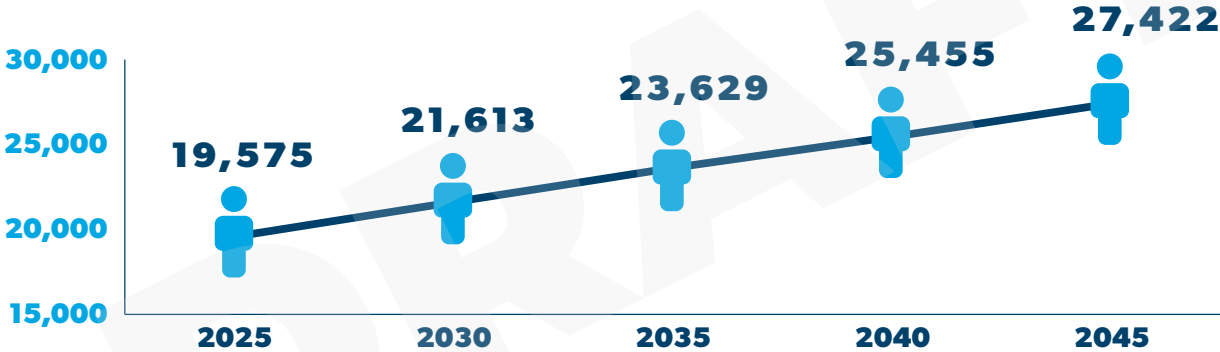


A Growing Population

The Utah Lake Basin benefits from relatively high precipitation rates and ample water storage capacity, which have supported significant population growth throughout the region. Reflecting these circumstances, Heber’s footprint grew approximately 2.5 times between 1963 and 2015, transitioning from a tidy grid of residential streets surrounding Main Street, to strip commercial and more dispersed residential growth. Today, much of Heber’s growth is occurring in annexed areas served by Special Service Districts, each with its own water system separate from Heber City’s.

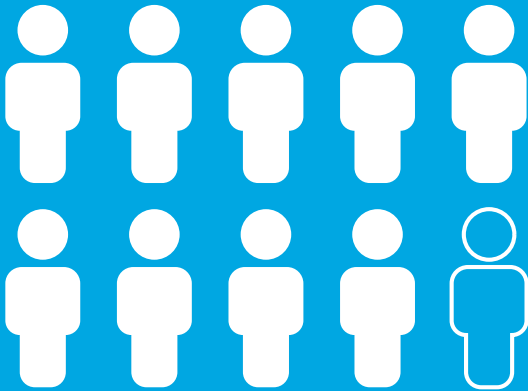
The significant growth pressure faced by Heber City has a direct impact on the amount of water needed to sustain its population, both increasing demand and raising concerns about future costs and availability. Recognizing these challenges, leaders have taken steps to secure a reliable supply for the community’s long-term needs coupled with strategies to increase the efficient use of existing supplies. These strategies, including additional recommendations, will be described in the following sections. **Unless otherwise specified, the data and recommendations presented will focus on Heber City’s water system, which is directly managed and controlled by the City.**

FIGURE 1 – POPULATION PROJECTIONS (EXCLUDES NV, JR, RL)



How do Heber resident’s feel about water?

A 2024 survey conducted by Utah State University under the Utah Wellbeing Project showed that **nearly 9 out of 10 residents share moderate to major concern for the future of the city’s water supply.**¹



Heber Water System Snapshot

Community Water Systems

A community water delivery system typically comprises one or more water sources, storage facilities, and a distribution system within a service area. To operate efficiently and effectively, each system component must be planned and designed to operate under the wide range of demands placed on the system by users. Water source capacity determines the system's ability to meet peak demand on the busiest days while also sustaining a consistent supply throughout the year. Typically, one water system delivers drinking water, while another system delivers irrigation (secondary) water. Water system connections are the points where a water supply line connects to a building or home.

Water Rights & Shares

A water right is permission from the state to divert and beneficially use a specified quantity of water from a water source such as a well, reservoir, or river. For example, an irrigation or canal company may acquire water rights from the Utah Division of Water Rights and distribute shares, which are fractions of a water right, among its stockholders. Heber City holds numerous water rights and shares in several irrigation companies (see *Water Conservation Plan* pg. 3 for a full list).

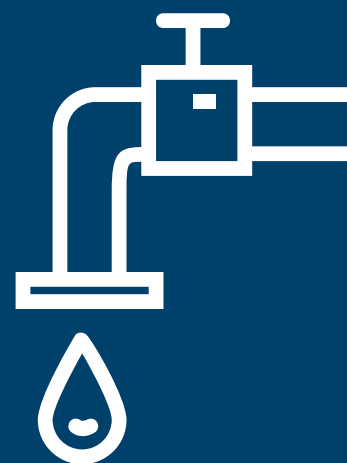
To ensure adequate water supply for the City's culinary and secondary irrigation systems, all new developments are required to provide water rights, in amounts as determined by the City Engineer. These water rights must be conveyed to the City (or the relevant Special Service District) before a subdivision plat can be recorded or a non-residential or multi-family residential building permit can be approved.

Additional Context: SSDs

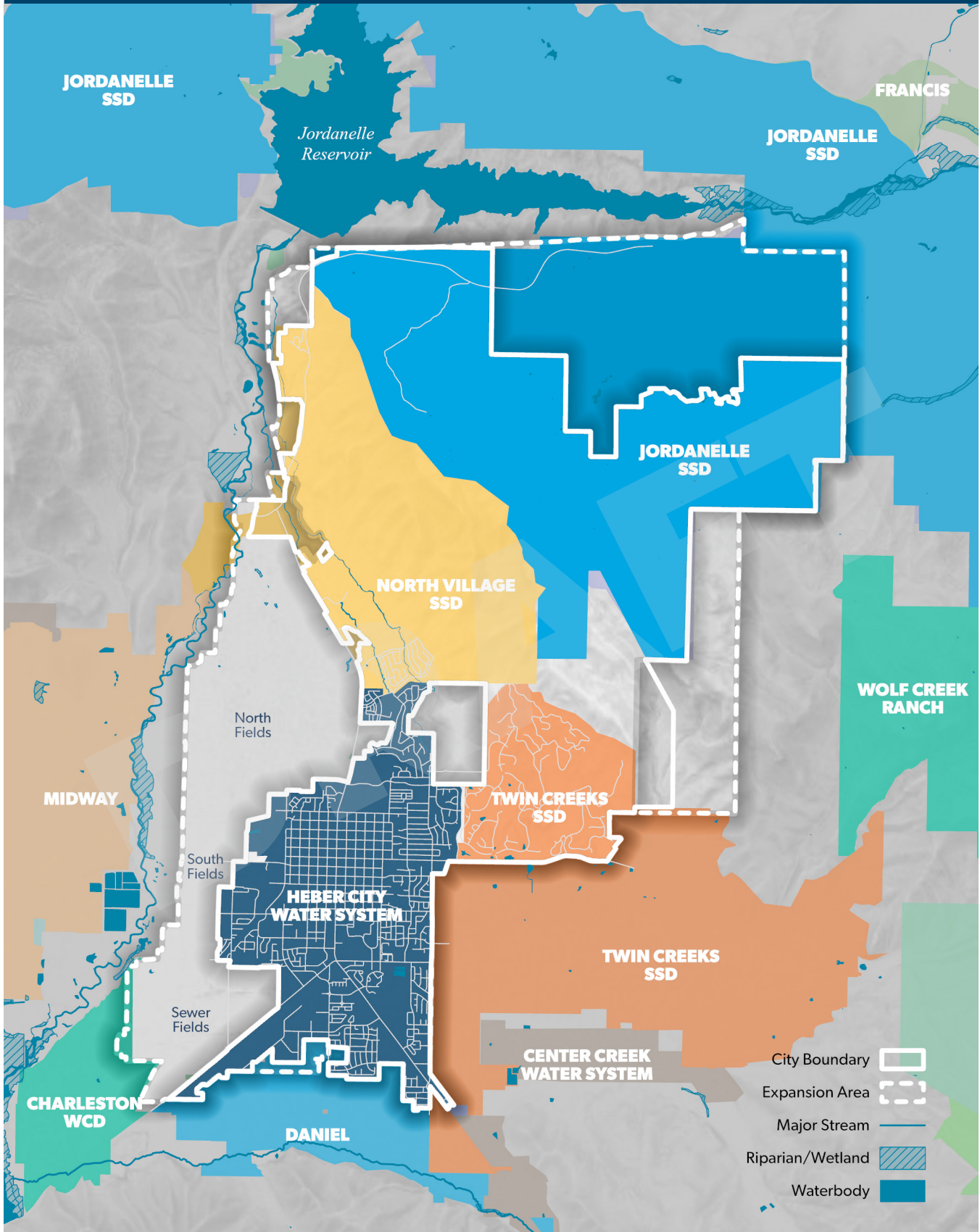
Special Service Districts (SSDs) are independent legal entities managed by a municipality or county, often established to provide water service within a specific area. Three SSDs supply drinking water to most of Heber's newly annexed areas, with the Jordanelle Special Service District serving as the umbrella agency overseeing the other two (see Map 1).

Special Service Districts:

- **Jordanelle Special Service District (JSSD)**
- **North Village Special Service District (NVSSD)**
- **The Twin Creeks Special Service District (TCSSD)**



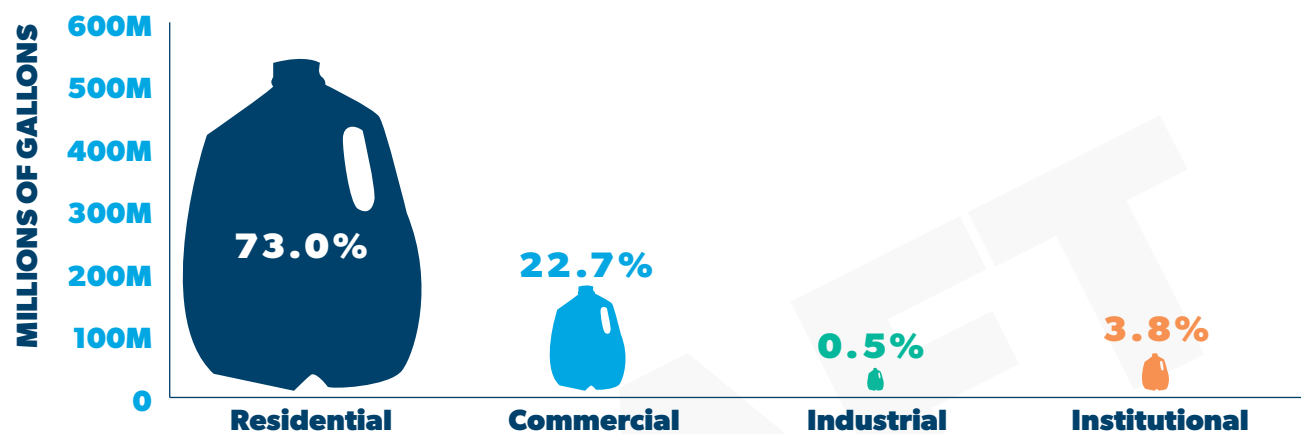
MAP 1 – SPECIAL SERVICE DISTRICT (SSD) & NEIGHBORING CULINARY SERVICE AREAS



Culinary (Drinking) Water

Heber City’s drinking water supply comes **exclusively from groundwater sources** (three wells and one spring) in the northeastern quadrant: Broadhead Spring & Well, Hospital Well, and Valley Hills Well Pump Facilities. Culinary water from these sources is distributed to residential, commercial, industrial, and institutional users, with 73% of the annual water use going to residential connections, 22.7% to commercial, 0.5% to industrial, and 3.8% to institutional.

FIGURE 2 – ANNUAL CULINARY WATER USE BY CATEGORY



Secondary (Irrigation) Water

Unlike the City’s culinary water, all secondary water comes from **surface sources** and is delivered to users through pressurized irrigation lines and open ditches. Today, all new developments are required to connect to the pressurized irrigation system and are prohibited from using culinary water for outdoor irrigation. In compliance with state requirements, Heber has started a city-wide initiative to install new secondary water service boxes and meters at all properties connected to its pressurized system (see *page 14* for details about Heber’s secondary metering project).

**Where
does
Heber’s
water come
from?**

**Irrigation
Water**

Surface Water
(pressurized lines &
open ditches)

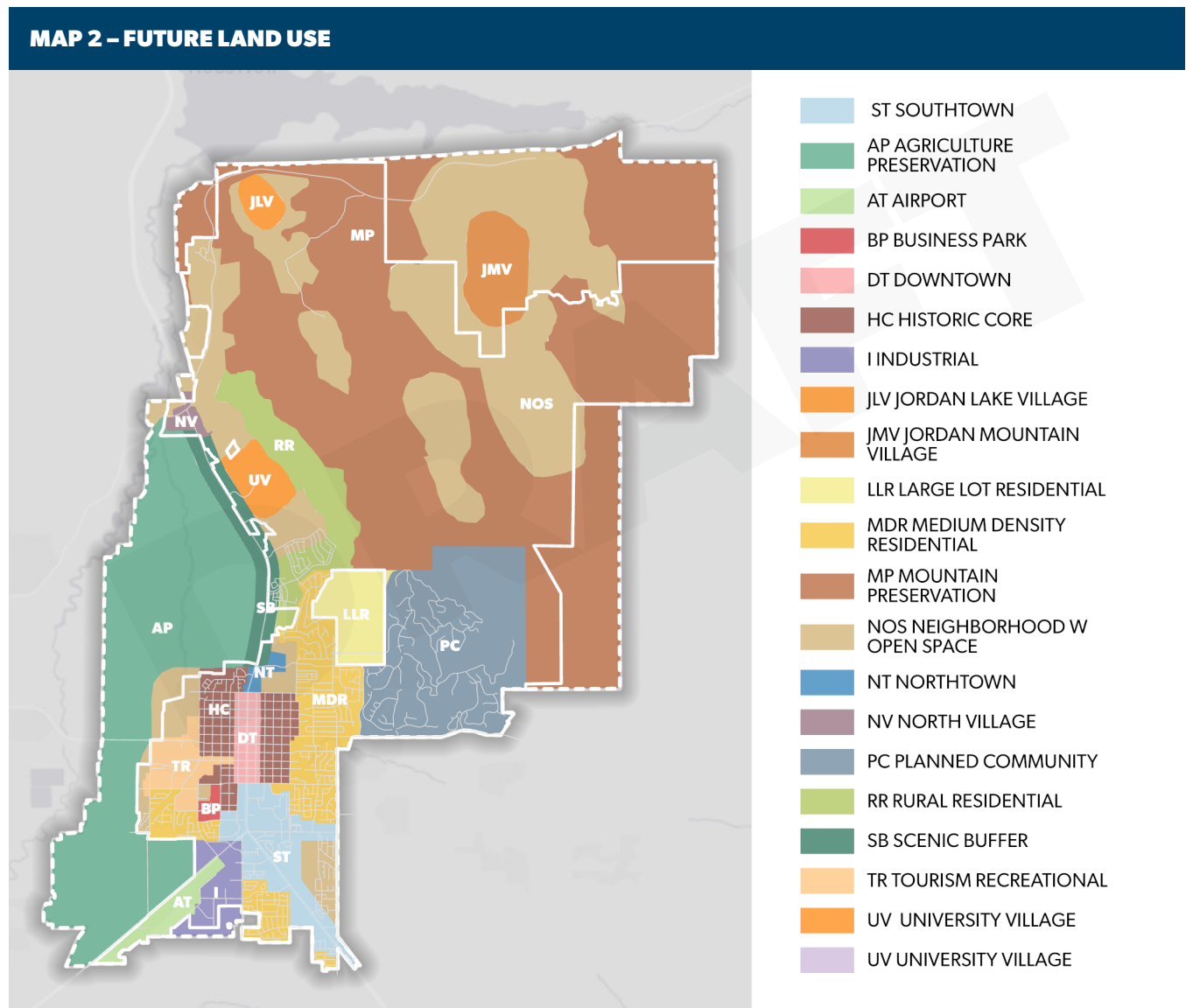


**Drinking
Water**

Ground Water
(3 wells & 1 spring)

Water and Land Use

As Heber and the surrounding region continue to urbanize, it is critical to recognize that changes in land use also trigger changes in water use. Urban development, especially on previously non-irrigated lands, can have lasting impacts on water demand, watershed health, and long-term community resilience. Understanding how these land use decisions intersect with water supply, demand, and conservation is essential to ensuring a secure water future for everyone. The following section highlights key land and water use considerations for Heber City, integrating both current and recommended conservation policies and practices to support sustainable development.



Water Conserving Development Patterns

Heber City's rapid growth has brought a surge in multi-family housing, redevelopment, and large-scale subdivision applications. Recognizing variables such as lot size, development density, landscape composition, and irrigation efficiency all play a role in water-consumption rates, the City has adopted a variety of water-conserving development patterns and practices. Water conserving development patterns help to save water while also supporting the efficient use of existing infrastructure, protecting natural resources, promoting walkability, controlling flooding, and enhancing neighborhood vibrancy.

Cluster Development

Cluster development involves grouping structures on the most suitable portions of a site, allowing the remaining land to be dedicated to open space or to manage drainage, stormwater, and soil erosion. By utilizing tools like density bonuses, cities can encourage cluster development, creating attractive incentives for land and water-conserving patterns.

In Heber City, cluster development has been essential to its growth strategy. This approach promotes compact, rural, and mountain residential clusters, concentrating housing in smaller areas while preserving large swaths of land for open space. This strategy not only minimizes the need for extensive irrigation and infrastructure, but also safeguards land for agriculture, equestrian activities, and passive recreation. Allowing for a variety of densities reduces lawn sizes and water demands, further promoting water efficiency and lower indoor and outdoor water usage.

Infill Development

Infill development, especially where infrastructure already exists, plays a similar role to cluster development in preserving green spaces, reducing water demand, and improving water quality. Heber is actively promoting strategic infill to facilitate sustainable growth and enhance existing neighborhoods while maximizing land use efficiency. By advocating for redevelopment in downtown and central areas, the city is working to create mixed-use spaces that respect and maintain the historic character of these regions. Recent zoning updates and ordinance revisions aim to facilitate reinvestment and infill development, boosting housing options and supporting local businesses.

Density & Water Demand: a Heber City Analysis

The relationship between population density and water demand is complex, requiring a nuanced and balanced approach to land use planning. While small adjustments to development patterns can significantly impact water consumption, simply increasing density doesn't automatically equate to lower water use. Often the best approach is to make water-efficient development the most attractive and straightforward option for developers and property owners.

To better understand how different development patterns affect water use, five different areas were sampled: a townhome development, an apartment complex, a mixed use development, and two different single family homes. This analysis, which considered both indoor and outdoor water needs, revealed important trade-offs. Water demand was estimated based on an assumed indoor use of 0.43 acre-feet per unit and outdoor irrigation needs of 3 acre-feet per landscaped acre.

Findings:

- **The Critical Role of Outdoor Water Use:** Outdoor irrigation is the single largest and most discretionary component of residential water use, particularly in arid and semi-arid regions like Utah, where it often accounts for 50-70% of total use in single-family homes. The reduction of outdoor irrigated areas is consistently identified as one of the most effective, cost-efficient strategies for reducing municipal water demand.
- **Higher Density, Lower Overall Water Demand per Unit:** Higher-density housing—like townhomes, apartments, or small-lot homes—typically uses less water per unit than large-lot single-family homes. This is mainly due to smaller or shared yards, which reduce outdoor irrigation. Since outdoor use can make up 40–70% of total residential water use, less yard space means lower overall water demand per unit.
- **Increased Total Water Demand Per Acre with Higher Density:** While individual units may be more efficient, a greater number of units in a higher-density development can lead to an increase in total water demand per acre.
- **Moderate Densities: Design Choices Dictate Outcomes:** For developments with moderate densities, design choices are paramount. Features such as lot size, landscape design, and irrigation systems can significantly impact overall water efficiency. This underscores why many water-smart planning frameworks emphasize not just density but also detailed site-level landscape design and efficient irrigation choices.
- **Developing Non-irrigated Land:** It is crucial to recognize that urban development, regardless of its density, introduces year-round water use (especially indoor) that did not exist previously. Studies demonstrate that converting natural, undeveloped, or non-irrigated lands into residential or commercial uses increases total water consumption, even when water-efficient fixtures or landscaping are implemented. This emphasizes the importance of infill development and redeveloping existing urban areas to minimize new water demands.

