

Heber City

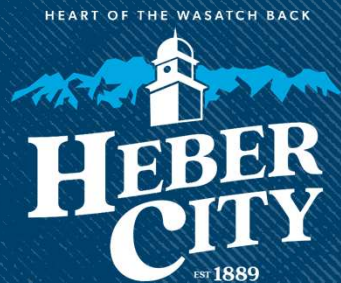
Annual Council Strategic Planning Retreat Agenda

Day 1 –Thursday, January 22, 2026

5:00 to 9:20 p.m.

Heber Police Department Community Room

Time	Activity / Description	Who
5:00 p.m.	Welcome 5 min 1) Check-in 2) Overview ✓ Ground rules & logistics details ✓ Parking Lot of Ideas & Action Register ✓ Time Management 3) Desired Outcomes ✓ Reaching Team Potential ✓ Moving the Community Forward ✓ Finalizing Budget and Policy Priorities for FY '27	Mayor Matt
5:05 p.m.	Public Comments	All
5:10 p.m.	Dinner —Working Dinner (spouses invited)	All
5:30 p.m.	Guest Speaker --Ben Sehy with Meeder Public Funds 40 min ✓ Federal, State and Local Economic Overview ✓ Q&A	Ben
6:10 p.m.	Celebrating 2025 Victories 70 min	Leadership
7:20 p.m.	Break 10 min	
7:30 p.m.	State of the Administration 60 min ✓ Score Card Summary-'25 Council Priorities ✓ Fund Review and Projections ✓ Key Trends ✓ Watch Items ✓ Decision Points ✓ Priority Recommendations ✓ 4th Class Cities Benchmarking Initiative	Matt Lainee
8:30 p.m.	Strategic Topic—Presentation & Discussion 1) Review of Dogs in City Parks Survey and Policy Direction 25 min 2) Night Sky 25 minutes	Mark S. Tony
9:20 p.m.	Wrap Up / Overview of Day One	Mayor



Heber City Council Annual Strategic Retreat

Building a Remarkable Community

Date 1/22/26

Welcome 2026 Heber City Annual Retreat

Mayor Heidi Franco





Retreat Agenda

- Day 1: Thursday, January 22, 2026
- Day 2: Saturday, January 24, 2026

Heber City Annual Council Strategic Planning Retreat Agenda

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9:20 p.m.	Wrap Up / Overview of Day One	Mayor

Day 2 – Saturday, January 24, 2026 8:00 a.m. to 4:00 p.m. Heber Police Department Community Room

Time	Activity / Description	Who
7:55 a.m.	Breakfast—Working Continental Breakfast (Serving at 7:55 a.m.)	
8:00 a.m.	Welcome & Recap of Day 1 5 min	Mayor
8:05 a.m.	Public Comments	
8:10 a.m.	Strategic Topics—Presentations and Discussion vEnvision Central Heber A) Trailhead Plaza—Terracon 1. Overview 5 min 2. Icebreaker 10 min 3. Schedule and Project Approach 10 min 4. Vision, Values, and Touchstones 10 min 5. Public Outreach Plan - Community Conversations 15 min 6. Rose, Bud, Thorn Exercise Breakout 10 min	Keri Dave/Lars/Ryan
9:10 a.m.	Break 10 min (Breakouts can Continue)	
	7. Rose, Bud, Thorn Report Back 20 min 8. Master Plan Diagrams 40 min 9. Next Steps and Wrap-Up 5 min 10. Council Comments & Questions 15 min B) Heber City "C" Street (Downtown) 30 Minutes 1. Brownfield Planning Scope of Work 2. Goals and Objectives	Dave/Lars/Ryan Dave/Lars
11:20 a.m.	Break 10 min	
11:30 a.m.	3. Downtown Parking Discussion 30 min 4. Fire Station Re-envisioned 15 min 5. Downtown City CRA- Next Steps 30 min	Tony Tony Matt
12:45 p.m.	Lunch—Working Lunch (Serving at 12:45)	
1:00 p.m.	Strategic Topics—Presentations and Discussion 1) General Traffic Discussion 60 min	Russ
2:00 p.m.	Break 10 min	
2:10 p.m.	Strategic Planning Process – Council Roundtable Discussion— Insights for FY 26-27 Priorities 60 min 1) Presentations from Council members v Identifying areas of priority & common policy interests Strategic Planning Process: Moving Forward 50 min 1) Council agreement upon policy and budget priorities for FY '27	Council Council
4:00 p.m.	Wrap Up / Assess the Day's Work	Mayor