Indoor & Outdoor Conservation Practices

Appliance Upgrades & Leak Repairs

Newer appliances and plumbing fixtures are more efficient than older ones. Upgrading toilets, faucets, and shower heads to high-efficiency options has proven to be among the most cost-effective conservation measures. Apart from decreasing water usage per use, modern fixtures also minimize leaks. Heber City follows statewide plumbing standards, which require new plumbing installations to meet or exceed water-efficiency regulations.

Water-Efficient Landscaping Standards

As development and redevelopment shape the built environment, landscaping standards play a critical role in promoting water conservation, enhancing aesthetics, and ensuring compatibility with the community's character. Landscaping ordinances that set clear expectations for water-efficient design in new developments—and promote it in existing ones—is helping the City manage growth responsibly while reducing long-term water demand.

Heber City's water-efficient landscaping standards emphasize drought-tolerant plants, efficient irrigation, and strategic design elements that reduce the need for supplemental irrigation and limit the amount of lawn or turf. The currently adopted standards enable residents to access landscape rebate programs through the Central Utah Water Conservancy District (CUWCD) including turf replacement and drip irrigation conversion programs (see page 15).

Secondary Metering

Unmetered secondary irrigation connections have been shown to use about 50% more water than metered connections. In accordance with Utah Code 73-10-34, Heber City has launched a city-wide initiative to install new secondary water service boxes and meters at all properties connected to the pressurized secondary water system. These meters will provide essential data to enhance the efficient management and distribution of water resources, minimizing waste and ensuring a reliable water supply for the community. Accurate measurement of water usage will help identify water leaks and allow residents to make informed decisions about their own water use.

Residents will be able to access and monitor their water data through the EyeOnWater web portal or app. This service is designed to help Heber residents:

- **Detect potential leaks:** Receive alerts for unusual water usage.
- **Understand usage patterns:** Track water consumption to better manage usage.
- **Make informed decisions:** Use detailed data to control and potentially reduce water costs.

Heber's Water-Efficient Landscaping Standards



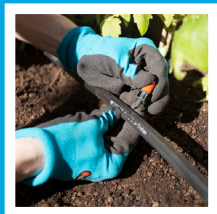
Turf ≠ Park Strips

Park strips and landscaped areas less than 8 feet wide must use drip or point-source irrigation with 100% xeric designs.



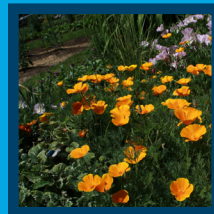
Practical Turf Areas

Turf and lawn areas are subject to limitations for all uses.



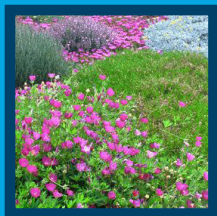
Drip Irrigation

Drip or point-source irrigation should be used whenever possible in all non-turf areas.



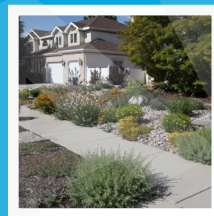
Plant Selection

The use of local, drought-resistant native plants is encouraged along with the preservation of healthy, drought-tolerant trees.



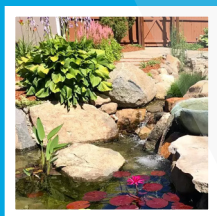
Living Plant Cover

All landscaped areas must meet living plant cover requirements appropriate for the site.



Water-Wise Design

Water-wise designs are required with xeriscaping permitted in all zones.



Water Feature Limitations

Decorative pools, ponds, and streams are discouraged and may not exceed 5% of the total lot area for any use.



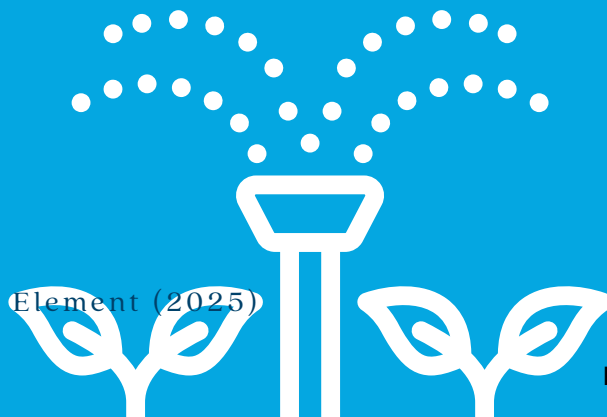
Smart Controls

All irrigation systems must be automated and equipped with a WaterSense-labeled smart controller that adjusts watering based on weather conditions, including automatic rain delay or shut-off features.



Stormwater Management

Landscapes should be designed to retain rainwater runoff from roofs, driveways, and parking lots on-site whenever feasible.



Financial & Educational Initiatives

Conservation Pricing

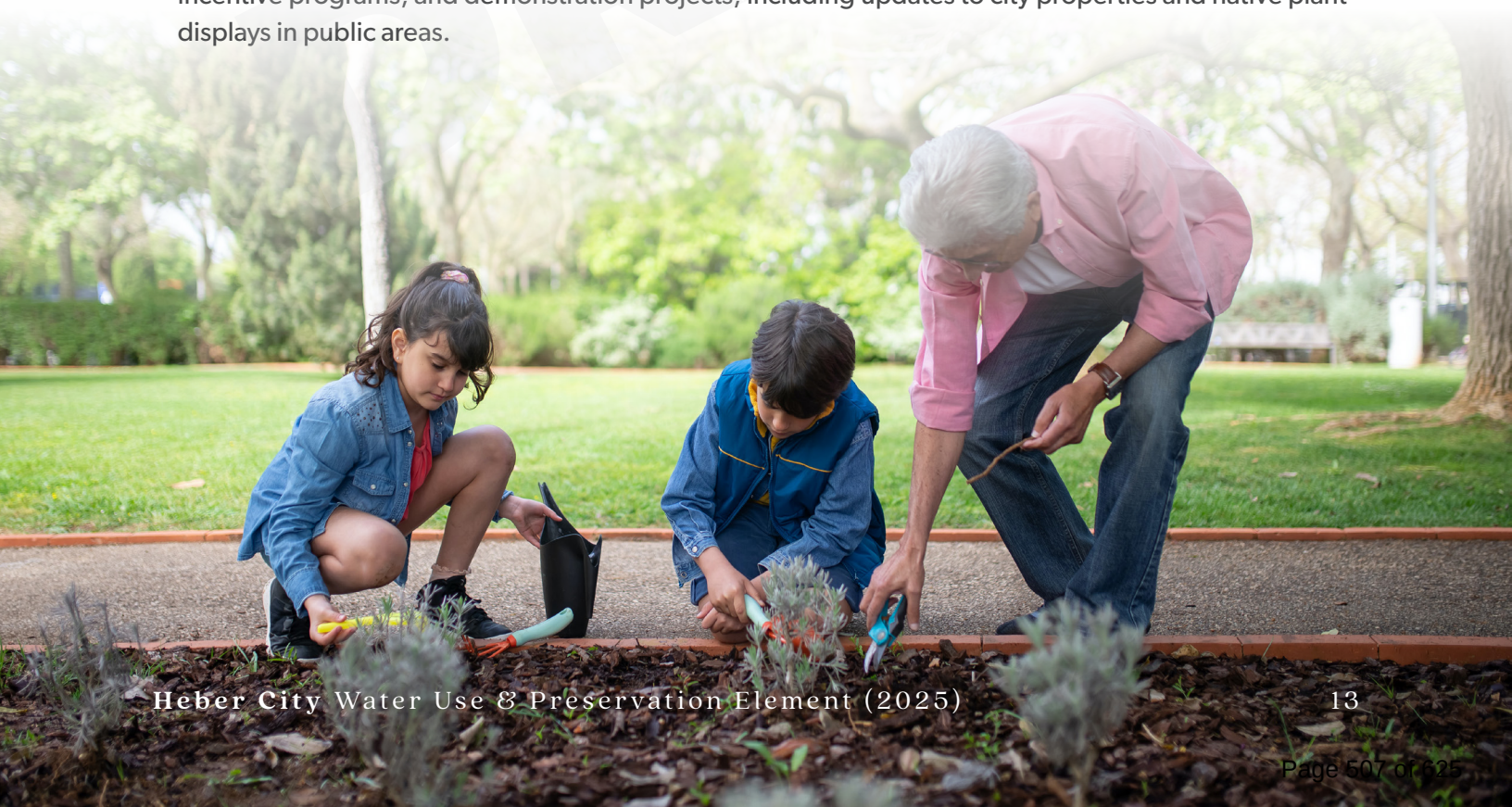
Water conservation pricing is a strategy that uses financial incentives to encourage reduced water use. Since people are more likely to conserve when costs reflect consumption, water suppliers are encouraged to adjust rate structures to promote efficiency. This approach helps ensure sustainable water use, especially when significant investments are needed for conservation efforts.

Heber City has been addressing conservation pricing by commissioning studies to evaluate the cost of providing water service and adjusting rates accordingly. These studies revealed that previous rates were not covering necessary operating and maintenance costs. In response, the Heber City Council has been updating the billing schedule to ensure financial sustainability while considering the needs of low and fixed income residents.

Water Conservation Education & Outreach

Heber recognizes that the support of community members and organizations is a critical component of any water conservation strategy. The following summarizes efforts and strategies that inform and empower residents:

- **Data Access:** Residents can access their personal water use data through the “Eye On Water” portal, helping them understand and better manage their consumption (see also pg. 14).
- **Public Awareness Campaigns:** The City works to boost awareness about water conservation and encourage voluntary conservation through outreach to schools, informational flyers, bill inserts, and presentations.
- **Landscaping Promotion:** Water-efficient landscaping is promoted through public education, incentive programs, and demonstration projects, including updates to city properties and native plant displays in public areas.



Other Considerations

Agriculture

Agriculture remains a key part of Heber City's identity despite the ongoing economic shift towards tourism, real estate, and construction. In response to shrinking agricultural lands, Heber has designated future Agricultural Preservation (AP) areas, emphasizing large, 20-acre lots with limited residential development.

THE NORTH FIELDS

The North Fields, home to generational farms and ranches, embody the historic essence of the Heber Valley. Designated as Grasslands of Special Environmental Significance, these lands play a crucial role in maintaining water flow and quality, preventing ecological decline. Their network of streams sustains the Provo River, which ultimately feeds the Great Salt Lake, making their preservation vital to the region's water resources, ecosystem, and long-term sustainability. As indicated in *Heber City Envision 2050*, residents have identified these fields as the top priority for open space preservation as they are the most prominent agricultural open space in the valley.

IRRIGATION DITCHES: BALANCING TRADITION WITH EFFICIENCY

To support the growing number of pioneer settlers, canals and ditches were constructed throughout the Wasatch Region, making agriculture possible despite the dry climate. These open ditches became iconic features of Heber City, valued for their history and rural charm. However, while iconic, these open irrigation ditches and flood irrigation can lead to significant water loss through infiltration and evaporation. As Heber transitions to a pressurized irrigation system and replaces these ditches, it creates an opportunity to be more water-wise while strategically preserving the City's rural character.

Institutional Spaces

Heber's institutional spaces, including water used by schools, parks, and government buildings, account for 3.8% of annual water use. While relatively minimal, institutional water uses still play a critical role in City water conservation efforts. Much institutional water use occurs outdoors in areas like parks, school ball fields, and government properties—areas which can serve as inspiring examples for the wider community.

CITY PARKS AND OPEN SPACE

Heber City is committed to promoting water conservation and similar sustainable practices to ensure the long-term resilience of its parks and recreation system. This commitment extends to the implementation of water-wise and native demonstration plantings at parks and other City-owned properties. The City's open space implementation plan emphasizes utilizing industry best practices to select regionally appropriate, water-wise, and low-maintenance plants where suitable, aiming to significantly reduce both maintenance and water demands across its managed lands. Heber has implemented a sophisticated irrigation control system that allows flexibility for conserving water at City parks using technology including pressure regulators, check valves, smart controllers, and master valves that automatically shut the system down if a leak is detected.

Special Service Districts

As previously discussed, Heber's recent annexations coupled with rapid growth have introduced water planning and management complexities with newly incorporated areas dependent on Special Service Districts (SSDs) for drinking and irrigation water. To better understand how the implementation of the Water Use and Preservation Element may impact SSD water supply and distribution planning, input was gathered from Jordanelle Special Service District (JSSD). The following key insights were provided.

JSSD aligns with Heber's policy of limiting individual lots to 1,000 square feet of irrigated landscaping, while accommodating some flexibility for actual water needs. The SSD's water dedication policy has also been adjusted to allow appropriate reductions to the standard outdoor water dedication requirements, varying required water rights by development type. JSSD has taken steps to strengthen water system resilience by maintaining backup supplies and constructing infrastructure in accordance with actual use. The SSD utilizes a tiered water rate system to encourage conservation, while water shortage management plans—already in place for Twin Creeks and in development for other areas—support long-term sustainability amid the region's continued growth.

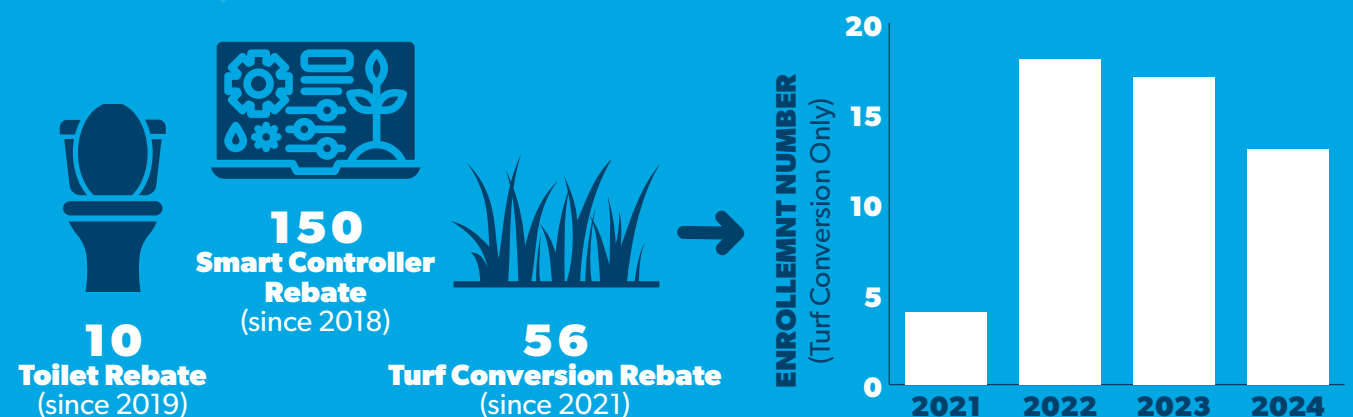
SUMMARY OF JSSD WATER-CONSERVING POLICIES & PRACTICES:

- Jordanelle Special Service District (JSSD) has adopted a water-wise policy which is made available to customers.
- In terms of water "preservation", JSSD maintains a system redundancy with different supplies that overlap in the way they build their infrastructure.
- JSSD has adopted universal, progressive tiered water rights to recover the cost of service, with a side effect of curbing water use.
- JSSD has a water shortage management plan for the Twin Creeks and is working on plans for the other areas.
- JSSD constructs infrastructure in accordance with actual use.

Moving the Needle Further: Ideas to Explore

- **Minimize Barriers:** Ensure water-efficient landscaping standards do not become a barrier to residents who want to update their existing landscape.
- **Expand Data Access:** Continue expanding access to water usage data for residents through programs like EyeOnWater, including targeted outreach via tools like Yoppify.
- **Enhance: Program Participation*:** Further promote participation in rebate and education programs such as Localscapes and Utah Water Savers.
- **Water Conservation Pricing:** Adjust water rates to strengthen conservation incentives while considering affordability for low-income residents.
- **Incentivize Water-Wise Development:** Explore policies similar to Twin Creeks' approach, allowing reduced water dedication for multi-family and common areas with water-wise landscaping.
- **Engage Ag:** Encourage active participation of agricultural water users in local watershed councils.
- **Lead by Example:** Convert underused landscape areas in City parks and facilities to water-wise plantings, and continue showcasing native and low-water-use landscapes as community models
- **SSD Coordination:** Maintain regular coordination between Heber City and Special Service Districts to ensure aligned policies and shared data.
- **Post-Occupancy Outreach:** Consider expanding post-occupancy outreach to support residents in long-term conservation after landscape installation.

*Which Utah Water Savers programs are residents most interested in?



Program participation numbers based on available data.

This graph shows enrollment in the Turf Conversion Program by year.

Forecasting the Future

Tracking water use is essential for planning. Water professionals typically use gallons per capita per day (gpcd), calculated by dividing total annual water use by the population, to represent water use for an area. It should be noted that while gpcd is a common metric, it can be calculated in different ways, making meaningful comparisons between cities difficult. Water demand can also be projected in terms of Equivalent Residential Units (ERUs). An ERU* represents the demand that a typical single family residential unit places on the water system. Water supply and use numbers can be reported in Acre Feet Per Year (ACFT), enough water to cover an acre of land in one-foot of water, or in gallons per day (GPD).

*Note that the Special Service Districts have varying definitions of Equivalent Residential Units (ERUs) for sewer and water, with differing water right requirements between districts and potential discrepancies between district and City water right and ERU definitions.

Water Budget

A water budget compares the water a community will need in the future with the amount it can reliably provide, helping ensure sufficient supply as the City grows (Table 1). Based on projected increases in residential units and non-residential connections by 2045, Heber City is expected to have enough drinking water to meet average demand (excluding areas served by secondary water districts, SSDs). Currently, there isn't enough data to determine a reliable supply for secondary water use. The water budget may be updated to include outdoor demand as usage data becomes available through the secondary metering project.

USEFUL TERMS

- **ERUs:** Equivalent Residential Units represent water demand that a typical single family residential unit places on the water system.
- **ACFT:** The amount of water sufficient to cover one acre with one foot of water (equals approximately 326,000 gallons).
- **MGD:** Million gallons per day
- **GPCD:** Gallons per capita per day

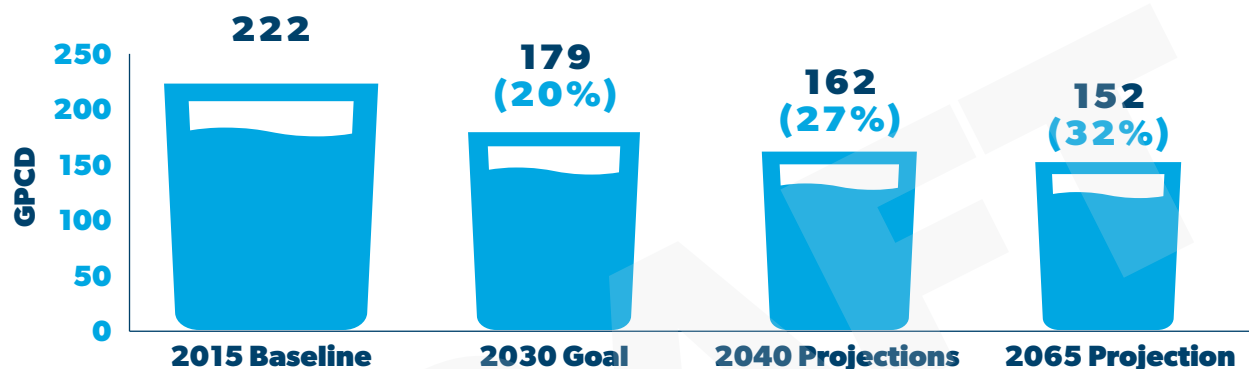
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Note: R309-550 also requires additional source capacity for outdoor watering, which may not be fully accounted for in the numbers above. Fully accounting for outdoor water use could result in existing sources reaching capacity sooner than projected. As Heber City collects more outdoor water usage data through new meters, these numbers can be refined in future updates.

Back to the Region

In 2019, the Utah Division of Water Resources released the Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report, outlining regional targets and best practices for residential, commercial, institutional, and industrial water use. While not a detailed conservation plan for every region, the report serves as a framework for future infrastructure, policies, and programs that align with Utah’s semiarid climate and growing water demands. Previous sections describe recommended strategies from the report. Utah is divided into nine water conservation regions, with the Provo River Region—including Heber—targeting a 20% reduction in outdoor water use by 2030.

FIGURE 3 – PROVO RIVER REGION WATER CONSERVATION GOALS



Regional Resilience = Watershed Health

A healthy watershed is vital to quality of life, public health, water quality, and economic sustainability. Resilient watershed planning minimizes development impacts through strategies like mapping sensitive areas, managing stormwater, setting stream buffer standards, and collaborating regionally. These efforts protect natural and built environments and enhance outdoor recreation. As one of five watersheds draining into the Great Salt Lake, the Utah Lake Watershed plays a key role in sustaining the lake’s ecosystem, air quality, and economy, now at risk due to falling water levels. The following are two small ways that Heber contributes to a healthy watershed:

- 1. Water Shortage Plan:** *The Heber Water Shortage Plan (2023) outlines water use priorities for demand reduction during water shortages, offering a clear hierarchy even outside of drought conditions.*
- 2. Sensitive Lands Ordinance:** *Heber’s sensitive lands ordinance identifies and manages environmentally sensitive areas to reduce impacts and protect natural systems.*

Regional Collaboration

The network of flowing water, both above and below the earth's surface, extends beyond geographic and political lines. As a result, management and use of water supplies requires coordination between local, state, and federal entities. By working together, these collective efforts can identify shared interests, expand resources, and contribute to the overall success of the region in preserving water. Building and maintaining lasting relationships with the following entities is recommended:

- Department of Agriculture and Food
- Utah Division of Water Resources
- Utah Lake Basin Watershed Council (Josh Zimmerman)
- The Great Salt Lake Watershed Council will be comprised of the five watersheds that drain into Great Salt Lake.
- Local Irrigation Companies
- Neighboring Communities
- Utah County
- Central Utah Water Conservancy District: The Central Utah Water Conservancy District (CUWCD) plays a large role in helping to coordinate and manage a large percentage of the irrigation companies within the Heber Valley. As such, Heber City staff work closely with CUWCD staff to monitor water conditions each year (WCP).

In Conclusion

The *Heber City Water Use and Preservation Element (2025)* lays a foundation for a sustainable water future. By integrating land use planning with responsible water stewardship, Heber City is actively addressing the challenges of rapid growth and climate change. Through strategies such as water-conserving development patterns, enhanced irrigation efficiency, and financial and educational initiatives, combined with collaborative efforts with Special Service Districts, Heber is poised to build a resilient water system. This comprehensive approach, supported by ongoing data analysis and regional conservation goals, will help ensure that Heber City's vital water resources are protected for generations to come.



The success of any water conservation program in achieving long term water conservation goals, as may be required under a water shortage, is dependent on the ability to convey to the community the water supply situation, the expected response actions, and clear and measurable goals.

— Heber Water shortage Plan

Goals & Strategies

Goal 1: Regularly review and evaluate current water use and preservation strategies to meet Heber’s long-term needs and goals (*Table 2*).

- **Implementation 1.1:** Establish a process to regularly review and update current strategies to ensure they remain relevant, effective, and aligned with Heber’s vision.
- **Implementation 1.2:** Consider establishing a Water Conservation Committee to oversee and coordinate water use and preservation strategies, provide technical guidance, and support regular review and updates.

Goal 2: Explore opportunities to promote water conservation and efficiency through City programs, policies, and coordinated planning that aligns water supply, demand, and reuse priorities.

- **Implementation 2.1:** Consider establishing a technical assistance program that helps residents and property owners detect leaks, conduct water audits, or identify practical ways to use water more efficiently, including understanding their meter data and using City resources such as the EyeOnWater app. Expand outreach through tools like Yoppify and include post-occupancy support to help residents maintain conservation practices over the long term.
- **Implementation 2.2:** Consider adopting a more stringent water rate structure, as needed and in conjunction with meter installation, to encourage residents and businesses to use water more efficiently and reduce unnecessary waste, while considering affordability for low-income households.
- **Implementation 2.3:** Coordinate water conservation, recharge, and reuse priorities across all related City plans, such as the General Plan, Water Conservation Plan, infrastructure, parks, and open space plans, to ensure a consistent and integrated approach to managing shared water resources. Include regular coordination with Special Service Districts to align policies and share data.
- **Implementation 2.4:** In future updates, connect water supply and demand analyses to projected land use patterns and consider updating zoning or land use policies to encourage development types that use less water, including incentives for multi-family and common areas with water-wise landscaping.
- **Implementation 2.5:** Consider updating existing design guidelines to align with the City’s landscaping ordinance, ensuring consistency between requirements (e.g., planter strip treatments, turf limitations, irrigation methods) and avoiding conflicts in language and standards. Ensure that landscaping standards do not become a barrier that prevents residents from updating their landscapes.

Goal 3: Support long-term water sustainability by exploring opportunities for water reuse and encouraging voluntary or incentivized retrofits of existing structures to reduce overall water use.

- **Implementation 3.1:** Explore opportunities to implement water reuse for secondary irrigation in future developments, such as treated graywater for landscaping in parks, schools, or residential areas.
- **Implementation 3.2:** Consider incentivizing water-efficient retrofits in existing buildings, such as low-flow fixtures and appliances.

TABLE 2 – INVENTORY OF CURRENT WATER USE & PRESERVATION STRATEGIES

Strategy Category	Description
Incentives & Programs	A. Continue to participate in and promote the State’s “Slow the Flow” and other water-wise programs.
Ordinances, Standards, & Policies	B. Continue to work with the County and surrounding communities to create permanent farm and mountain land protection through such mechanisms as conservation easements and partnerships.
	C. Continue to require all new development to connect to the pressurized secondary irrigation system and prohibit the use of culinary water for outdoor irrigation.
	D. Continue requiring that City development located within a Special Service District comply with established County Water Board processes.
	E. Continue to require all new development to provide individual meters for secondary water.
	F. Continue to follow the guidelines and enforcement strategies established in the <i>Heber Water Shortage Plan (2023)</i>
	G. Continue requiring all new development to convey water rights, of the type and quantity determined by the City Engineer, that can be used for the City’s culinary water supply and secondary irrigation system. Water rights must be transferred to the City or applicable Special Service District prior to subdivision plat recordation or approval of non-residential and multi-family residential building permits.
	H. Continue to minimize negative impacts as new development occurs through Heber’s sensitive lands ordinance.
	I. Continue promoting water conservation and similar practices to help ensure the Heber City Parks and Recreation System is sustainable and resilient, building on existing standards and incorporating future updates.
	J. Continue protecting and preserving the North Fields through land use policies and conservation tools that maintain open space and support water resources, ecosystem health, and long-term sustainability in line with community priorities, and continue requiring developers to pay a conservation fee for the North Fields
Outreach & Education	K. Continue to notify and educate the public about the <i>Heber Water Shortage Plan (2023)</i> and water shortage phases through periodic updates in City newsletters or other publications.
	L. Continue to enhance public awareness and understanding of water-related issues to encourage voluntary conservation through outreach to schools, fliers, bill stuffers, and presentations.
	M. Continue to promote water-efficient landscaping through public education, incentives, and demonstration projects, including the conversion of City-owned properties and the use of native plant displays at City facilities and parks.
Physical System	N. Continue the citywide initiative of installing new secondary water service boxes and meters at all properties connected to the pressurized system, and continue to develop a policy and plan to expand the secondary irrigation system and eliminate ditch/flood irrigation.
	O. Continue to replace and repair leaking water lines, out-dated meters, and update SCADA equipment and programming.
Water Conservation Pricing	P. Continue to evaluate and adjust water rates to align with ongoing O&M costs.



Heber City Water Use & Preservation Element

Planning Commission

Agenda

1. Project Overview & Background
2. Draft Document Walk-through
3. Discussion/Questions

Project Overview & Background



Heber City

**Water Use
& Preservation Element**

Adopted **DATE**

**Build a
Remarkable
Community.**

Project Team

Planning Consultant:

- Landmark Design

City Staff

- Jame Baron, Planning Manager
- Russell Funk, City Engineer
- Matthew Kennard, Public Works Director

Timeline

- **December 2024:** Project Kickoff
- **March 2025:**
 - Project team coordination
 - Met with Jordanelle Special Service District
- **April 2025:** Internal Review
- **June 2025:** Discussion of Remaining Items
- **September 2025:** Draft Finalization
- **October 2025:** Planning Commission/Public Hearing

S.B. 110: Water as Part of the General Plan

Requires most municipalities and all counties to amend their general plans to address how land use planning impacts water use by December 2025 (17-27a-403).

Four main requirements:

1. The **effect of permitted development or development patterns** on water demand and water infrastructure.
2. Methods of reducing water demand and per capita water use for **existing development**.
3. Methods of reducing water demand and per capita water use for **future development**.
4. Opportunities for the municipality to modify operations to eliminate practices or conditions that **waste water**.

General Plan Context

Per Utah state code, there are now **four sections that are required:**

1. Land Use
2. Housing
3. Transportation
- 4. Water Use & Preservation**

Role of the General Plan:

- An **advisory guide** to land use decisions.
- Describes **where you are, where you want to be, and how you will get there.**
- Does not create regulations or requirements but may **recommend new policies or strategies.**

Draft Document Walk-through



Heber City

**Water Use
& Preservation Element**

Adopted **DATE**

**Build a
Remarkable
Community.**

Introduction

- Integrating Water & Land Use
- Heber's Water Planning Challenges
 - **Growing Pains:** Rapid growth is straining Heber's water system.
 - **Annexation Complexity:** Multiple SSDs and annexations complicate planning.
 - **Water-Intensive Landscaping:** Turf-heavy landscapes drive high water use.
 - **Evolving Rates:** Metering data will guide better water rates.

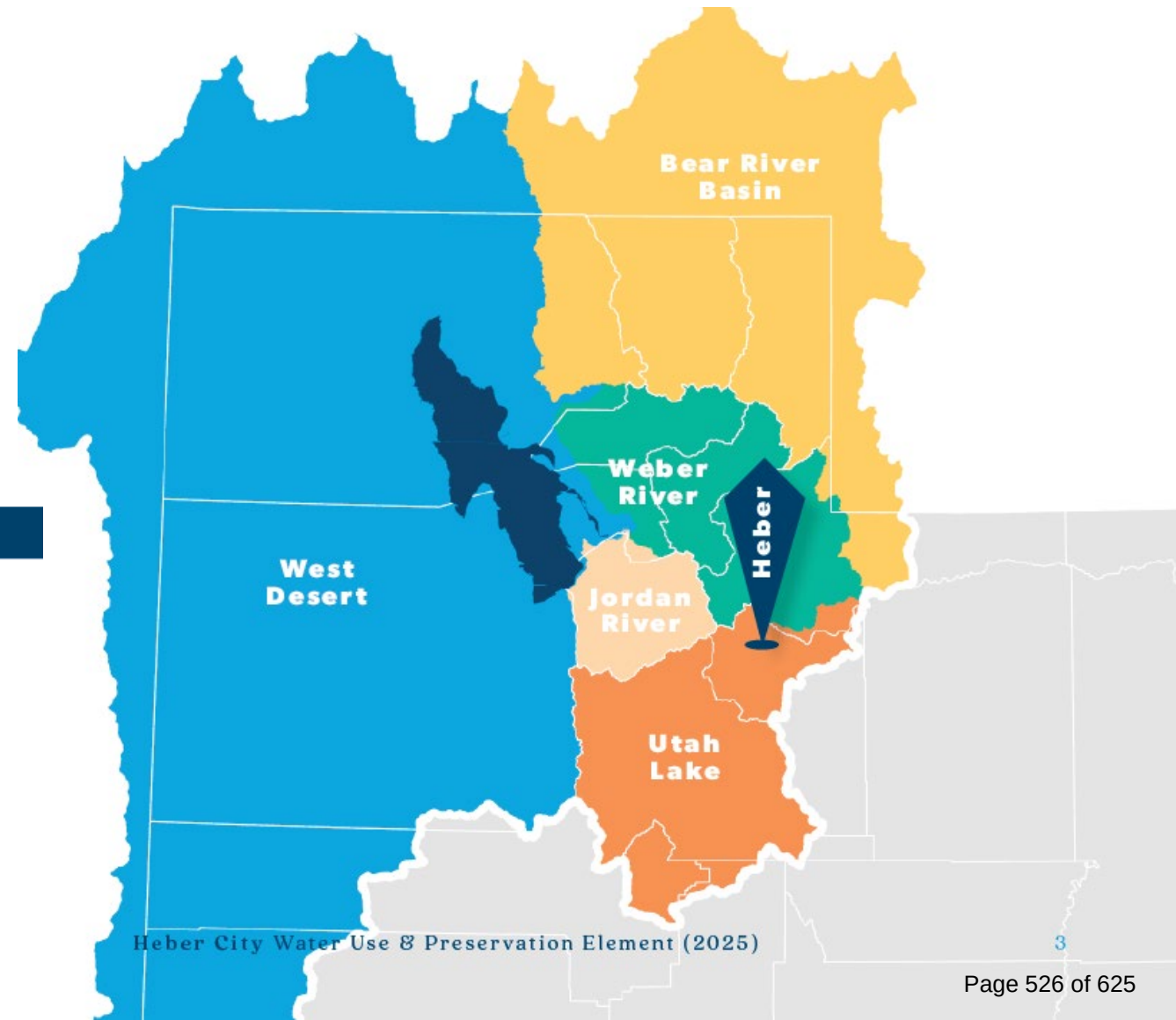
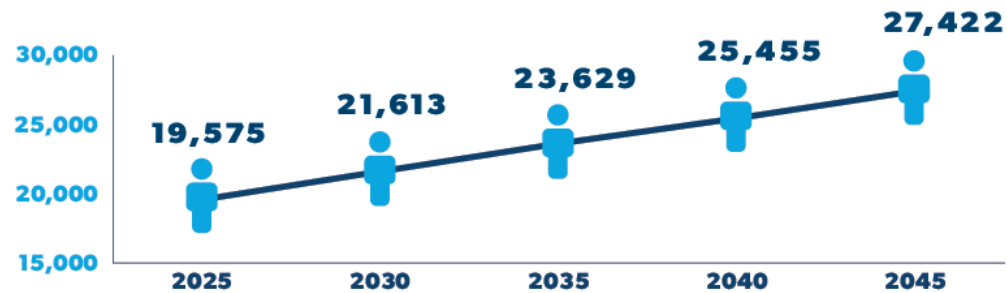


When the well is dry, we know the worth of water.” – Benjamin Franklin

Heber's Water Context

- Regional Watersheds
- A Growing Population
 - Unless otherwise specified, the data and recommendations presented focus on Heber's Water System.

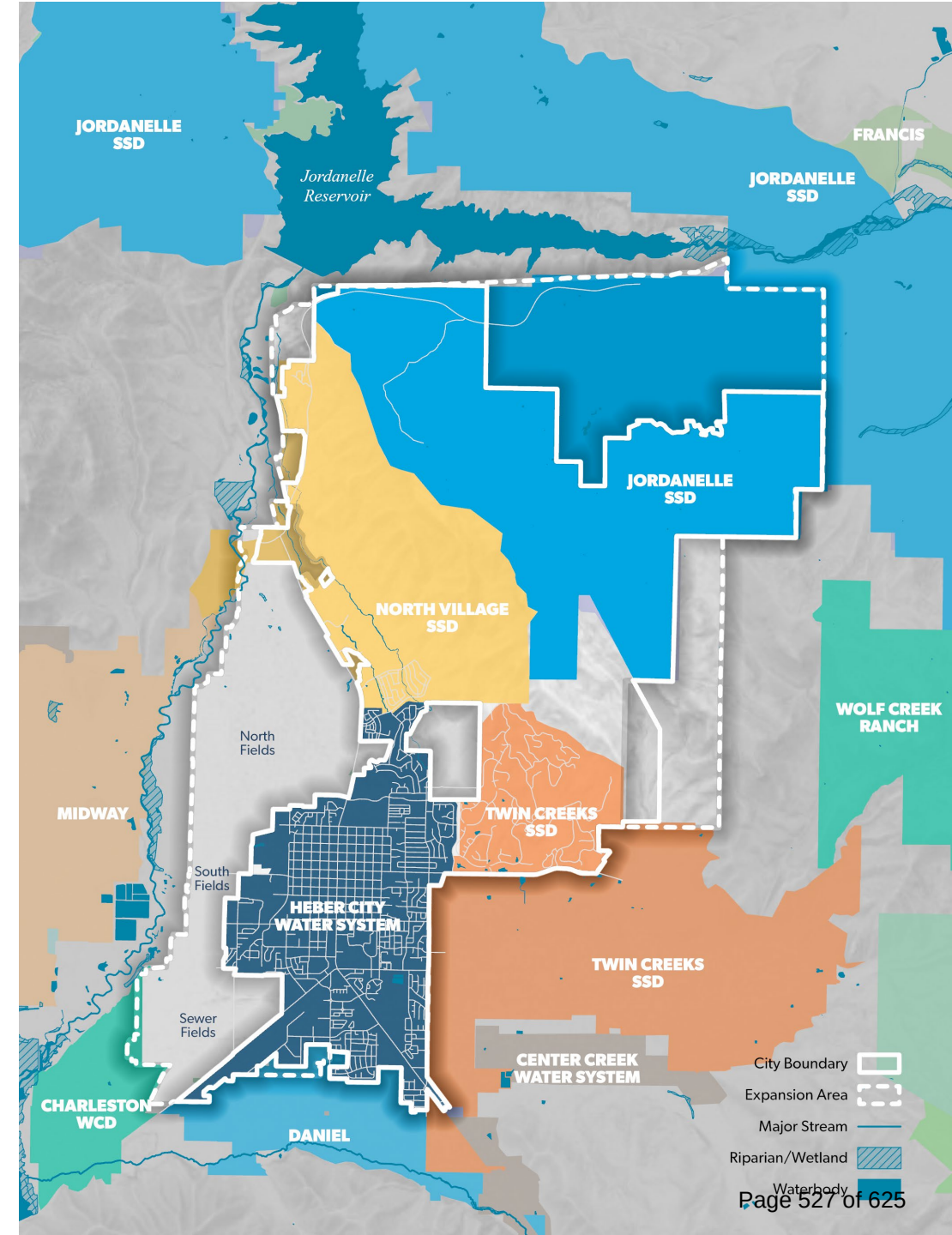
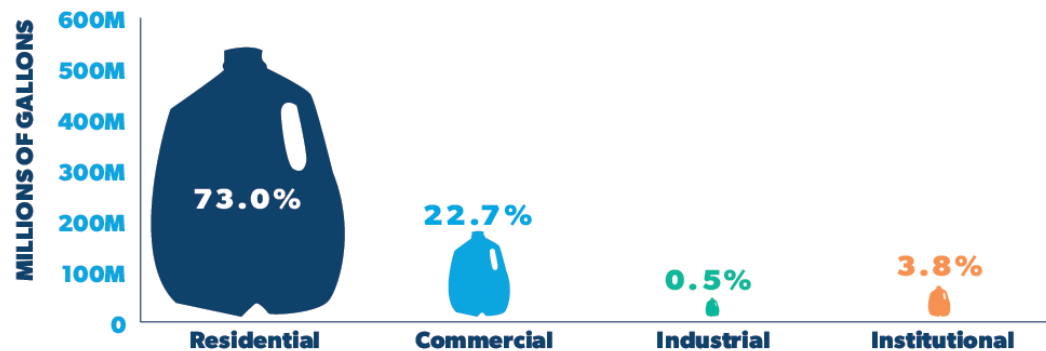
FIGURE 1 – POPULATION PROJECTIONS (EXCLUDES NV, JR, RL)



Heber Water System Snapshot

- Community Water Systems
- Water Rights & Shares
- Additional Context: SSDs
- Culinary Water (ground water sources)
- Secondary Water (surface water sources)

FIGURE 2 – ANNUAL CULINARY WATER USE BY CATEGORY



Water & Land Use

- Water Conserving Development Patterns
 - Cluster Development
 - Infill Development
- Density & Water Demand: A Heber City Analysis
 - **Outdoor Water Use:** Outdoor irrigation is the largest and most discretionary component of residential water use.
 - **Higher-Density Efficiency:** Smaller lots and shared yards reduce per-unit water use in higher-density housing.
 - **Total Demand per Acre:** More units in dense developments can increase total water demand per acre.
 - **Moderate Densities:** Lot design, landscaping, and irrigation choices determine water efficiency at moderate densities.
 - **Developing Non-Irrigated Land:** Converting natural or non-irrigated land to development has significant implications for increased water consumption.