Strategic Retreat Objectives

- ▶ Strategic Priorities: Agree on budget and policy priorities
- ▶ Access our Operating Environment: Equally understand current and future trends
- ▶ Collaboration
- ▶ Build a Remarkable Community





Budget and Policy Priorities

- Why Important?
 - ⇒ Council leads by establishing priorities
 - ⇒ Budget document is key policy document for City
 - Priorities guide budget development
- What Are They?
 - ⇒ Big picture items/focus--50,000' level
 - ⇒ Most important items—"If everything is a priority than nothing is a priority."
- Sources of Information?
 - ⇒ 2025 Retreat
 - ⇒ Master Plans-Envision Heber 2050, Parks/Trails, Cemetery, Capital Facilities, etc.
 - ⇒ Public Input
 - ⇒ Staff Input





Suggested Ground Rules

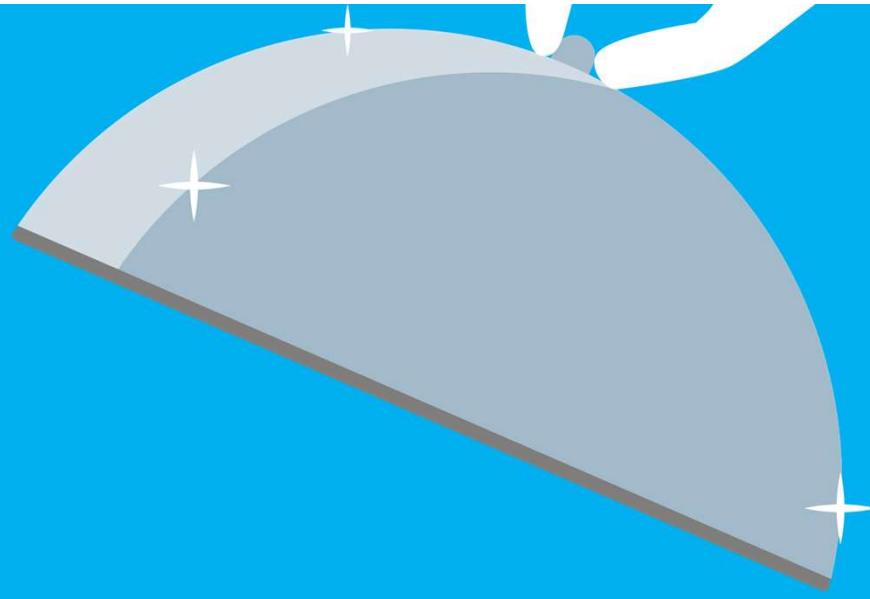
- ▶ Participate fully and allow others to do so (step up, step back)
- ▶ Respect -- listen open-mindedly to others' ideas
- ▶ Seek consensus or compromise – focus on what we can AGREE on
- ▶ “Parking Lot” for capturing tangential topics
- ▶ “Action Register” for capturing outcomes
- ▶ Topic time limits
- ▶ Electronics