Water & Land Use

- Indoor & Outdoor Conservation Practices
 - Appliance Upgrades & Leak Repairs
 - Water-Efficient Landscaping Standards
 - Secondary Metering
- Financial & Educational Initiatives
 - Water Conservation Education & Outreach
- Other Considerations
 - Agriculture
 - Institutional Spaces
 - Special Service Districts

Heber's Water-Efficient Landscaping Standards



Turf ≠ Park Strips

Park strips and landscaped areas less than 8 feet wide must use drip or point-source irrigation with 100% xeric designs.



Practical Turf Areas

Turf and lawn areas are subject to limitations for all uses.



Drip Irrigation

Drip or point-source irrigation should be used whenever possible in all non-turf areas.



Plant Selection

The use of local, drought-resistant native plants is encouraged along with the preservation of healthy, drought-tolerant trees.



Living Plant Cover

All landscaped areas must meet living plant cover requirements appropriate for the site.



Water-Wise Design

Water-wise designs are required with xeriscaping permitted in all zones.



Water Feature Limitations

Decorative pools, ponds, and streams are discouraged and may not exceed 5% of the total lot area for any use.



Smart Controls

All irrigation systems must be automated and equipped with a WaterSense-labeled smart controller that adjusts watering based on weather conditions, including automatic rain delay or shut-off features.



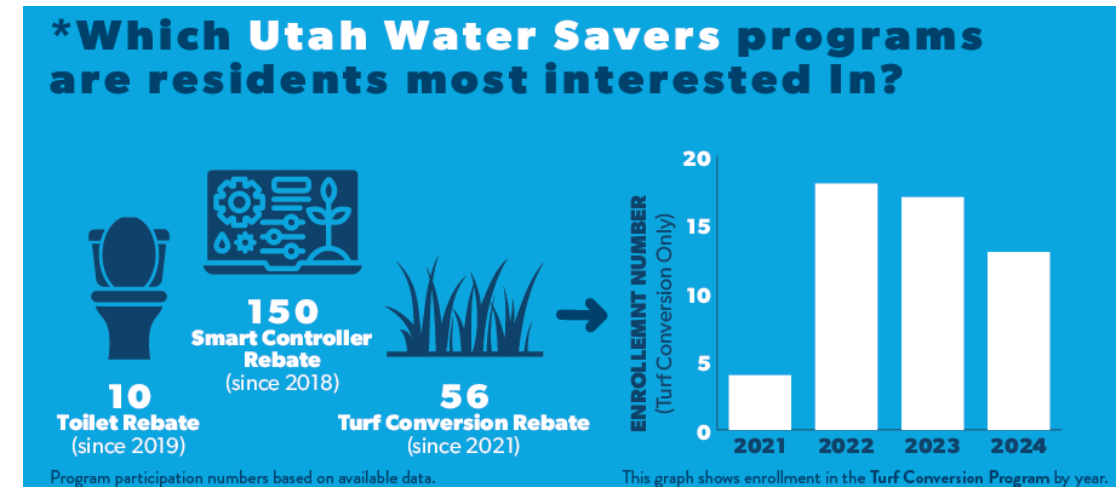
Stormwater Management

Landscapes should be designed to retain rainwater runoff from roofs, driveways, and parking lots on-site whenever feasible.



Water & Land Use

- Moving the Needle Further: Ideas to Explore
 - **Minimize Barriers:** Keep water-efficient landscaping accessible for all residents.
 - **Expand Data Access:** Provide residents with easy access to water usage data.
 - ***Enhance Program Participation:** Promote rebate and education programs like Localscapes.
 - **Water Conservation Pricing:** Adjust rates to encourage conservation while remaining affordable.
 - **Incentivize Water-Wise Development:** Incentivize multi-family and common areas with efficient landscaping.
 - **Engage Ag:** Involve agricultural users in local watershed efforts.
 - **Lead by Example:** Convert City landscapes to low-water plantings and showcase models.
 - **SSD Coordination:** Coordinate regularly with SSDs for aligned policies and data.
 - **Post-Occupancy Outreach:** Support long-term conservation after landscape installation.



Forecasting the Future

- Water Budget:

- A water budget compares the water a community **will need in the future** with the amount it can reliably provide, helping ensure sufficient supply as the City grows.
- Based on projected increases in residential units and non-residential connections by 2045, Heber City is **expected to have enough drinking water to meet average demand** (excluding areas served by secondary water districts, SSDs)
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TABLE 1 – ESTIMATED WATER DEMAND COMPARED TO SOURCE CAPACITY (CULINARY)			
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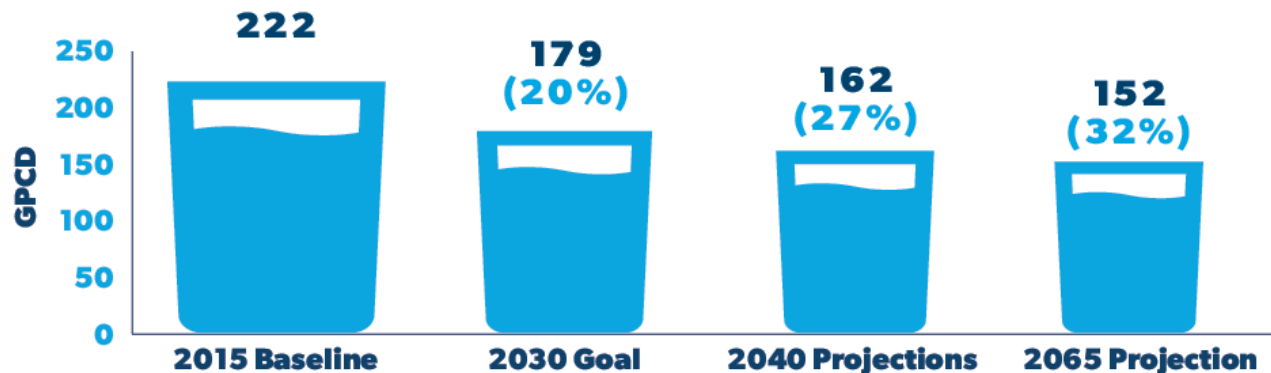
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Back to the Region

- Provo River Region Water Conservation Goals
- Regional Resilience = Watershed Health
 1. Water Shortage Plan: The Heber Water Shortage Plan (2023) outlines water use priorities for demand reduction during water shortages, offering a clear hierarchy even outside of drought conditions.
 2. Sensitive Lands Ordinance: Heber's sensitive lands ordinance identifies and manages environmentally sensitive areas to reduce impacts and protect natural systems.
- Regional Collaboration

FIGURE 3 – PROVO RIVER REGION WATER CONSERVATION GOALS



Goals & Strategies

Goal 1: Regularly review and evaluate current water use and preservation strategies to meet Heber’s long-term needs and goals (*Table 2*).

- **Implementation 1.1:** Establish a process to regularly review and update current strategies to ensure they remain relevant, effective, and aligned with Heber’s vision.
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	I. Continue promoting water conservation and similar practices to help ensure the Heber City Parks and Recreation System is sustainable and resilient, building on existing standards and incorporating future updates.
	J. Continue protecting and preserving the North Fields through land use policies and conservation tools that maintain open space and support water resources, ecosystem health, and long-term sustainability in line with community priorities, and continue requiring developers to pay a conservation fee for the North Fields
	K. Continue to notify and educate the public about the Heber Water Shortage Plan (2023) and water shortage phases through periodic updates in City newsletters or other publications.
Outreach & Education	L. Continue to enhance public awareness and understanding of water-related issues to encourage voluntary conservation through outreach to schools, fliers, bill stuffers, and presentations.
	M. Continue to promote water-efficient landscaping through public education, incentives, and demonstration projects, including the conversion of City-owned properties and the use of native plant displays at City facilities and parks.
Physical System	N. Continue the citywide initiative of installing new secondary water service boxes and meters at all properties connected to the pressurized system, and continue to develop a policy and plan to expand the secondary irrigation system and eliminate ditch/flood irrigation.
	O. Continue to replace and repair leaking water lines, out-dated meters, and update SCADA equipment and programming.
Water Conservation Pricing	P. Continue to evaluate and adjust water rates to align with ongoing O&M costs.

Goals & Strategies

Goal 2: Explore opportunities to promote water conservation and efficiency through City programs, policies, and coordinated planning that aligns water supply, demand, and reuse priorities.

- **Implementation 2.1:** Consider establishing a technical assistance program that helps residents and property owners detect leaks, conduct water audits, or identify practical ways to use water more efficiently, including understanding their meter data and using City resources such as the EyeOnWater app. Expand outreach through tools like Yoppify and include post-occupancy support to help residents maintain conservation practices over the long term.
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- **Implementation 2.3:** Coordinate water conservation, recharge, and reuse priorities across all related City plans, such as the General Plan, Water Conservation Plan, infrastructure, parks, and open space plans, to ensure a consistent and integrated approach to managing shared water resources. Include regular coordination with Special Service Districts to align policies and share data.
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Goals & Strategies

Goal 3: Support long-term water sustainability by exploring opportunities for water reuse and encouraging voluntary or incentivized retrofits of existing structures to reduce overall water use.

- **Implementation 3.1:** Explore opportunities to implement water reuse for secondary irrigation in future developments, such as treated graywater for landscaping in parks, schools, or residential areas.
- **Implementation 3.2:** Consider incentivizing water-efficient retrofits in existing buildings, such as low-flow fixtures and appliances.

Discussion/ Questions



Heber City

**Water Use
& Preservation Element**

Adopted **DATE**

**Build a
Remarkable
Community.**



Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Resolution 2025-20 Amending the Heber Valley Airport Bylaws
RESPONSIBLE: Matt Brower
DEPARTMENT: Administrative
STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

The airport bylaws are in need of an important, but minor change, in order to provide clarity as to what corporate representatives of the airport's fixed-base operator (FBO) can serve as a voting member on the Airport Advisory Board (AAB). The purpose of the amendment is to clarify that OK3 (i.e. current airport FBO) can appoint a representative to the AAB other than the CEO to serve as its representative. The proposed amendment is consistent with language in the Third Addendum to the 1995 Airport Agreement between Heber City Corporation and OK3.

RECOMMENDATION

Staff recommends approving Resolution 2025-??

BACKGROUND

In August 2023, the airport's bylaws were amended to reflect language included in a settlement agreement the City entered into several months previous (see attachment entitled Third Addendum to the 1995 Airport Agreement). The amendment established the FBO as a voting member of the AAB. More recently, the airport's FBO exercised their rights under the settlement agreement by having a corporate officer attend the AAB other than their chief executive officer (CEO).

DISCUSSION

The amendment to the airport bylaws, approved in August 2023, established the airport's FBO as a voting member of the AAB but didn't specify what corporate officers could represent the FBO on the AAB. The proposed amendment on tonight's agenda provides additional clarification consistent with the language in the settlement agreement. The amendment will also assist the chair of the AAB in recognizing the FBO's legitimate representative.

This City Manager discussed this proposed change with the AAB chair during a recent lunch conversation.

The proposed change to the AAB bylaws is found in Article III, section B, subsection 6 of the AAB bylaws (copy attached hereto). The changes to section 6 are highlighted below (changes are in bold and underlined):

6. One (1) Airport full-service fixed-base operator **(FBO)** shall be a voting Board Member. **The FBO may be represented by their Chief Executive Officer or other corporate officer. Any other representative of the FBO requires City Council's consent.**

FISCAL IMPACT

N/A

CONCLUSION

Staff encourages adoption of the attached resolution.

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Administrative
Staff member:

EXHIBITS

1. Airport Advisory Board Bylaws - RED LINE COPY

2. 3rd Addendum to the 1995 Airport Agreement
3. RESOLUTION NO 2025-20

HEBER VALLEY AIRPORT ADVISORY BOARD BYLAWS
Adopted June 16, 2006, Amended August 9, 2023 & November 18, 2025

REDLINED COPY

PURPOSE: This section is enacted and intended for the purpose of establishing the Heber Valley Airport Advisory Board, whose objectives and purposes shall be to advise the City Council and the Mayor in matters pertaining to the policies of the Heber Valley Airport.

ARTICLE I: AUTHORITY

These rules and procedures are amended by Resolution 2018-12 of the Heber City Council.

ARTICLE II: JURISDICTION

The physical jurisdiction of the Airport Advisory Board (Board) is the Heber Valley/Russ McDonald Airport field boundaries and any infrastructure, safety zones, and the like appertaining thereto.

ARTICLE III: APPOINTMENT AND TERMS OF MEMBERS

- A. The Airport Advisory Board shall consist of seven (7) members and two (2) alternates.
- B. Membership shall be as follows:
 - 1. One (1) City Council Member. Said Council Member shall be alternate Board Member, and once approved by the consent and advice of the City Council may serve at the pleasure of the Mayor for the duration of their term as Council Member. However, with the advice and consent of the City Council the Mayor may rotate this Council Member with other Council Members every two years, but this is not required, and left to the discretion of the Mayor. The alternate shall participate in the meeting and have all the other rights of regular board members, except voting; but if any voting members are absent or recused on a particular agenda item, such that the voting requirement for a quorum is not met, then the alternate may vote to fill the quorum.
 - 2. Three (3) permanent Heber City Residents and shall be voting Board Members.
 - 3. One (1) at-large permanent Wasatch County Resident. Said Wasatch County Resident Member may, but are not required to be a Heber City Resident, and shall be voting Board Members.
 - 4. One (1) member that is a permanent resident of Daniel, Wasatch County; appointed by the town of Daniel and shall be a voting member.
 - 5. One (1) Wasatch County Officer or Staff appointed by the Wasatch County Commissioners. Said Member shall be an alternate Board Member. The alternate shall participate in the meeting and have all the other rights of regular board members, except

voting; but if any voting members are absent or recused on a particular agenda item, such that the voting requirement for a quorum is not met, then the alternate may vote to fill the quorum.

6. One (1) Airport full-service fixed-base operator (FBO) shall be a voting Board Member. The FBO may be represented by their Chief Executive Officer or other corporate officer. Any other representative of the FBO requires City Council's consent.
 7. One (1) Airport tenant and shall be a voting Board Member.
 8. A Quorum shall consist of a minimum of four (4) voting Board Members.
 9. A Technical Assistance Committee will be formed as needed to help understand technical and other issues associated with the Airport or other entities that might be affected by it. During the time they serve on said Technical Assistance Committee, any such Committee Member shall not be paid or receive any compensation from the City.
 10. For the purposes of this Article and provisions, Permanent Residency shall be defined as a person who meets the following criteria:
 - a. is a citizen of the United States at least 30 days immediately prior to their appointment;
 - b. has been a resident of Utah for at least the 30 days immediately before the appointment;
 - c. will be at least 18 years old on the day of the appointment to the Board; and
 - d. currently resides within the voting district or precinct in which the person would apply to register to vote. It is not a requirement of Board Membership that said Member votes, is registered or registers to vote.
 - e. whose home and primary residence is located in Wasatch County and is recognized as a primary residence by the County Assessor.
 11. Members shall be required to attend at least 75% of the publicized meetings of the Board, attendance to be determined on an annualized basis.
 12. In the event a membership term is ended, and there is no immediate replacement and the Council does not approve or consent to a replacement, the person last serving in that position for said term shall continue to serve until the Mayor and Council come to an agreement or replace. However, any term of any Council Member shall terminate when they no longer serve as City Council Members.
- C. Subject to Provision B(1) above regarding Heber City Council Members, and Provision 8 above, the terms of office for the seven appointed Airport Advisory Board Members shall be four years. The initial appointments shall be for, three (3) positions two (2) years, two (2) positions three (3) years, and two (2) positions (4) four years from January 1, 2005. The term of the alternate shall be two (2) years. Any vacancies in these positions shall be filled

by a recommendation from the Mayor and confirmation by the City Council. The appointment will be for the remaining time of the member whose vacancy is being filled.

- D. Improper conduct and non-performance of duties shall result in a recommendation to the Heber City Council for removal of said member. Members may be removed after a public hearing, by a majority vote of the City Council.
- E. A stipend of \$50.00 per meeting attended, shall be paid to Airport Advisory Board Members.

ARTICLE IV: AIRPORT ADVISORY BOARD OFFICERS AND THEIR DUTIES

A. Chairperson:

1. The Airport Advisory Board shall elect a Chairperson and a Vice-Chairperson from among its members at the first regular meeting in January.
2. The Chairperson and Vice-Chairperson shall serve for a term of two years, beginning the first regular meeting in January.
3. The Chairperson shall preserve order, and decide all points of order, subject to appeal of the membership. Such appeal shall be decided by a majority vote of the members present. The Chairperson may vote on all matters before the Airport Advisory Board.
4. The Chairperson with the concurrence of a majority vote of the Airport Advisory Board and the City Council may create such special subcommittees as he/she may, from time-to-time, deem necessary or desirable.
5. In the event of absence or disability the Chairperson, the Vice-Chairperson shall preside. In the absence of both, the members shall appoint a Chairperson for that meeting.

B. Vice-Chairperson:

1. Perform all of the above duties in the absence of the Chairperson;
2. Conduct the annual review of the Airport Advisory Board actions;
3. Coordinate and conduct the annual meeting of the Board; and
4. Provide orientation to new Airport Advisory Board Members.

C. Secretary

1. The duties of Secretary shall be performed under the direction of the Heber City Recorder's Office.
2. Assure true recording and maintenance of the public record, record the proceedings of all hearings and meetings; and prepare the minutes of the Board. Minutes shall include:
 - a. The date, time, and place of the meeting;
 - b. The names of members present and absent;
 - c. Maintain an attendance record;
 - d. The substance of all matters proposed, discussed, or decided, and a record, by individual members of votes taken;

- e. Findings and conclusions;
 - f. Maintain a chronicle of Board motions and recommendations;
 - g. The names of all citizens who appeared and who gave comments and the substance in brief of their testimony;
 - h. Any other information that any member requests be entered in the minutes.
 - i. Assist the Chairman in ushering the orderly conduct of meetings in accordance with the by-laws and Roberts Rules of Order. At the Secretary's discretion, shall have the power to intervene with advise at any time on the proceedings of a meeting.
 - j. Notify the City Accounts Payable Clerk on the payment of stipends.
3. All recommendations to the City Council, involving changes in the City ordinances shall be submitted by the Secretary to the City Attorney for review. After the review, the proposed ordinance shall be returned to the Airport Advisory Board to evaluate any comments or suggestions before being submitted to the City Council.

ARTICLE V: STAFF OF THE BOARD AND THEIR DUTIES

- A. Airport Manager and Secretary with assistance as requested from the Airport Advisory Board.
- 1. Shall advise the Airport Advisory Board regarding regulation of and requests for development and re-development, financial concerns, and other matters;
 - 2. Coordination and supervision of work preparation by staff;
 - 3. Prepare all documents for presentation to the Airport Advisory Board; and
 - 4. Assist the Chairperson and Vice-Chairperson of the Board in the exercise of their duties.
 - 5. Assistance shall be minor and administrative in nature. Requests that may require significant research time and work product should be assigned to a Technical Advisory Committee. The Airport Manager may approve significant requests for assistance upon request.
- B. Legal Counsel

The City Attorney or his designee shall be the legal counsel for the Airport Advisory Board and its subcommittees.

ARTICLE VI: MEETINGS

- A. The Airport Advisory Board shall meet as set forth in the annual notice of meeting schedule to conduct its duly appointed business.
- B. A special meeting for any purpose may be held on the call of the Chairperson or four members of the Airport Advisory Board. Board members and public shall be notified of such meetings by the Secretary, in accordance with the provision of City and State law.

C. A Quorum of the Airport Advisory Board shall consist of four voting members, including one or two alternate members filling in as set forth in Article 3(B)(1), above. A quorum shall be necessary to conduct business.

1. Any agenda item must receive at least four (4) affirmative votes for approval or recommendation to City Council for approval.
2. A failure to vote by a member shall be counted as an abstention.

D. Order of Business for Regular Meetings

Unless approved by majority of the quorum, the Airport Advisory Board will follow the published Agenda.

1. Deadline for Filing and Removal of Agenda Items:
 - a. Deadline for the General Public: All items submitted by the general public to be presented at the Airport Advisory Board Meeting must be in writing. The deadline for submitting an item to the Airport Board secretary is 5:00 p.m. one week + one day prior to the regular Airport Advisory Board meeting at which the item(s) are to be presented. Deadline for Airport Advisory Board Members, City Council Members, and City Staff.
 - b. Items submitted by Airport Advisory Board Members, City Council Members, and City Staff to present at the Airport Advisory Board meeting must be in writing. The deadline for submitting an item to the Airport Board secretary is 5:00 p.m. one week + one day prior to the Airport Advisory Board meeting.
2. Removal of Agenda Items: Individuals may remove any item they submitted from the agenda at any time.
3. Each agenda item shall be accompanied with any support material needed for Board members to take action.
4. While matters not on the agenda may be discussed, no final action can be taken on any matter not on the written agenda.

ARTICLE VII: PARTICIPATION BY STAFF AND PUBLIC

- A. No person shall be permitted to speak unless recognized by the Chairperson, who shall designate time limits to persons permitted to speak on any matter properly before the Board. Each person speaking before the Airport Advisory Board shall first state name, city or county and then the substance of his remarks.
- B. Matters before the Airport Advisory Board shall be presented in the following manner:
 1. Presentation by staff;

2. Presentation by applicant;
3. Comments from the public, where appropriate, (decided by the chair);
4. Comment and questions from the Airport Advisory Board;
5. Further comments by applicant and public; and
6. Concluding comments and recommendations from the staff.

C. Roberts Rules of Order will be applied as necessary.

ARTICLE VIII: FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

A. Form and Character of Motions

1. Upon review of the public record on a request and due deliberation among the members of the Airport Advisory Board, any member of the Board, except; the Chairperson, may make a motion. The motion shall include not only the direction of the motion (approval, approval with conditions, or denial), but also a recitation of the specific findings and conclusions supporting such motion
4. A second shall be required for each motion.
5. A motion shall die in absence of a second
6. Discussion and amendments on the motion
7. Where a motion to deny a request shall be defeated, a member of the Board initially in opposition shall have first right to make a motion to:
 - a. Approve the request;
 - b. To Table, or
 - c. To continue the matter for further study or investigation

B. Forwarding the Airport Advisory Board recommendations to the City Council:

1. Recommendations made by the Airport Advisory Board will be prepared by staff and scheduled for presentation to the City Council.
2. Recommendations will be forwarded as approved by the Airport Advisory Board (without alteration).
3. The Airport Manager supported by the Chairman and other members of the Airport Advisory Board will present it to the City Council.
4. Airport Advisory Board Secretary will notify Board Members when Board matters are being presented to the City Council.

ARTICLE IX: REQUIREMENTS FOR THE SUBMISSION OF REQUESTS

- A. The Airport Advisory Board may adopt standard forms for the submission of requests. All requests shall have reasonable advance time requirements;
- B. The Airport Manager or his designee shall certify completeness of requests;
- C. Any request denied shall not be resubmitted for a maximum period of six months or as requested by the Chairman; and
- D. The Airport Advisory Board may recommend to the City Council a fee schedule for the submission of requests to cover processing, duplication, notices and, distribution of requests and related documents.

ARTICLE X: DOCUMENTS OF THE BOARD

- A. Any and all materials submitted to the Airport Advisory Board regarding a request shall be entered into the public record by a motion to “accept for the record”.
- B. All notices, agendas, requests, agency or consultant letters or reports, staff reports, minutes of meetings, and resolutions or record shall constitute the documents of the Airport Advisory Board and shall be indexed as public record.

ARTICLE XI: ADMINISTRATIVE CALENDAR

- A. Notice for all public hearings, work sessions and regular meetings shall conform to requirements of law.
- B. Regular meeting schedule for the calendar year following shall be determined at the annual meeting of the Airport Advisory Board.
- C. The Airport Advisory Board shall have an annual public meeting, to review the work of the previous year and plan the work program for the coming year.

ARTICLE XII: CONDUCT OF MEMBERS OF THE AIRPORT ADVISORY BOARD

- A. Members of the Airport Advisory Board shall prepare themselves for hearings and meetings.
- B. Appointed members of the Airport Advisory Board shall attend at least 75 percent of all meetings within a calendar year. Failure to do so may be deemed by the Airport Advisory Board or the Heber City Council as cause for removal.
- C. An Airport Advisory Board member with a conflict of interest in a matter before the Board must state that such a conflict of interest exists and withdraw from participation in the public hearing, work session, or regular meeting on such matters. Participation of a member of the Airport Advisory Board with a conflict of interest may be cause for removal. The interests of that Airport Advisory Board member may be represented before the Board by agenda or legal representative at the public hearing, regular meeting, or work session and entered into the

public record. The prohibition from “participation” does not exclude an Article 7.B.2 presentation or a response solicited from one of the other Board members.

ARTICLE XIII: CHANGES AFFECTING THE AIRPORT MASTER PLAN

Anytime the Airport Advisory Board would make a decision affecting the Airport Master Plan, the Board shall hold a public hearing to make an amendment to the Plan.

ARTICLE XIV: ADOPTION AND AMENDMENT OF BYLAWS; AIRPORT MINIMUM STANDARDS AMENDMENTS; AIRPORT RULES & REGULATIONS AMENDMENTS; AIRPORT LEASE RATES & CHARGES POLICY AMENDMENTS; & AIRPORT FEES

- A. Bylaw adoption, or amendment, Airport Minimum Standards Amendments, Airport Rules & Regulations Amendments, Airport Lease Rates & Charges Policy Amendments, and Airport Fees shall be recommended to the Heber City Council by the Airport Advisory Board or City Council members following review by the Airport Manager and the City’s legal counsel.
- B. The City Council shall review the proposed bylaws amendment(s), Airport Minimum Standards Amendments, Airport Rules & Regulations Amendments, Airport Lease Rates & Charges Policy Amendments, and Airport Fees and make one of the following actions:
 - 1. Adopt as submitted;
 - 2. Reject as submitted; or
 - 3. Amend/revise and adopt
- C. The bylaw or amendment proposal(s), Airport Minimum Standards Amendments, Airport Rules & Regulations Amendments, Airport Lease Rates & Charges Policy Amendments, and Airport Fees shall take effect immediately upon adoption by resolution of the City Council.

THIRD ADDENDUM TO THE 1995 AIRPORT AGREEMENT

This THIRD ADDENDUM (this “*Addendum*”) to that Amended Agreement dated January 8, 1995, as subsequently amended and assigned, is made this 29th day of June, 2023, by and between HEBER CITY CORPORATION (the “*City*”) and AH AERO SERVICES, LLC dba OK3 AIR (the “*Lessee*”) (together the “*Parties*” and each a “*Party*”).

RECITALS

A. The City is the owner, operator, and legal sponsor of the HEBER VALLEY AIRPORT (the “*Airport*”), located in Wasatch County, State of Utah.

B. Lessee leases certain Airport property and is authorized to provide certain commercial aeronautical services at the Airport pursuant to that certain Amended Agreement dated January 8, 1995, originally between Lessor and High County Aviation, Inc., and later assigned to Lessee (the “*1995 Agreement*”), and as amended by the Addendum to the Amended 1995 Airport Agreement dated May 8, 2012 (the “*First Addendum*”), the Addendum to the 1995 Airport Agreement dated January 26, 2015 (the “*Second Addendum*” and collectively, the “*FBO Lease*”).

C. Contemporaneously with this Addendum, Lessee and the City have entered into that Settlement Agreement and Mutual Release, which resolves certain claims and potential claims among the parties (the “*Settlement Agreement*”).

D. In order to implement the terms of the Settlement Agreement and in recognition of the good and valuable consideration therein identified, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the FBO Lease as follows:

AGREEMENT

1. Term and Extension for Additional Improvements. The Term of the FBO Lease is hereby extended to May 31, 2058. Lessee shall have the option to extend the FBO Lease for one additional fifteen (15) year period (the “**Extended Term**”), provided that (i) Lessee provides written notice to the City of its intention to seek the Extended Term no earlier than May 31, 2048 nor later than May 31, 2057; (ii) such written notice sets forth proposed capital improvements in facilities that contribute to the operation of an FBO, including but not limited to hangars, ramp, and fuel farm (the “**Additional Improvements**”) which collectively total not less than \$1.5 million in Adjusted Dollars (defined below); (iii) the Lessee undertakes and completes, in accordance with the provisions of the FBO Lease and at its sole expense, the Additional Improvements no later than May 31, 2058; and (iv) Lessee provides the City with a statement of the actual costs of the Additional Improvements, certified by Lessee’s chief financial officer. Upon the satisfaction of the foregoing conditions, the Term shall be automatically extended and the City shall confirm in writing the Extended Term. Failure to provide such confirmation will not impact the extension of the Term so long as Lessee has complied with this Paragraph 1. For the purposes of this Addendum, “**Adjusted Dollars**” shall mean the dollar amount indicated in this Addendum multiplied by that fraction the numerator of which is the revised Bureau of Labor Statistics Mountain-Plains Consumer Price Index (the “**Index**”) for December of the preceding year and the denominator of which is the Index for December 2022.

2. Premises. The leasehold boundaries set forth under the FBO Lease are hereby revised to those boundaries depicted in Exhibit A to this Addendum. Not less than ninety (90) days following the execution of this Addendum, the City shall complete a survey drawing and metes and bounds description of the leasehold boundaries depicted in Exhibit A, and such survey

and description shall replace Exhibit A upon its delivery to Lessee and written acceptance by Lessee. The Parties intend that the Airport property upon which hangar or other building improvements occupied by Lessee are located shall be subject to separate lease agreements between the Parties.

3. Rental Rate.

A. The annual rental rate specified in Paragraph 4 of the 1995 Agreement shall be increased to \$0.07 per square foot (the “**Ground Rent**”), effective on the City’s date of delivery of the survey drawing and metes and bounds description of the leasehold boundaries depicted in Exhibit A to Lessee. The Ground Rent shall be adjusted on June 1 of each year by a percentage equal to the increase in the Mountain-Plains Consumer Price Index through January 31 of the then-current year, as calculated by the U.S. Bureau of Labor Statistics or any successor agency; provided, that no annual increase in Ground Rent shall exceed three percent (3%); and provided further, that the Ground Rent shall not decrease.

B. If Lessee exercises the option to extend the FBO Lease for the Extended Term, the Ground Rent shall be increased to the Market Aeronautical Rent, as defined below, effective on the first day of the Extended Term. The Ground Rent shall thereafter be adjusted on June 1 of each year by a percentage equal to the increase in the Mountain-Plains Consumer Price Index through January 31 of the then-current year, as calculated by the U.S. Bureau of Labor Statistics or any successor agency; provided, that no annual increase in Ground Rent shall exceed three percent (3%); and provided further, that the Ground Rent shall not decrease. For the purpose of this Addendum, Market Aeronautical Rent shall mean that Ground Rent calculated in accordance with the following:

i. Not later than six (6) months prior to the commencement of the Extended Term, the Lessor shall retain a qualified appraiser to establish the then-current fair market rental value of the leased Premises (not including the value of improvements constructed thereon). The cost of the appraisal shall be borne by the Lessor. A copy of the appraisal shall be delivered to Lessee and to the Lessor within sixty (60) days of the appraiser's retention. If Lessee does not reject the then-current fair market rental value as determined by the appraiser by delivering written notice to the Lessor within thirty (30) days of Lessee's receipt of the report, then such fair market rental value shall be deemed the Market Aeronautical Rent.

ii. If Lessee disputes the determination of the fair market rental value as determined by appraisal, the Lessee may obtain a second appraisal from a qualified appraiser at Lessee's expense. If the appraised fair market rental value as determined by the second appraisal is within five percent (5%) of the first appraisal, the Market Aeronautical Rent will be that as determined in the first appraisal. If the appraised fair market rental value in the second appraisal differs from the first appraisal by more than five percent (5%), then the first appraiser and second appraiser shall jointly select a third appraiser who shall determine the fair market rental value, at the joint expense of the Lessee and the Lessor. The Market Aeronautical Rent shall be the average of the two appraised fair market rental values which are closest.

4. Fuel Flowage Fee. Fuel flowage fees shall be paid to the Lessor on or before the tenth (10th) day of each month, based on the amount of fuel delivered to the Airport during the previous month, and shall be accompanied by bills of lading or a report from Lessor's inventory system documenting the date and volume of each such delivery for each type of fuel sold. Nothing in this paragraph shall require Lessor to disclose the price paid for such fuel deliveries. Fuel flowage fees may be adjusted as provided in the 1995 Agreement; provided, however, that the

term "instrument approach system" shall be understood to include satellite-based approach procedures or similar technology that may be implemented in the future.

5. Aircraft Parking. Lessee shall manage the aircraft parking ramp in order to ensure reasonable ingress and egress to and from those facilities adjacent to the Lessee's leasehold across the aircraft parking ramp, including Hangars B, C and D. Upon reasonable notice by the Airport Manager that ingress or egress to Hangars B, C, or D is blocked, Lessee shall promptly reposition any aircraft parked so as not to impede such ingress or egress. For the purpose of this paragraph, an aircraft shall be considered parked if it is unattended for a period of longer than ten (10) minutes.

6. Annual Meetings. Paragraph 15 of the 1995 Agreement is replaced as follows:

Not more than sixty (60) days after the end of each calendar year, Lessee shall arrange to meet with the City Council, or with one or more representatives of the City designated by the City Council, to review in good faith the Parties' respective performance under the FBO Lease and to discuss any operational issues.

7. Removal of Financial Disclosure Obligation; Audit Rights. Paragraph 21 of the 1995 Agreement is replaced as follows:

Lessee shall maintain accurate records of fuel dispensed and Landing Fees collected for a period of three (3) years from the date the record is made. On no more frequently than an annual basis and after providing not less than seven (7) days prior notice, the City have the right, at its sole expense, to have an independent auditor conduct an on-site inspection and audit of the books, records, and receipts that Lessee maintains in the ordinary course of business relating to the amount of fuel dispensed and Landing Fees collected, and to verify Lessee's fuel sales and Landing Fees collected. While Lessee will be required for the purpose of such audit to make information regarding fuel flowage available, it will not be required to provide information regarding its fuel costs, fuel pricing, profits, or profit margins. The auditor shall not be permitted to remove any of Lessee's records or information from the premises. All financial or customer information obtained by the City or its auditors as the result of any audit, inspections, or requests under this paragraph (including any summaries or work papers prepared by the auditor) shall be treated as proprietary and confidential, will be classified as a Protected Record within the meaning Utah Code 63G-2-305(33), and will not be provided to the public except as required by law and, to the extent such information is requested to be disclosed publicly, the City shall give Lessee any legally available opportunity to object to such disclosure.

8. Snow Removal Plan. The Parties have jointly developed a plan for the prompt and efficient removal of snow and ice from the airfield, attached as Exhibit B (the “***Snow Removal Plan***”). The Parties shall meet to review the Snow Removal Plan not later than October 1 of each year and discuss in good faith whether revisions are necessary to ensure the safe, efficient, and cost-effective removal of snow from the airfield. The City shall make any and all reasonable efforts to remove snow and ice from the airfield in accordance with the Snow Removal Plan.

9. Airport Board Seat. For as long as the Airport Advisory Board (the “***AAB***”) remains constituted, Lessee’s President/Chief Executive Officer shall be a voting member of the AAB; provided, however, that Lessee may appoint a representative other than the Chief Executive Officer to serve as the Lessee’s representative on the AAB; provided further that appointment of a representative other than an officer of Lessee shall require the City Council’s prior consent, not to be unreasonably withheld, conditioned, or delayed. The City shall amend the bylaws of the AAB and take any other action necessary to effectuate the provisions of this Paragraph 9 within one hundred twenty (120) days following the execution of this Addendum.

10. Landing Fees. Paragraph 1 of the First Addendum is hereby replaced as follows:

Lessee agrees to collect landing fees that may from time to time be imposed by the City on aircraft using the Airport (“***Landing Fees***”) for and on behalf of Heber City. Upon not less than ninety (90) days written notice, the City may terminate this obligation and choose to collect Landing Fees, if at all, either on its own behalf or through other agreement. However, the City agrees to consult with Lessee regarding the optimal timing and mechanics for such a change before providing the required ninety (90) days written notice.

For the Term of the FBO Lease, whether or not Landing Fees are collected by Lessee, if the City proposes to increase Landing Fees by more than three percent (3%) year-over-year, the City Council must determine, in a regularly noticed meeting of the City Council open to the public, that such increase is (i) reasonable and not unjustly discriminatory, pursuant to FAA rules and policy; and (ii) reasonably necessary to achieve or maintain the Airport’s financial self-sustainability. At such public meeting, the City shall provide documentation indicating other options for raising revenue considered by the City and a financial pro forma showing the proposed projects or operational needs to be funded with the increase in Landing Fees, and provide a meaningful opportunity for public comment.

11. Right to Quiet Enjoyment. City agrees that, on payment of the rentals, fees and charges as provided under the FBO Lease and performance of the covenants and agreements on the part of the Lessee to be performed thereunder, Lessee shall peaceably have and enjoy the Premises and all the rights and privileges of the Airport, its appurtenances and facilities granted under the FBO Lease. Lessee agrees that temporary inconveniences, including but not limited to noise, disturbances, traffic detours, and the like resulting from, caused by, arising out of, or associated with the City's construction, maintenance, or repair of the Airport, including but not limited to improvements thereon, or associated with special events that the City or others may from time to time host on the Airport, shall not constitute a breach of this section. The City shall provide Lessee with reasonable prior notice of any planned temporary inconveniences or special events and shall take reasonable steps to mitigate the impact of such inconveniences so that they do not unreasonably interfere with Lessee's operation of its business.

12. Right of Overflight. Notwithstanding any other provision of the FBO Lease, the City reserves, for the use and benefit of the public, a right of flight for the passage of aircraft above the service of the Premises, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace for landing at, taking off from or operating on the Airport.

13. Time of the Essence. Time is of the essence in the performance of all of each Party's respective obligations under the Revised Agreement.