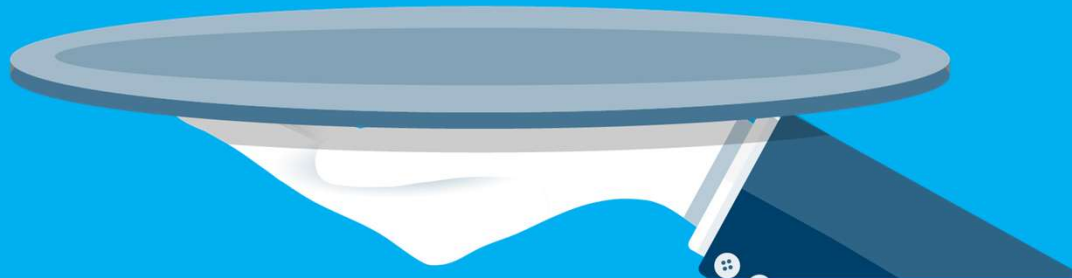


Public Comments





Dinner is served



2026 Economic Forecast— National, State and Local

Ben Sehy

MEEDER PUBLIC FUNDS



Victory Celebrations

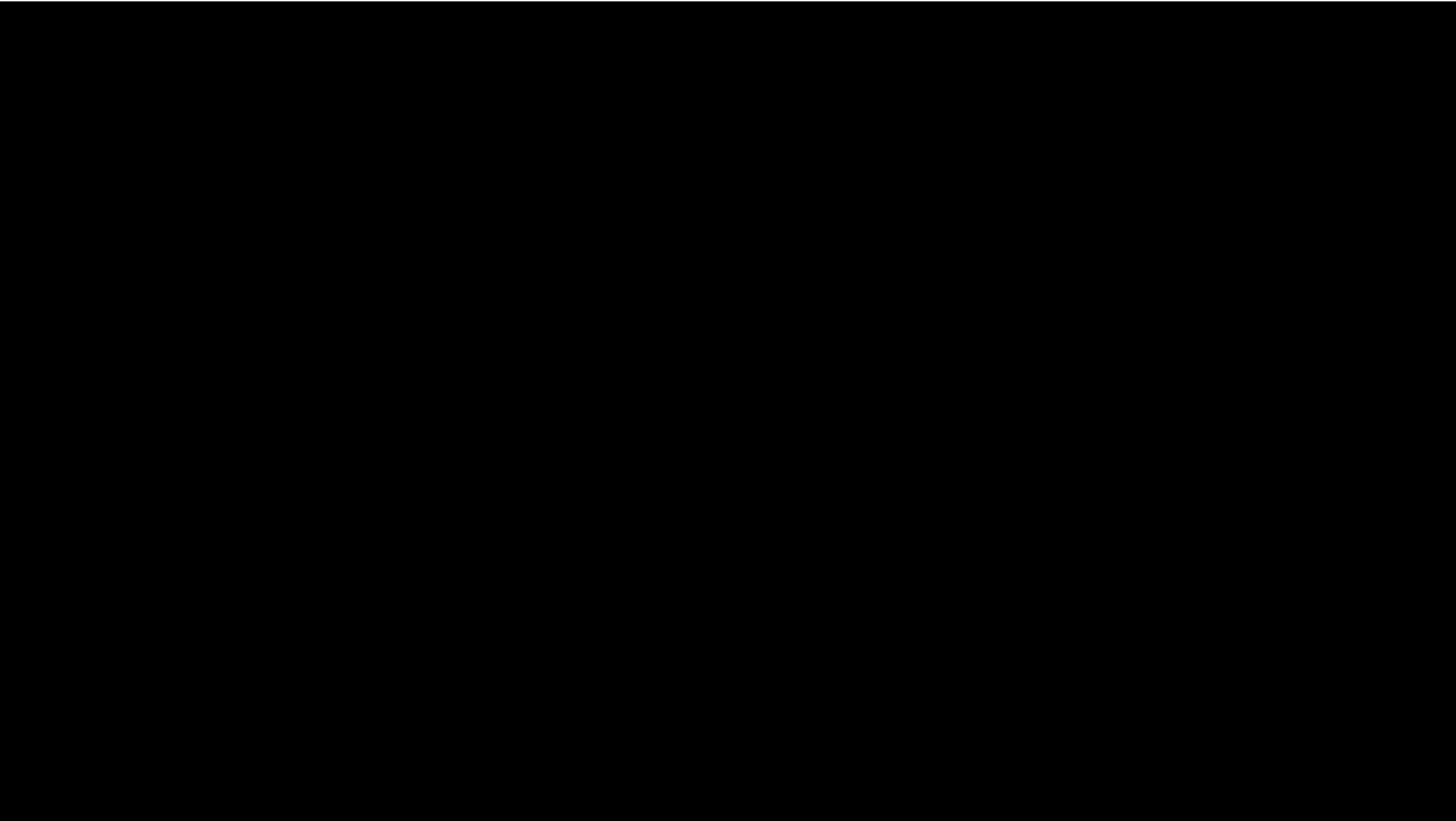


2026 State of the Administration Report

Building a Remarkable Community

City Manager Matt Brower





- 
- July 3 & 4 Concert & Festival**
 - July 5 Neighborhood Potlucks**
 - 2026 Newborn Blankets**
 - 1776 Musical by TVT**
 - Mini Lecture Series by Libray**
 - Sing for America: Heber Valley Children's Choir**
 - CAPS**
 - HLA**
 - Freedom Train: HVRR**
 - Heber City Celebration of Declaration of Independance**

**WHERE THE
ORDINARY
BECOME THE
EXTRAORDINARY**





State of the Administration

- Score Card Summary
- Fund Review and Projections
- Key Trends
- Watch Items
- Decision Points
- Priority Recommendations



Score Card Summary

Building a Remarkable Community

Heber, Utah



Council Priorities Report Card for 2025

Heber City Council
FY '25/'26 Policy & Budget Priorities
 Established 1/18/25; Adopted 2/4/25
 Report Updated: 1/12/26

Priorities	Description/Strategy	Policy/Budget Priorities	Target	Responsible	Status
Leadership Role in 2034 Olympic Games Planning	Assume leadership role in planning and execution of 2034 Olympic Games for the benefit of the community and to advance Council's priorities and economic opportunities for Heber City	18 Budget/Policy Priorities Completed: 2 ^Ongoing: 4 *Underway: 4 ^Monitoring *Active movement/work		MB/CC	1)Ongoing 2)Ongoing 3)Draft EIS released 1/7/26 4)Ongoing: Main Street Transportation Safety Grant awarded; Code updates completed. 5)Ongoing 6)No Action