14. Non-Liability of Parties' Officers or Employees. No official, officer, shareholder, employee, representative, or agent of either Party shall be personally liable for any default or liability under the FBO Lease.

15. Dispute Resolution. Any dispute arising out of, relating to, or in connection with the FBO Lease, as amended hereby, including any question regarding its existence, validity or termination, shall be resolved as set forth in the Dispute Resolution Protocol (Exhibit C).

16. Attorney's Fees. In the event of litigation commenced in accordance with the Dispute Resolution Protocol, the prevailing Party (as determined by a final judgment) shall be entitled to recover its reasonable attorney's fees, expert-witness costs, and court costs.

17. Subordination to Federal Grant Assurances. This Agreement is subject and subordinate to the provisions of any existing or future agreements between the City and the United States of America relative to the operation or maintenance of the Airport (such provisions the "*Grant Assurances*"), the terms and execution of which have been or may be required as a condition precedent to the expenditure by or reimbursement to the City of federal funds for the development of the Airport. OK3 AIR acknowledges that it has had an opportunity to review the material terms of this Agreement with the FAA and neither party is aware of any FAA objection. Notwithstanding the foregoing sentence, however, in the event the U.S. Department of Transportation, the Federal Aviation Administration, or a court of competent jurisdiction makes a final appealable determination that the City's ability to perform any obligations under this Agreement would violate the Grant Assurances, the City shall be immediately excused from performing such obligation (subject to the limitations outlined below) and shall in good faith negotiate a lawful resolution to the mutual satisfaction of the Parties hereto; provided, however, that if the Parties are unable to resolve the conflict or violation within ninety (90) days, the City shall unilaterally amend this Agreement in the least material manner necessary to comply with the decision of the Court or agency and the remaining provisions hereof will continue in full force and effect and will be construed as if the invalid provision had not been a part of this Agreement

(together the “Carve-Out Remedy”). Notwithstanding the foregoing, the Carve-Out Remedy shall not apply to Section 3 of the FBO Lease, and Section 3 of the FBO Lease shall continue in full force and effect until modified in accordance with the Settlement Agreement or otherwise agreed among Lessee and the City in writing. In the event OK3 AIR is successful in an appeal of a decision of the U.S. Department of Transportation, the Federal Aviation Administration, or a court of competent jurisdiction, any provision removed pursuant to this section shall be reinstated consistent with the Court or agency’s decision on appeal.

18. Required Federal Provisions. Lessee acknowledges that the City is required by the FAA under the terms of its Grant Assurances to include in this Addendum certain required contract provisions, included as Exhibit D hereof (the “**Federal Clauses**”). Lessee agrees to comply with the Federal Clauses and, where applicable, include the Federal Clauses in each of its subcontracts without limitation or alteration. In the event such Federal Clauses are modified by the FAA or other federal agency with jurisdiction, and the City provides Lessee with not less than thirty (30) days written notice of such modification, Lessee agrees to comply with the modified Federal Clauses without written amendment of this Addendum or the FBO Lease. Unless prohibited by federal law, the City shall provide Lessee with notice and a reasonable opportunity to cure before exercising any right of termination provided by the Federal Clauses

19. Force Majeure. Neither Party shall be in violation of the FBO Lease, as amended hereby, by reason of failure to perform any of its obligations by reason of strikes, boycotts, labor disputes, embargoes, unforeseen shortages of materials, acts of God, acts of public enemy, substantial non-temporary flight restrictions, weather conditions, riots, rebellion, sabotage, or any other circumstances for which it is not responsible and which are not within its control. Upon the cessation or removal of the act or condition giving rise to the excuse of any obligation under the

FBO Lease, as amended hereby, the Party so excused from its obligation shall perform as required under the FBO Lease, as amended hereby. Notwithstanding the foregoing, Lessee shall not be relieved of paying any rents, fees, or other charges.

20. Cross-Default. Should Lessee materially default on the covenants and obligations set forth in any other written agreement between Lessor and Lessee concerning the use or lease of Airport property, as determined by a court of competent jurisdiction's final, non-appealable judgment, after first being provided all applicable notice and cure periods and participating in the agreed upon dispute resolution procedures, if any, thereunder, such material default shall also be deemed a material default of the FBO Lease, and Lessor shall thereafter be entitled to exercise any or all of its rights and remedies under the FBO Lease, at law, or in equity arising out of such default

21. Headings. The headings used in this Addendum, including but not limited to those headings used at the beginning of each numbered section herein, are solely for the convenience of the reader and shall not be construed as part of the agreement between the Parties.

22. Severability. If any provision of the FBO Lease is held to be illegal, invalid, or unenforceable in full or in part, for any reason, then such provision shall be modified to the minimum extent necessary to make the provision legal, valid, and enforceable, and the other provisions of the FBO Lease shall not be affected thereby.

23. Waiver. No delay or omission in the exercise of any right or remedy of either Party on any default by either Party of its obligations under the FBO Lease, as amended hereby, shall impair such a right or remedy or be construed as a waiver. Any waiver by either Party of any default on the part of the other must be in writing and shall not be a waiver of any other default concerning the same or any other provision of the FBO Lease, as amended hereby.

24. Governing Law. The FBO Lease shall be governed and construed in accordance with the laws of the State of Utah, notwithstanding any conflict-of-law principles.

25. Prior Agreements Not Otherwise Modified. Except as amended hereby, the FBO Lease remains in full force and effect and is ratified and confirmed by the City and Lessee. In the event of any conflict between the terms and provisions of this Addendum and the terms and provisions of the FBO Lease, the terms and provisions of this Addendum shall govern and control in every instance.

26. Amendment. The Revised Agreement may be amended by, and only by, written agreement of the Parties.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the dates set forth below.

HEBER CITY CORPORATION

ATTEST:

DocuSigned by:
Matt Brower
64243F9CD6248E

DocuSigned by:
Trina Cooke
CB019A7A316422

Matt Brower, City Manager
6/30/2023

AH AERO SERVICES, LLC

ATTEST:

DocuSigned by:
Nadim Abuhaidar
8C1AEB1973E245E

DocuSigned by:
Maggie Abuhaidar
90A8F00EF8EE438

Nadim AbuHaidar, President and Member
6/30/2023

EXHIBIT A
LEASEHOLD BOUNDARIES

RESOLUTION NO. 2025-20

**A RESOLUTION AMENDING THE HEBER VALLEY AIRPORT ADVISORY BOARD
BYLAWS**

WHEREAS, Heber City is the federally recognized sponsor of the Heber Valley Airport;

WHEREAS, on August 9, 2023, the Heber City Council amended the Airport Advisory Board Bylaws to comply with agreements entered into with OK3 to resolve federal litigation between the City and OK3 Air;

WHEREAS, the August 9, 2023, amendment to the Airport Advisory Board Bylaws recognized the airport Fixed Based Operator (FBO) as a voting member of the Airport Advisory Board (AAB);

WHEREAS, additional clarification to the Bylaws is necessary to establish which corporate officers can represent the FBO on the Airport Advisory Board.

NOW THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah as follows:

The Heber Valley Airport Advisory Board Bylaws are amended as set forth in Exhibit A.

This Resolution shall take effect and be in force from and after its adoption and publication.

ADOPTED AND PASSED by the City Council of Heber City, Utah, this _____ day of _____, 2025. This Resolution shall become effective upon adoption and passage by the City Council.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne M. Barney	_____	_____	_____	_____
Aaron Cheatwood	_____	_____	_____	_____
Mike Johnston	_____	_____	_____	_____
Sid Ostergaard	_____	_____	_____	_____
D. Scott Phillips	_____	_____	_____	_____

APPROVED:

Mayor Heidi Franco

ATTEST:

RECORDER

Date: _____

Exhibit A

EXHIBIT A

HEBER VALLEY AIRPORT ADVISORY BOARD BYLAWS Adopted June 16, 2006, Amended August 9, 2023 & November 18, 2025

PURPOSE: This section is enacted and intended for the purpose of establishing the Heber Valley Airport Advisory Board, whose objectives and purposes shall be to advise the City Council and the Mayor in matters pertaining to the policies of the Heber Valley Airport.

ARTICLE I: AUTHORITY

These rules and procedures are amended by Resolution 2018-12 of the Heber City Council.

ARTICLE II: JURISDICTION

The physical jurisdiction of the Airport Advisory Board (Board) is the Heber Valley/Russ McDonald Airport field boundaries and any infrastructure, safety zones, and the like appertaining thereto.

ARTICLE III: APPOINTMENT AND TERMS OF MEMBERS

A. The Airport Advisory Board shall consist of seven (7) members and two (2) alternates.

B. Membership shall be as follows:

1. One (1) City Council Member. Said Council Member shall be alternate Board Member, and once approved by the consent and advice of the City Council may serve at the pleasure of the Mayor for the duration of their term as Council Member. However, with the advice and consent of the City Council the Mayor may rotate this Council Member with other Council Members every two years, but this is not required, and left to the discretion of the Mayor. The alternate shall participate in the meeting and have all the other rights of regular board members, except voting; but if any voting members are absent or recused on a particular agenda item, such that the voting requirement for a quorum is not met, then the alternate may vote to fill the quorum.
2. Three (3) permanent Heber City Residents and shall be voting Board Members.
3. One (1) at-large permanent Wasatch County Resident. Said Wasatch County Resident Member may, but are not required to be a Heber City Resident, and shall be voting Board Members.

4. One (1) member that is a permanent resident of Daniel, Wasatch County; appointed by the town of Daniel and shall be a voting member.
5. One (1) Wasatch County Officer or Staff appointed by the Wasatch County Commissioners. Said Member shall be an alternate Board Member. The alternate shall participate in the meeting and have all the other rights of regular board members, except voting; but if any voting members are absent or recused on a particular agenda item, such that the voting requirement for a quorum is not met, then the alternate may vote to fill the quorum.
6. One (1) Airport full-service fixed-base operator (FBO) shall be a voting Board Member. The FBO may be represented by their Chief Executive Officer or other corporate officer. Any other representative of the FBO requires City Council's consent.
7. One (1) Airport tenant and shall be a voting Board Member.
8. A Quorum shall consist of a minimum of four (4) voting Board Members.
9. A Technical Assistance Committee will be formed as needed to help understand technical and other issues associated with the Airport or other entities that might be affected by it. During the time they serve on said Technical Assistance Committee, any such Committee Member shall not be paid or receive any compensation from the City.
10. For the purposes of this Article and provisions, Permanent Residency shall be defined as a person who meets the following criteria:
 - a. is a citizen of the United States at least 30 days immediately prior to their appointment;
 - b. has been a resident of Utah for at least the 30 days immediately before the appointment;
 - c. will be at least 18 years old on the day of the appointment to the Board; and
 - d. currently resides within the voting district or precinct in which the person would apply to register to vote. It is not a requirement of Board Membership that said Member votes, is registered or registers to vote.
 - e. whose home and primary residence is located in Wasatch County and is recognized as a primary residence by the County Assessor.
11. Members shall be required to attend at least 75% of the publicized meetings of the Board, attendance to be determined on an annualized basis.
12. In the event a membership term is ended, and there is no immediate replacement and the Council does not approve or consent to a replacement, the person last serving in that position for said term shall continue to serve until the Mayor and Council come to an agreement or replace. However, any term of any Council Member shall terminate when they no longer serve as City Council Members.

- C. Subject to Provision B(1) above regarding Heber City Council Members, and Provision 8 above, the terms of office for the seven appointed Airport Advisory Board Members shall be four years. The initial appointments shall be for, three (3) positions two (2) years, two (2) positions three (3) years, and two (2) positions (4) four years from January 1, 2005. The term of the alternate shall be two (2) years. Any vacancies in these positions shall be filled by a recommendation from the Mayor and confirmation by the City Council. The appointment will be for the remaining time of the member whose vacancy is being filled.
- D. Improper conduct and non-performance of duties shall result in a recommendation to the Heber City Council for removal of said member. Members may be removed after a public hearing, by a majority vote of the City Council.
- E. A stipend of \$50.00 per meeting attended, shall be paid to Airport Advisory Board Members.

ARTICLE IV: AIRPORT ADVISORY BOARD OFFICERS AND THEIR DUTIES

A. Chairperson:

1. The Airport Advisory Board shall elect a Chairperson and a Vice-Chairperson from among its members at the first regular meeting in January.
2. The Chairperson and Vice-Chairperson shall serve for a term of two years, beginning the first regular meeting in January.
3. The Chairperson shall preserve order, and decide all points of order, subject to appeal of the membership. Such appeal shall be decided by a majority vote of the members present. The Chairperson may vote on all matters before the Airport Advisory Board.
4. The Chairperson with the concurrence of a majority vote of the Airport Advisory Board and the City Council may create such special subcommittees as he/she may, from time-to-time, deem necessary or desirable.
5. In the event of absence or disability the Chairperson, the Vice-Chairperson shall preside. In the absence of both, the members shall appoint a Chairperson for that meeting.

B. Vice-Chairperson:

1. Perform all of the above duties in the absence of the Chairperson;
2. Conduct the annual review of the Airport Advisory Board actions;
3. Coordinate and conduct the annual meeting of the Board; and
4. Provide orientation to new Airport Advisory Board Members.

C. Secretary

1. The duties of Secretary shall be performed under the direction of the Heber City Recorder's Office.
2. Assure true recording and maintenance of the public record, record the proceedings of all hearings and meetings; and prepare the minutes of the Board. Minutes shall include:

- a. The date, time, and place of the meeting;
 - b. The names of members present and absent;
 - c. Maintain an attendance record;
 - d. The substance of all matters proposed, discussed, or decided, and a record, by individual members of votes taken;
 - e. Findings and conclusions;
 - f. Maintain a chronicle of Board motions and recommendations;
 - g. The names of all citizens who appeared and who gave comments and the substance in brief of their testimony;
 - h. Any other information that any member requests be entered in the minutes.
 - i. Assist the Chairman in ushering the orderly conduct of meetings in accordance with the by-laws and Roberts Rules of Order. At the Secretary's discretion, shall have the power to intervene with advise at any time on the proceedings of a meeting.
 - j. Notify the City Accounts Payable Clerk on the payment of stipends.
3. All recommendations to the City Council, involving changes in the City ordinances shall be submitted by the Secretary to the City Attorney for review. After the review, the proposed ordinance shall be returned to the Airport Advisory Board to evaluate any comments or suggestions before being submitted to the City Council.

ARTICLE V: STAFF OF THE BOARD AND THEIR DUTIES

- A. Airport Manager and Secretary with assistance as requested from the Airport Advisory Board.
- 1. Shall advise the Airport Advisory Board regarding regulation of and requests for development and re-development, financial concerns, and other matters;
 - 2. Coordination and supervision of work preparation by staff;
 - 3. Prepare all documents for presentation to the Airport Advisory Board; and
 - 4. Assist the Chairperson and Vice-Chairperson of the Board in the exercise of their duties.
 - 5. Assistance shall be minor and administrative in nature. Requests that may require significant research time and work product should be assigned to a Technical Advisory Committee. The Airport Manager may approve significant requests for assistance upon request.
- B. Legal Counsel

The City Attorney or his designee shall be the legal counsel for the Airport Advisory Board and its subcommittees.

ARTICLE VI: MEETINGS

- A. The Airport Advisory Board shall meet as set forth in the annual notice of meeting schedule to conduct its duly appointed business.

- B. A special meeting for any purpose may be held on the call of the Chairperson or four members of the Airport Advisory Board. Board members and public shall be notified of such meetings by the Secretary, in accordance with the provision of City and State law.
- C. A Quorum of the Airport Advisory Board shall consist of four voting members, including one or two alternate members filling in as set forth in Article 3(B)(1), above. A quorum shall be necessary to conduct business.
 - 1. Any agenda item must receive at least four (4) affirmative votes for approval or recommendation to City Council for approval.
 - 2. A failure to vote by a member shall be counted as an abstention.
- D. Order of Business for Regular Meetings

Unless approved by majority of the quorum, the Airport Advisory Board will follow the published Agenda.

- 1. Deadline for Filing and Removal of Agenda Items:
 - a. Deadline for the General Public: All items submitted by the general public to be presented at the Airport Advisory Board Meeting must be in writing. The deadline for submitting an item to the Airport Board secretary is 5:00 p.m. one week + one day prior to the regular Airport Advisory Board meeting at which the item(s) are to be presented. Deadline for Airport Advisory Board Members, City Council Members, and City Staff.
 - b. Items submitted by Airport Advisory Board Members, City Council Members, and City Staff to present at the Airport Advisory Board meeting must be in writing. The deadline for submitting an item to the Airport Board secretary is 5:00 p.m. one week + one day prior to the Airport Advisory Board meeting.
- 2. Removal of Agenda Items: Individuals may remove any item they submitted from the agenda at any time.
- 3. Each agenda item shall be accompanied with any support material needed for Board members to take action.
- 4. While matters not on the agenda may be discussed, no final action can be taken on any matter not on the written agenda.

ARTICLE VII: PARTICIPATION BY STAFF AND PUBLIC

- A. No person shall be permitted to speak unless recognized by the Chairperson, who shall designate time limits to persons permitted to speak on any matter properly before the Board.

Each person speaking before the Airport Advisory Board shall first state name, city or county and then the substance of his remarks.

B. Matters before the Airport Advisory Board shall be presented in the following manner:

1. Presentation by staff;
2. Presentation by applicant;
3. Comments from the public, where appropriate, (decided by the chair);
4. Comment and questions from the Airport Advisory Board;
5. Further comments by applicant and public; and
6. Concluding comments and recommendations from the staff.

C. Roberts Rules of Order will be applied as necessary.

ARTICLE VIII: FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

A. Form and Character of Motions

1. Upon review of the public record on a request and due deliberation among the members of the Airport Advisory Board, any member of the Board, except; the Chairperson, may make a motion. The motion shall include not only the direction of the motion (approval, approval with conditions, or denial), but also a recitation of the specific findings and conclusions supporting such motion
4. A second shall be required for each motion.
5. A motion shall die in absence of a second
6. Discussion and amendments on the motion
7. Where a motion to deny a request shall be defeated, a member of the Board initially in opposition shall have first right to make a motion to:
 - a. Approve the request;
 - b. To Table, or
 - c. To continue the matter for further study or investigation

B. Forwarding the Airport Advisory Board recommendations to the City Council:

1. Recommendations made by the Airport Advisory Board will be prepared by staff and scheduled for presentation to the City Council.
2. Recommendations will be forwarded as approved by the Airport Advisory Board (without alteration).
3. The Airport Manager supported by the Chairman and other members of the Airport Advisory Board will present it to the City Council.

4. Airport Advisory Board Secretary will notify Board Members when Board matters are being presented to the City Council.

ARTICLE IX: REQUIREMENTS FOR THE SUBMISSION OF REQUESTS

- A. The Airport Advisory Board may adopt standard forms for the submission of requests. All requests shall have reasonable advance time requirements;
- B. The Airport Manager or his designee shall certify completeness of requests;
- C. Any request denied shall not be resubmitted for a maximum period of six months or as requested by the Chairman; and
- D. The Airport Advisory Board may recommend to the City Council a fee schedule for the submission of requests to cover processing, duplication, notices and, distribution of requests and related documents.

ARTICLE X: DOCUMENTS OF THE BOARD

- A. Any and all materials submitted to the Airport Advisory Board regarding a request shall be entered into the public record by a motion to “accept for the record”.
- B. All notices, agendas, requests, agency or consultant letters or reports, staff reports, minutes of meetings, and resolutions or record shall constitute the documents of the Airport Advisory Board and shall be indexed as public record.

ARTICLE XI: ADMINISTRATIVE CALENDAR

- A. Notice for all public hearings, work sessions and regular meetings shall conform to requirements of law.
- B. Regular meeting schedule for the calendar year following shall be determined at the annual meeting of the Airport Advisory Board.
- C. The Airport Advisory Board shall have an annual public meeting, to review the work of the previous year and plan the work program for the coming year.

ARTICLE XII: CONDUCT OF MEMBERS OF THE AIRPORT ADVISORY BOARD

- A. Members of the Airport Advisory Board shall prepare themselves for hearings and meetings.
- B. Appointed members of the Airport Advisory Board shall attend at least 75 percent of all meetings within a calendar year. Failure to do so may be deemed by the Airport Advisory Board or the Heber City Council as cause for removal.

- C. An Airport Advisory Board member with a conflict of interest in a matter before the Board must state that such a conflict of interest exists and withdraw from participation in the public hearing, work session, or regular meeting on such matters. Participation of a member of the Airport Advisory Board with a conflict of interest may be cause for removal. The interests of that Airport Advisory Board member may be represented before the Board by agenda or legal representative at the public hearing, regular meeting, or work session and entered into the public record. The prohibition from “participation” does not exclude an Article 7.B.2 presentation or a response solicited from one of the other Board members.

ARTICLE XIII: CHANGES AFFECTING THE AIRPORT MASTER PLAN

Anytime the Airport Advisory Board would make a decision affecting the Airport Master Plan, the Board shall hold a public hearing to make an amendment to the Plan.

ARTICLE XIV: ADOPTION AND AMENDMENT OF BYLAWS; AIRPORT MINIMUM STANDARDS AMENDMENTS; AIRPORT RULES & REGULATIONS AMENDMENTS; AIRPORT LEASE RATES & CHARGES POLICY AMENDMENTS; & AIRPORT FEES

- A. Bylaw adoption, or amendment, Airport Minimum Standards Amendments, Airport Rules & Regulations Amendments, Airport Lease Rates & Charges Policy Amendments, and Airport Fees shall be recommended to the Heber City Council by the Airport Advisory Board or City Council members following review by the Airport Manager and the City’s legal counsel.
- B. The City Council shall review the proposed bylaws amendment(s), Airport Minimum Standards Amendments, Airport Rules & Regulations Amendments, Airport Lease Rates & Charges Policy Amendments, and Airport Fees and make one of the following actions:
 - 1. Adopt as submitted;
 - 2. Reject as submitted; or
 - 3. Amend/revise and adopt
- C. The bylaw or amendment proposal(s), Airport Minimum Standards Amendments, Airport Rules & Regulations Amendments, Airport Lease Rates & Charges Policy Amendments, and Airport Fees shall take effect immediately upon adoption by resolution of the City Council.



Heber City Council Staff Report

MEETING DATE: 11/18/2025
SUBJECT: Drafting of a Heber City Communications Policy
RESPONSIBLE: Scott Phillips
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

A local government communication policy is **crucial for building trust, ensuring transparency, and fostering community engagement**. Political neutrality is essential to an effective policy. Moreover, a policy standardizes messaging, helps the public understand policies and services, and ensures the government can effectively inform citizens during emergencies and daily operations. Such a policy is essential for meeting legal obligations, managing information flow, and creating a more accountable and responsive government. Items addressed by a communication policy can include the content of the city newsletter, social media postings, press releases, etc.

RECOMMENDATION

Instruct staff to draft a comprehensive communication policy for council's consideration.

BACKGROUND

Currently, the only communication policy the City has concerns press releases. The policy is administrative in nature and was not adopted by the City Council. A copy of the policy can be found below:

Policy Title: City Press Releases

Policy Topic: Utilization and authorization of press releases for communicating City matters.

Policy Purpose: The purpose of a press release is to accurately represent and promote significant City news. The intent of this policy is to formalize the authority for issuing press releases and content review and approval process for press releases officially issued by Heber City.

Part 1: Purpose of Press Releases: The City may issue press releases for any of the following purposes, informational, promotional, situational, persuasive, political, etc.

Part 2: Authorization to Issue Press Releases: Authorization to issue press releases rests with the

Mayor, or City Manager or Police Chief. The City Manager and Police Chief are authorized to issue press releases for routine City matters relative to their areas of authority. Press releases issued for non-routine matters, however, require the review and input of the Mayor and other subject matter experts as deemed necessary by the Mayor, City Manager or Police Chief. The Mayor, City Manager and Police Chief may collectively authorize experts to speak or issue releases on behalf of the City, subject to rules governing press release content found in Part 3 and Part 4 of this policy.

Part 3: Press Release Content: The City Manager and Police Chief are authorized to review and approve press release content that is specific to their span of responsibility. However, for non-routine matters or when the Mayor's actions or appointees are involved in media inquiries or city media statements, then the Mayor, in addition to the City Manager and/or Police Chief, must also approve the content of any release prior to issuing the release.

Part 4: Governing Body Updates: The governing body will be notified of all press releases. In lieu of press release copies, the Governing Body may be provided talking points or notices of press release issuances. Further, press release content must always be consistent with the official position of the Governing Body and/or other legal considerations.

Part 5: Media requests of Staff: Staff must notify the City Manager or Police Chief of media requests—interviews or statements—prior to accepting the request.

DISCUSSION

Core Policies and Guidelines of a Communication Policy

Maintain Strict Neutrality: All content must be free from political bias, endorsements of candidates, or promotion of specific political agendas. The principle of government neutrality requires that policies and communications do not favor any particular interest or political group over others.

Focus on Factual, Objective Information: Content should provide the facts and allow readers to form their own conclusions. Stick to information about government services, public safety alerts, meeting schedules, local events, and policy changes.

Avoid Partisan Language: Refrain from using emotionally charged or "fighting" words that suggest conflict, such as "yell" or "blast". Instead, use neutral, descriptive, and straightforward terms.

Ensure Transparency and Credibility: Clearly label content and always cite reliable, evidence-based sources when appropriate. This builds public trust, which is paramount in government communications.

Separate Official and Personal Communications: Government employees and elected officials must strictly separate their personal social media and communication channels from official ones. Official resources, including government email accounts or platforms, must not be used for personal political discussions, fundraising, or campaign material distribution.

Include Diverse Perspectives (When Applicable): When covering government actions that affect different parts of the community, strive to include a diversity of voices and perspectives to ensure fuller, more balanced coverage.

Fact-Check Everything: Implement a process to double-check all information before publication. Do not publish anything that cannot be verified as true.

Implementation Best Practices

Establish a Review Process: Create a clear internal review process for all newsletter content involving communication specialists and possibly legal counsel to ensure compliance with neutrality guidelines.

Develop Clear Communication Plan: A detailed roadmap for communications ensures content is planned in advance, allowing ample time for review and reducing the risk of rushed, biased content.

Engage the Community for Input: Ask residents what kind of content they find valuable and relevant to their daily lives. This helps ensure the newsletter remains community-focused rather than politically driven.

Optimize for Readability and Accessibility: Use clear, concise language, bullet points, and an accessible design to ensure the information is easily understood by all residents, including those with disabilities.

Monitor and Adapt: Use engagement metrics and public feedback to continuously monitor the newsletter's effectiveness and refine the approach, ensuring it meets community needs without veering into political territory.

By adhering to these policies, local governments can provide valuable, apolitical information to their residents, fostering trust and ensuring communications serve the public interest.

FISCAL IMPACT

N/A

CONCLUSION

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
-

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Administrative

Staff member:

EXHIBITS

None



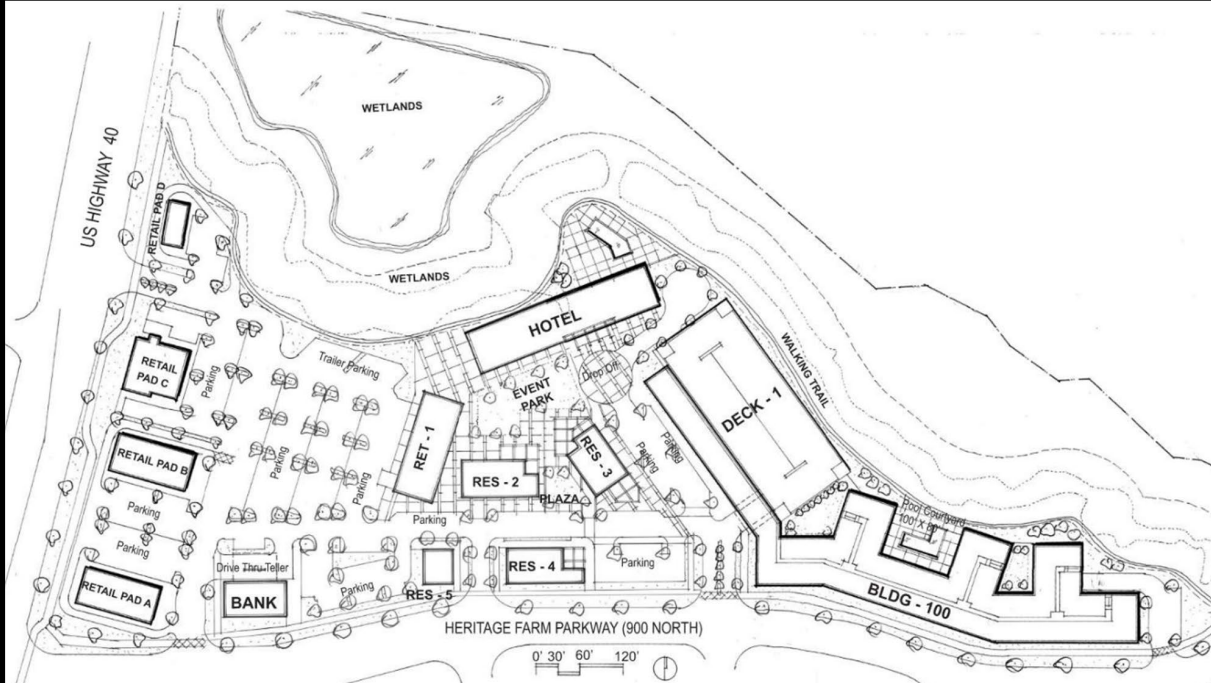


STATION SEVEN

HEBER VALLEY

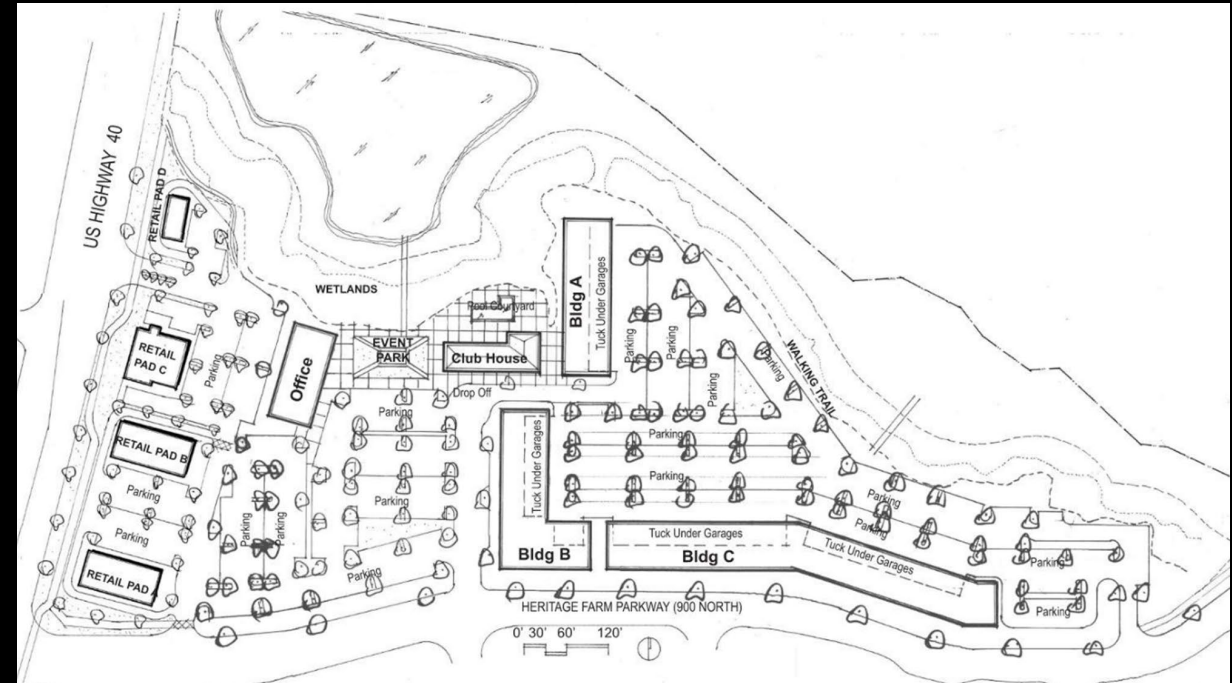
WITH

Tax Increment Financing



WITHOUT

Tax Increment Financing



STATION SEVEN PHASE II

DEVELOPMENT SCENARIOS – HEBER CITY



→ **WITHOUT** Tax Increment Financing

- 19,748 sf retail - 15,000 sf office - NO HOTEL
- 100% surface parking
- Limited plaza space
- Placemaking constraints

Tax Revenue to Heber City

- 2031-2056 - \$202,253 (annual avg.)
- 2057+ - \$299,122 (annual)
- 30 Year Collection (2027-2056) - \$6,067,598

→ **WITH** Tax Increment Financing

- 57,248 sf retail - 110 hotel rooms (Marriott brand)
- Mix of structured parking and surface parking
- Enhanced public gathering areas (plaza, event park)
- Enhanced placemaking and walkability

Incremental Tax Revenue to Heber City

- 2031-2056 - \$541,459 (annual avg.)
- 2057+ - \$1,083,749 (annual)
 - **362%** increase over non-TIF scenario
- 30 Year Collection (2027-2056) - \$16,243,766
 - **267%** increase over non-TIF scenario

STATION SEVEN PHASE II

DEVELOPMENT SCENARIOS – WASATCH COUNTY



→ **WITHOUT** Tax Increment Financing

- 19,748 sf retail - 15,000 sf office - NO HOTEL
- 100% surface parking
- Limited plaza space
- Placemaking constraints

Tax Revenue to Wasatch County

- 2031-2056 - \$88,512 (annual avg.)
- 2057+ - \$118,854 (annual)
- 30 Year Collection (2027-2056) - \$2,655,349

→ **WITH** Tax Increment Financing

- 57,248 sf retail - 110 hotel rooms (Marriott brand)
- Mix of structured parking and surface parking
- Enhanced public gathering areas (plaza, event park)
- Enhanced placemaking and walkability

Incremental Tax Revenue to Wasatch County

- 2031-2056 - \$463,928 (annual avg.)
- 2057+ - \$952,994 (annual)
 - **802%** increase over non-TIF scenario
- 30 Year Collection (2027-2056) - \$13,917,836
 - **524%** increase over non-TIF scenario

STATION SEVEN PHASE II

DEVELOPMENT SCENARIOS – WASATCH COUNTY SCHOOL DISTRICT



→ **WITHOUT** Tax Increment Financing

- 19,748 sf retail - 15,000 sf office - NO HOTEL
- 100% surface parking
- Limited plaza space
- Placemaking constraints

Tax Revenue to Wasatch County School District (100%)

- 2031-2056 - \$278,270 (annual avg.)
- 2057+ - \$278,270 (annual)
- 30 Year Collection (2027-2056) - \$7,565,463

→ **WITH** Tax Increment Financing

- 57,248 sf retail - 110 hotel rooms (Marriott brand)
- Mix of structured parking and surface parking
- Enhanced public gathering areas (plaza, event park)
- Enhanced placemaking and walkability

Incremental Tax Revenue to Wasatch County School District (55%)

- 2031-2056 - \$260,909 (annual avg.)
- 2057+ - \$579,799 (annual)
 - **208%** increase over non-TIF scenario
- 30 Year Collection (2027-2056) - \$7,281,432
 - **96.2%** of non-TIF scenario

TAX PROJECTIONS WITH TIF



Total Tax Increment (Non-Discounted) 2027-2056					
	City	County	School District	State	Total
Property Tax Increment	\$1,994,488	\$4,723,651	\$16,180,961		\$22,899,099
Sales Tax Revenue	\$16,877,987	\$4,219,497		\$81,858,236	\$102,955,719
TRT Revenue	\$2,928,098	\$12,444,416		\$936,991	\$16,309,505
Total Tax Revenue	\$21,800,572	\$21,387,563	\$16,180,961	\$82,795,227	\$142,164,323
Tax Revenue to Taxing Entities (Non-Discounted) 2027-2056					
	City	County	School District	State	Total
Property Tax Increment	\$398,898 <i>20% Participation</i>	\$586,705 <i>20% Participation</i>	\$7,281,432 <i>45% Participation</i>		\$8,267,035
Sales Tax Revenue	\$13,502,389 <i>50% Participation</i>	\$3,375,597 <i>50% Participation</i>		\$81,858,236 <i>100% Participation</i>	\$98,736,223
TRT Revenue	\$2,342,478 <i>50% Participation</i>	\$9,955,533 <i>50% Participation</i>		\$936,991 <i>100% Participation</i>	\$13,235,002
Total Tax Revenue	\$16,243,766	\$13,917,836	\$7,281,433	\$82,795,228	\$120,238,260
Tax Revenue to Developer 2027-2056					
	City	County	School District	State	Total
Property Tax Increment Non-Discounted	\$1,595,590	\$2,346,821	\$8,899,528		\$12,841,940
Property Tax Increment Discounted	\$679,118 <i>50% Participation</i>	\$998,859 <i>50% Participation</i>	\$3,787,836 <i>55% Participation</i>		\$5,465,814
Sales Tax Revenue Non-Discounted	\$3,375,597	\$843,899		\$0	\$4,219,497
Sales Tax Revenue Discounted	\$1,585,409 <i>20% Participation</i>	\$396,352 <i>20% Participation</i>		\$0 <i>0% Participation</i>	\$1,981,761
TRT Revenue Non-Discounted	\$585,620	\$2,488,883		\$0	\$3,074,503
TRT Revenue Discounted	\$243,941 <i>20% Participation</i>	\$1,036,749 <i>20% Participation</i>		\$0 <i>0% Participation</i>	\$1,280,690
Total Non-Discounted	\$5,556,807	\$5,679,604	\$8,899,528	\$0	\$20,135,939
Total Discounted	\$2,508,468	\$2,431,960	\$3,787,836	\$0	\$8,728,265
2056 Annual Recurring Revenue					
	City	County	School District	State	Total
Property Tax	\$73,269	\$107,765	\$594,417		\$775,450
Sales Tax	\$714,176	\$178,544		\$3,463,754	\$4,356,474
TRT	\$296,305	\$666,685		\$765,947	\$1,728,937
	\$1,083,749	\$952,994	\$594,417	\$4,229,701	\$6,860,861

TAX PROJECTIONS WITHOUT TIF



Total Tax Increment (Non-Discounted) 2027-2056					
	City	County	School District	State	Total
Property Tax Increment	\$932,529	\$2,208,559	\$7,565,463		\$10,706,551
Sales Tax Revenue	\$5,135,066	\$1,283,767		\$24,905,072	\$31,323,906
TRT Revenue	\$0	\$0		\$0	\$0
Total Tax Revenue	\$6,067,596	\$3,492,325	\$7,565,463	\$24,905,072	\$42,030,457
Tax Revenue to Taxing Entities (Non-Discounted) 2027-2056					
	City	County	School District	State	Total
Property Tax Increment	\$932,529 <i>100% Participation</i>	\$1,371,580 <i>100% Participation</i>	\$7,565,463 <i>100% Participation</i>		\$9,869,573
Sales Tax Revenue	\$5,135,066 <i>100% Participation</i>	\$1,283,767 <i>100% Participation</i>		\$24,905,072 <i>100% Participation</i>	\$31,323,906
TRT Revenue	\$0 <i>100% Participation</i>	\$0 <i>100% Participation</i>		\$0 <i>100% Participation</i>	\$0
Total Tax Revenue	\$6,067,598	\$2,655,349	\$7,565,464	\$24,905,073	\$41,193,478
Tax Revenue to Developer 2027-2056					
	City	County	School District	State	Total
Property Tax Increment Non-Discounted	\$0	\$0	\$0		\$0
Property Tax Increment Discounted	\$0 <i>0% Participation</i>	\$0 <i>0% Participation</i>	\$0 <i>0% Participation</i>		\$0
Sales Tax Revenue Non-Discounted	\$0	\$0		\$0	\$0
Sales Tax Revenue Discounted	\$0 <i>0% Participation</i>	\$0 <i>0% Participation</i>		\$0 <i>0% Participation</i>	\$0
TRT Revenue Non-Discounted	\$0	\$0		\$0	\$0
TRT Revenue Discounted	\$0 <i>0% Participation</i>	\$0 <i>0% Participation</i>		\$0 <i>0% Participation</i>	\$0
Total Non-Discounted	\$0	\$0	\$0	\$0	\$0
Total Discounted	\$0	\$0	\$0	\$0	\$0
2056 Annual Recurring Revenue					
	City	County	School District	State	Total
Property Tax	\$36,102	\$53,099	\$292,888		\$382,089
Sales Tax	\$263,020	\$65,755		\$1,275,649	\$1,604,424
TRT	\$0	\$0		\$0	\$0
	\$299,122	\$118,854	\$292,888	\$1,275,649	\$1,986,513