Execution of Envision Central Heber Initiative	Begin taking assertive and strategic actions to realize Envision Central Heber vision	Main Street District (MSD) Trailhead Plaza 1. Evaluate and select design for Roger Brooks Plaza Design, Programming and Management Plan 2. Adopt, after final review, the Plaza Design, Programming and Management Plan 3. Commence subsequent phasing as resources permit. Parking 1. Finalize policy and begin executing strategy for increasing parking opportunities in downtown area 2. Utilize Roger Brooks recommendations to draft policy supporting increasing parking opportunities (Main Street and 100 W.) 3. Leverage shared parking agreements in downtown area to increase parking opportunities C-Street Pedestrian Alley 1. Implement formalizing initial path for C Street between 200 S. and Center Street. 2. Adopt policy to require redevelopment to recognize "final" C-street pedestrian avenue. 3. Begin working with UDOT for pedestrian crossing concepts on Midway Lane between Hwy 40 and 100 W. Zoning/Land Use 1. Complete overlay zone and supportive changes for Central Heber Overlay Zone (CHOZ) Infrastructure	Plaza 1-Completed 2-Completed 3-Completed 4.Ongoing Parking 1.Q2 '25 2.Q2 '25 3.Q2 '25 C-Street 1.Q2 '25 2.Q2 '25 3.Ongoing Zoning 1.Completed Infrastructure	Plaza MB/CC/RB/TK Parking MB/CC/TK C-Street TK/RF Zoning TK/CC Infrastructure	Trailhead Plaza 1)Completed 2)Completed: Plan Accepted in Spring '25 3)Completed 4)Underway Parking 1)Underway 2)Underway 3)Underway-currently negotiating 1 shared parking agreement. C-Street Pedestrian Alley 1)Underway 2)Underway-CC direction received on 9/2/25 3)Ongoing Zoning 1)Completed 9/2/25