STATION SEVEN PHASE II

COMMUNITY BENEFITS

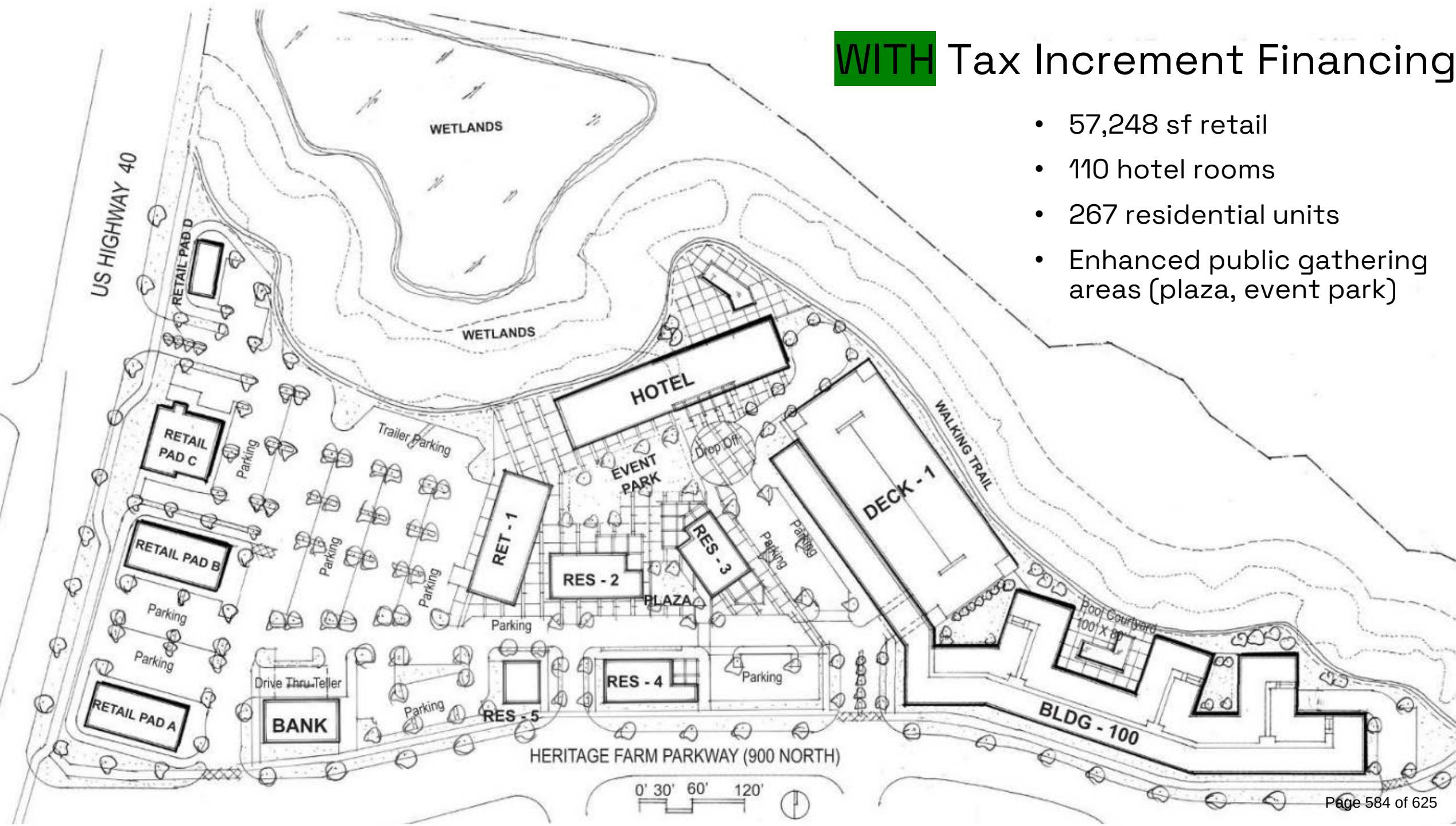


→ **WITH** Tax Increment Financing – **\$8,728,265**

- 37,500 sf of ADDITIONAL retail
- 110 hotel rooms
- 613-stall parking structure
- Enhanced public gathering areas (plaza, event park)
- Enhanced placemaking and walkability
- Elevated architecture and landscaping
- Elevated site signage and furnishings

WITH Tax Increment Financing

- 57,248 sf retail
- 110 hotel rooms
- 267 residential units
- Enhanced public gathering areas (plaza, event park)











US HIGHWAY 40

HERITAGE FARMS PARKWAY







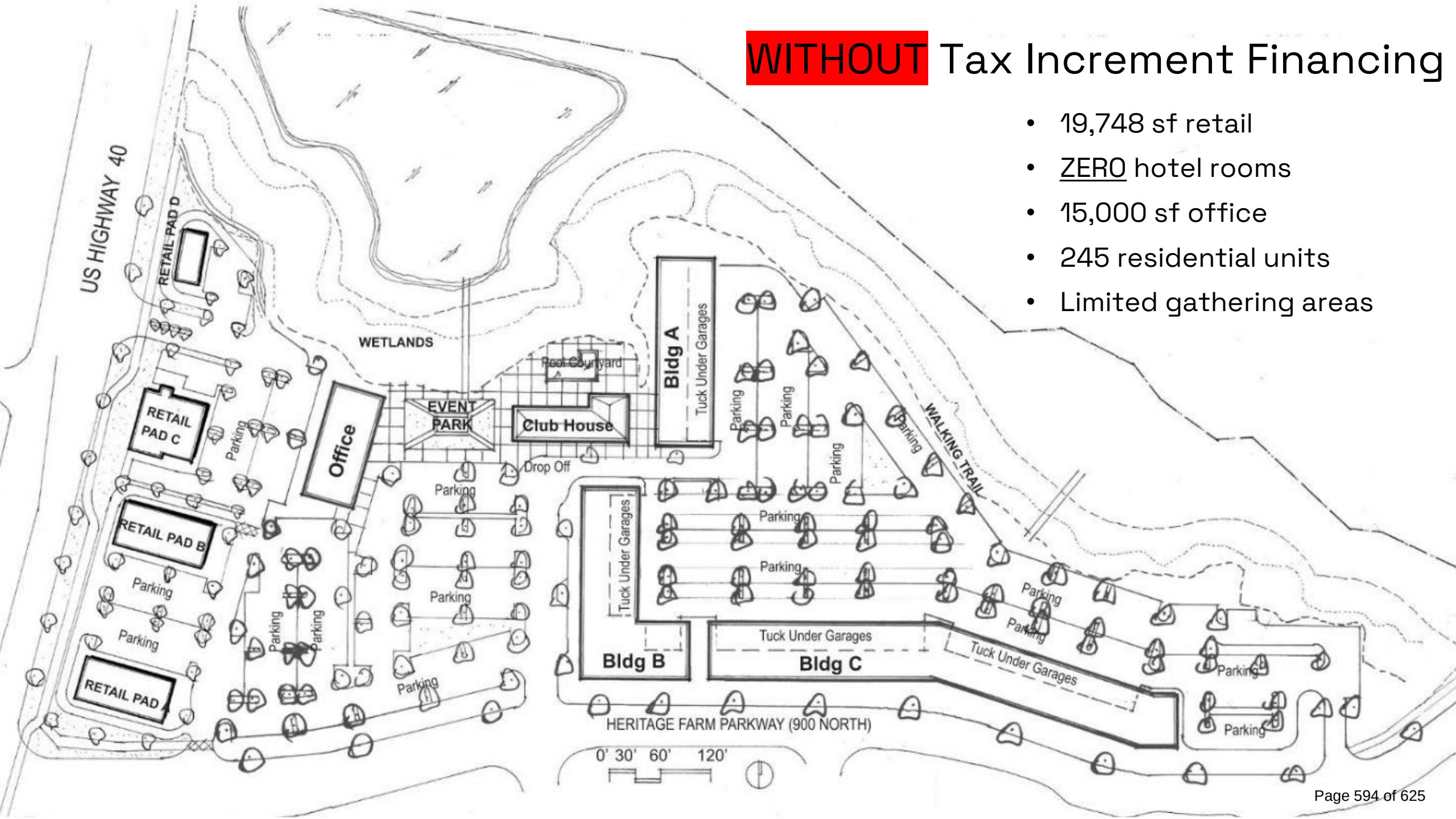






WITHOUT Tax Increment Financing

- 19,748 sf retail
- ZERO hotel rooms
- 15,000 sf office
- 245 residential units
- Limited gathering areas











WITH

Tax Increment Financing



WITHOUT

Tax Increment Financing



WITH

Tax Increment Financing



WITHOUT

Tax Increment Financing



WITH

Tax Increment Financing



WITHOUT

Tax Increment Financing



WITH

Tax Increment Financing



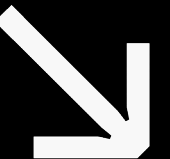
WITHOUT

Tax Increment Financing





PRECEDENT IMAGERY











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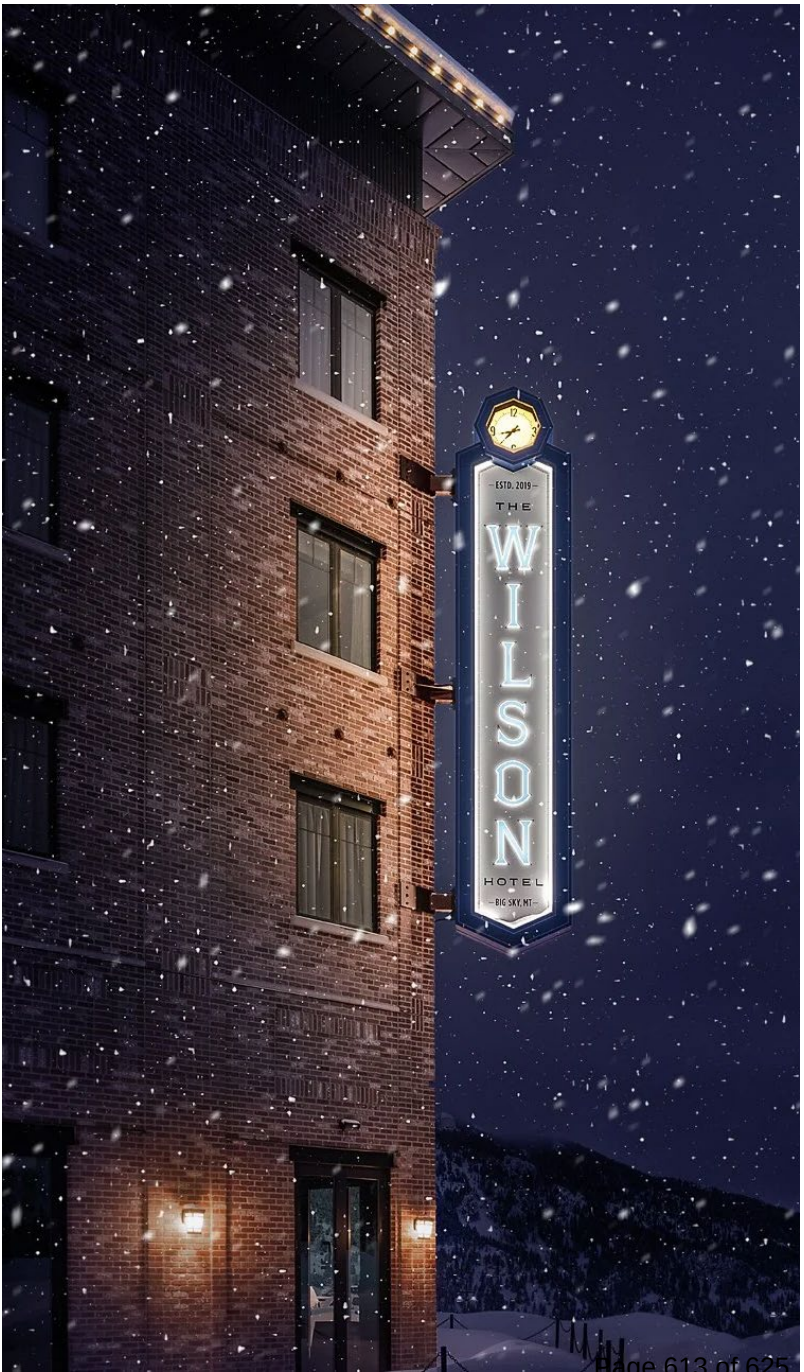
THE RANGE

DRINK











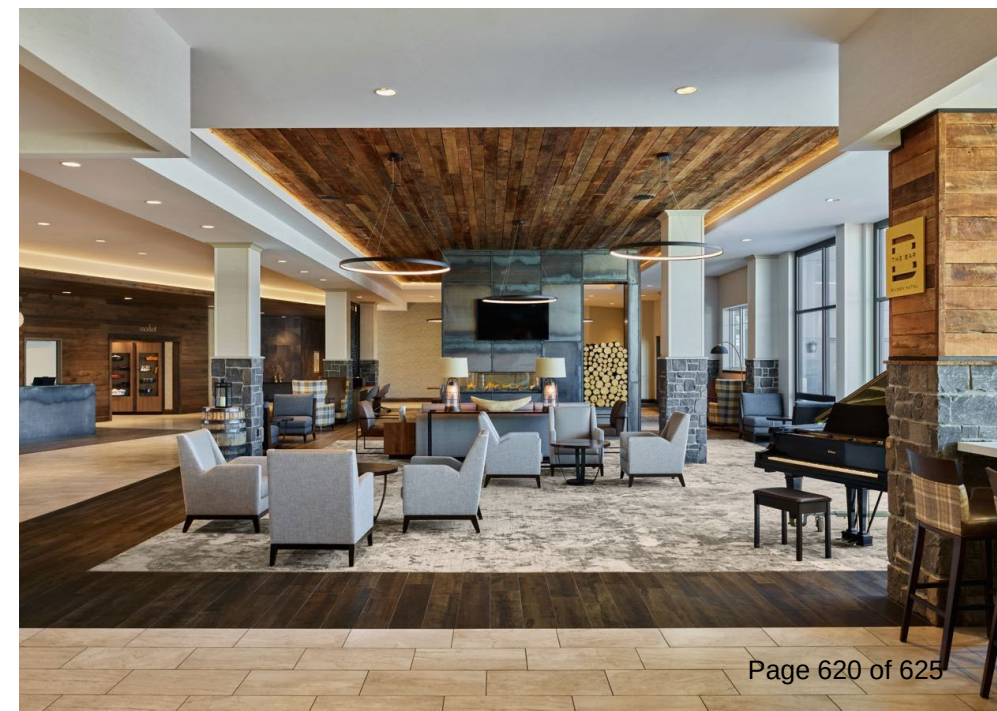














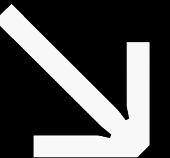




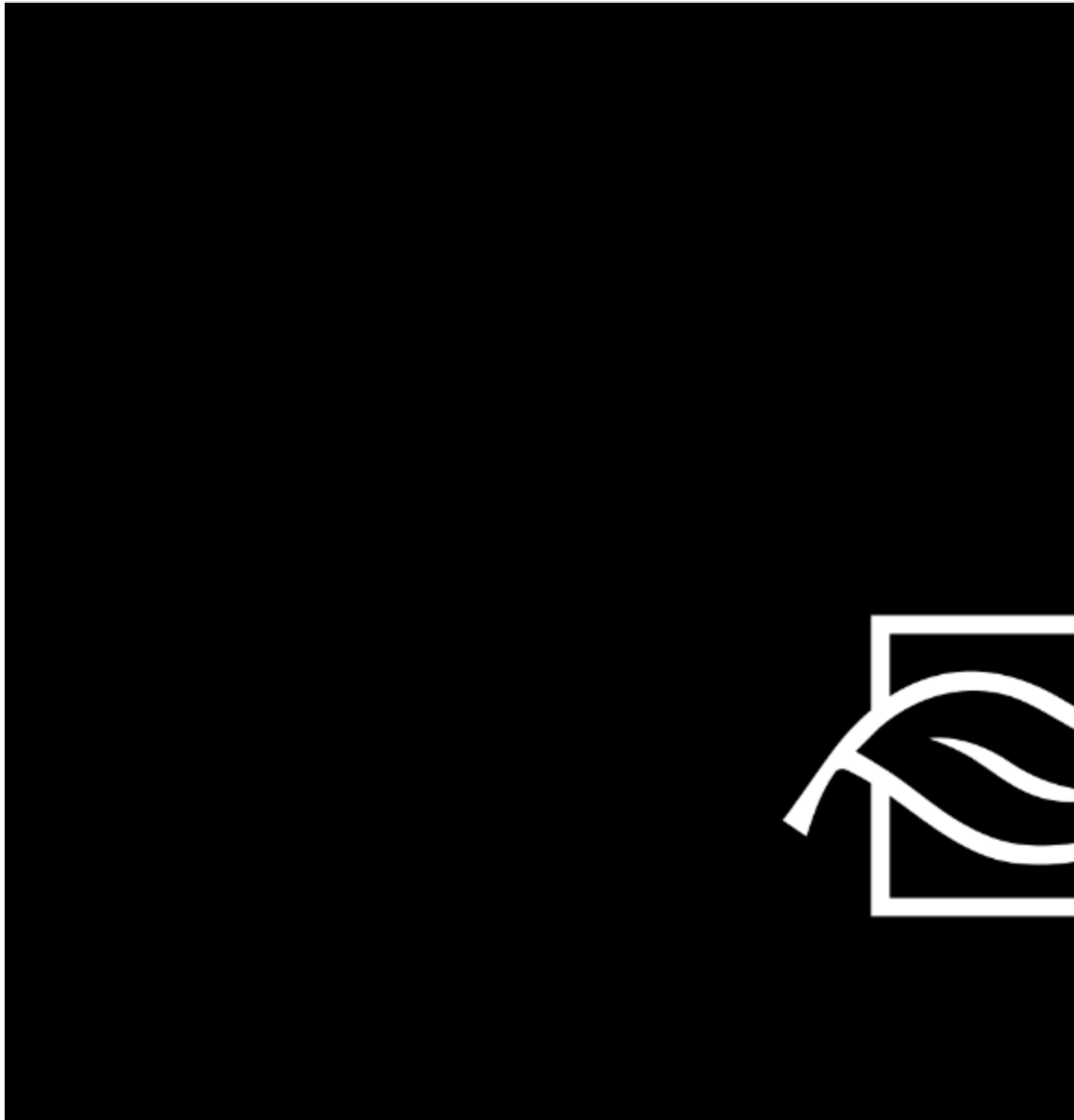
Residence Inn
BY MARRIOTT



THANK YOU



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