Page 1 of 4



Fund Review & Projections

Building a Remarkable Community

Heber, Utah

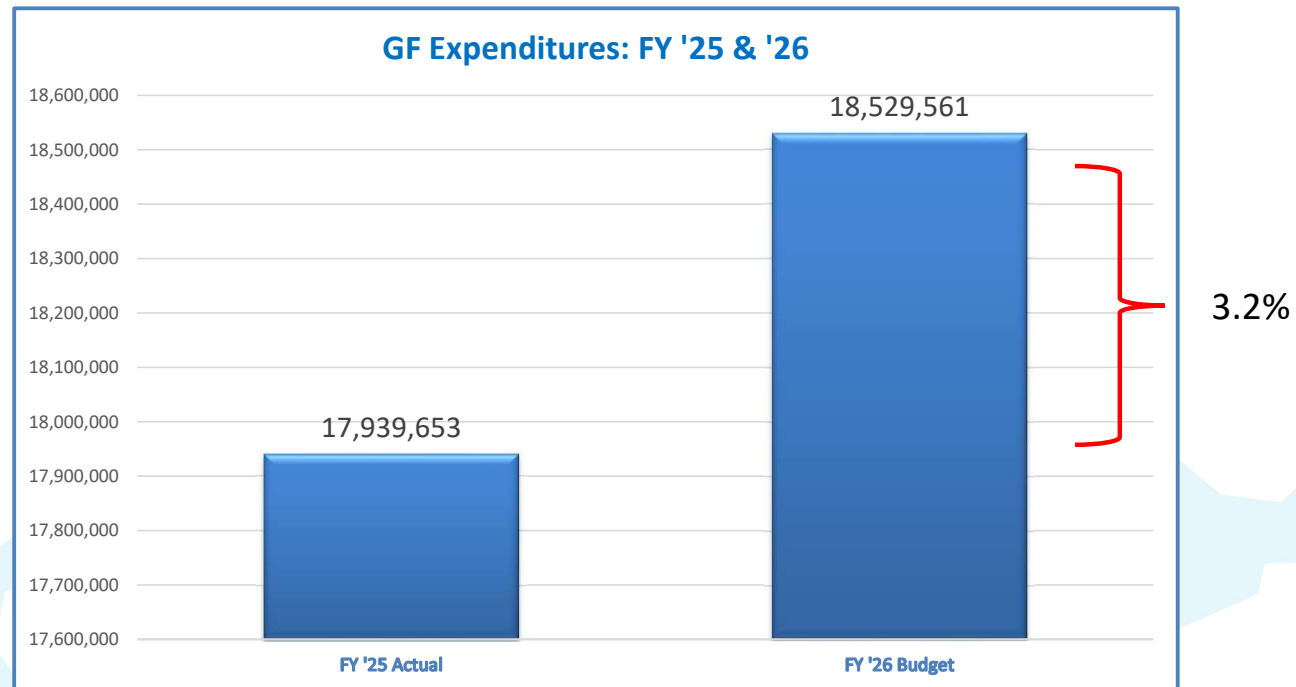


- | | |
|---|---|
| 1) General Fund (10) | 15) Airport Fund (21) |
| 2) Water Operating Fund (51) | 16) Airport Capital Fund (41) |
| 3) Sewer Operating Fund (52) | 17) General Capital Projects Fund (42) |
| 4) Storm Water Operating Fund (54) | 18) Streets Impact Fee Fund (46) |
| 5) Secondary Water Operating Fund (55) | 19) Parks Impact Fee Fund (47) |
| 6) Water Capital Fund (66) | 20) Transportation Fund (48) |
| 7) Sewer Capital Fund (67) | 21) Class C Roads Fund (49) |
| 8) Storm Water Capital Fund (68) | 22) Debt Service (31) |
| 9) Secondary Water Capital Fund (69) | 23) Public Safety Impact Fee Fund (43) |
| 10) Water Impact Fund (56) | 24) CRA Fund 2020 (44) |
| 11) Sewer Impact Fund (57) | 25) North Village Storm Water Impact (60) |
| 12) Secondary Water Impact Fee Fund (58) | 26) Trails, Arts & Parks Fund (23) |
| 13) Internal Service Fund (61) | 27) North Village Street Impact Fund (50) |
| 14) Perpetual Care Fund (71) | |

Revenues = Expenditures

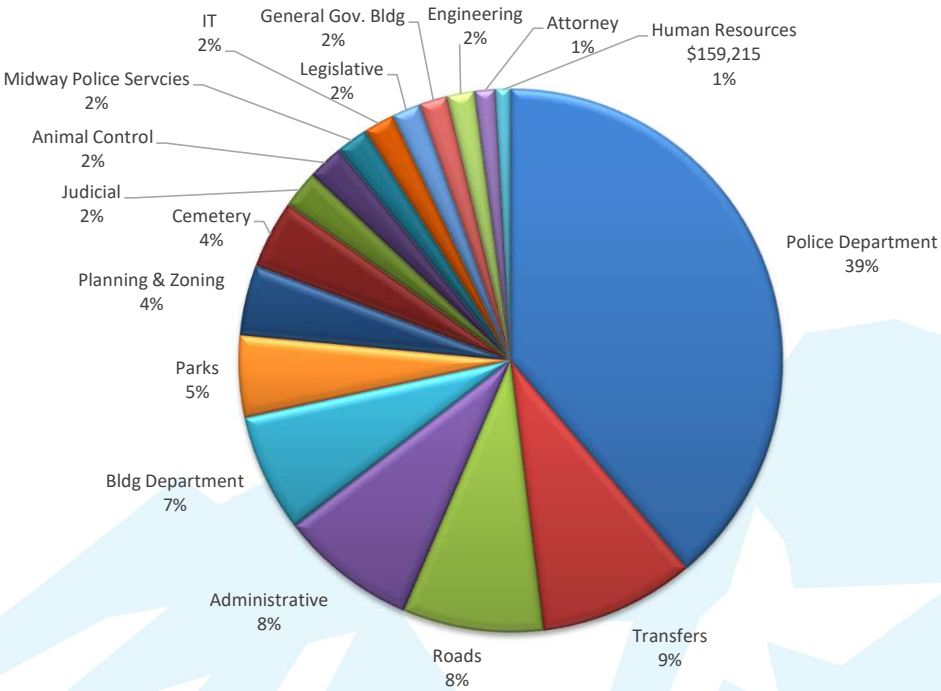


General Fund: Annual Expenditures

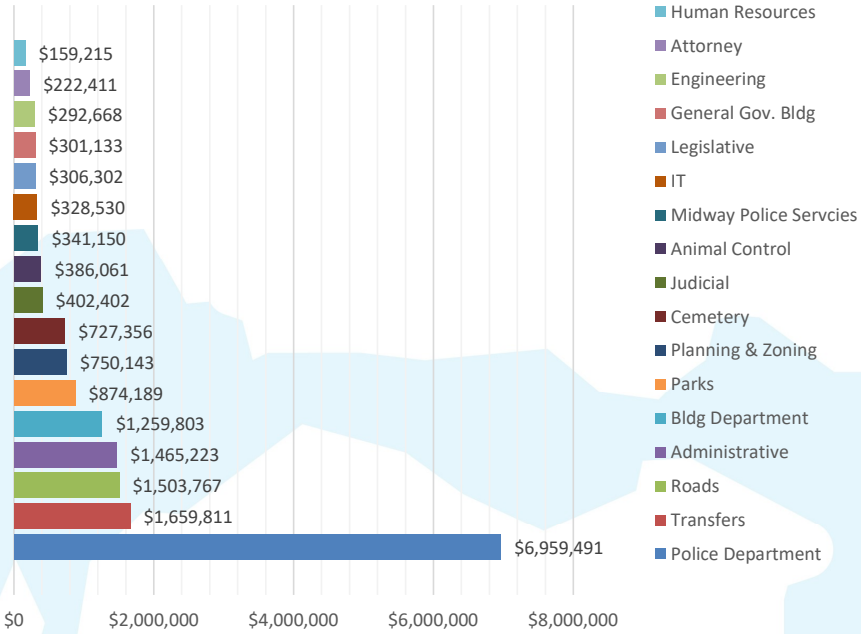


General Fund: FY '25 Actual Dept. Expenditure

FY '25 Department Exp. Percentage



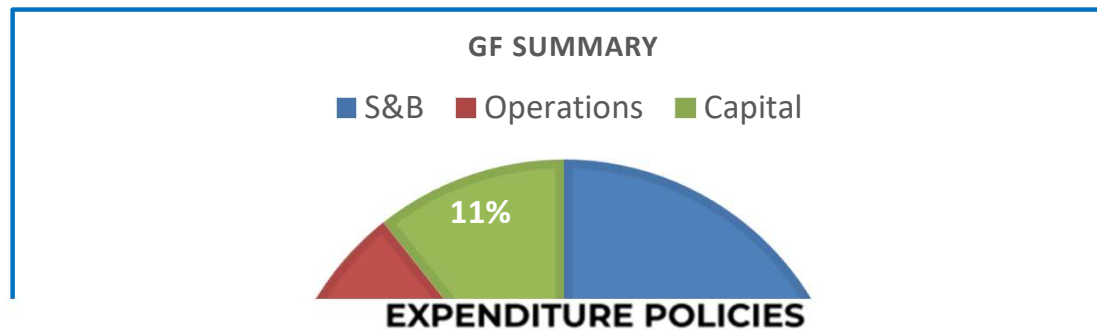
FY '25 Actual Department Expenditures



Slide 21

SN1 consider removing transfers. Not a department.
Sara Nagel, 2026-01-21T03:07:56.998

General Fund: Summary by Category FY '25 Budget

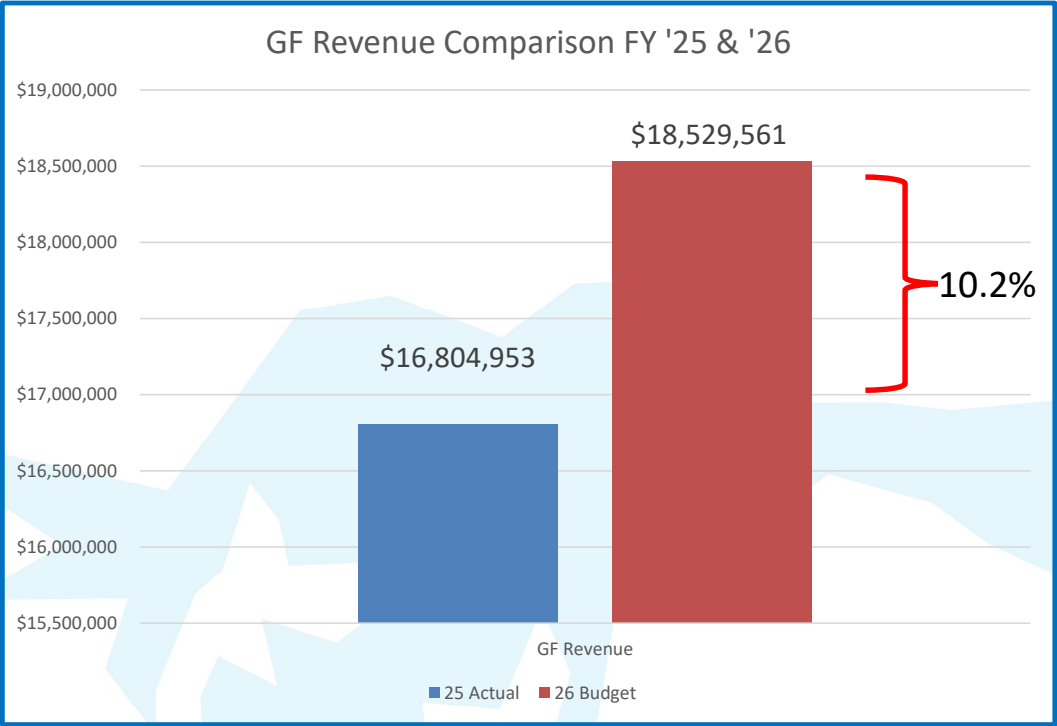


Wage/Benefits, Operating Expenditures, Capital Outlays Ratio for the General Fund

The City has a guideline for the General Fund with a spending ratio of 65% for Wages and Benefits, 30% for Materials and Supplies, and 5% for Capital Outlays. The City will incorporate these ratios into the annual General Fund budget, understanding that economic factors may temporarily preclude this guideline, as experienced in the 2008 recession.



General Fund: Annual Revenues



General Fund: Revenue by Source FY '25 Actual

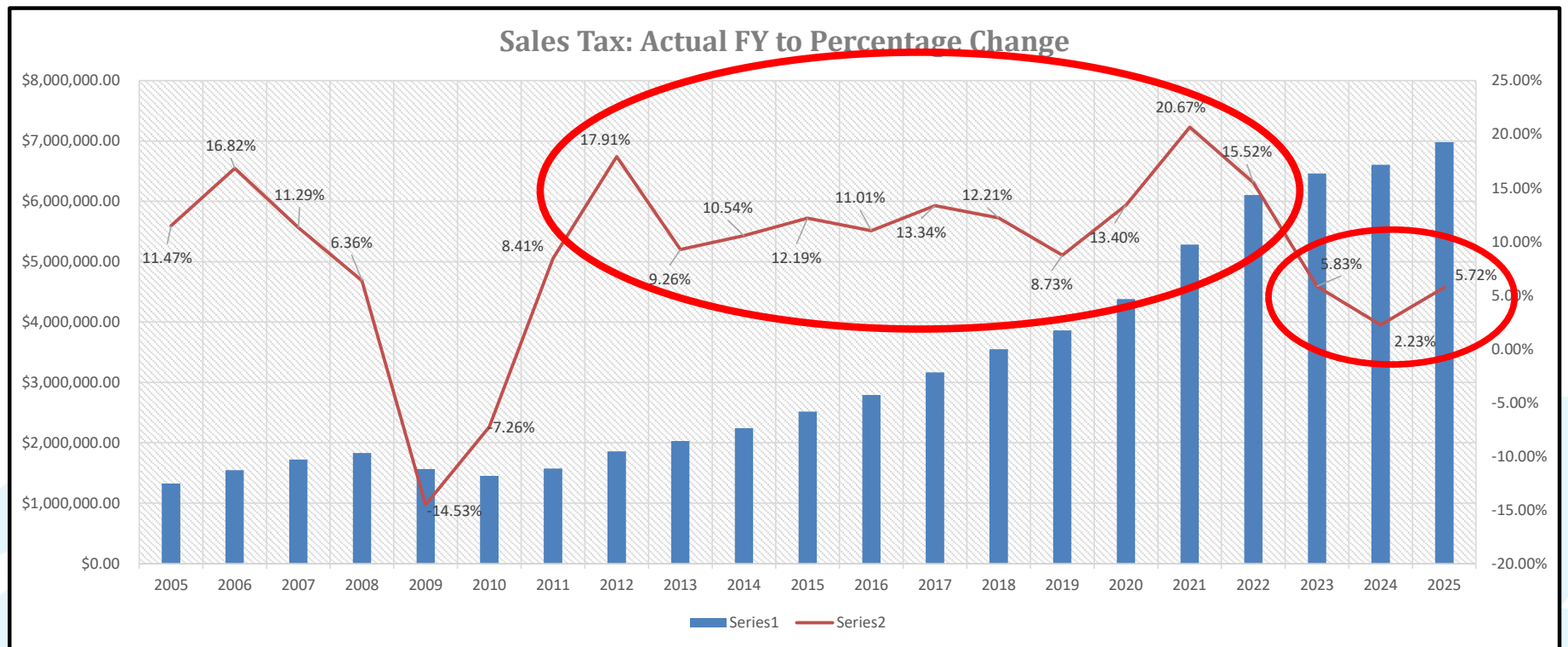
1-Sales Tax \$6,981,783
2-Property Tax \$3,358,388
3-Building Permits \$1,553,451
4-Franchise Tax \$1,386,572
5-Banking Interest \$523,510
Total: \$13,803,704

82%

Property Taxes (23%)



General Fund: Sales Tax



General Fund: Sales Tax

Sales Tax FY YOY % Change									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
JULY	111%	108%	117%	110%	124%	102%	124%	98%	103%
AUGUST	116%	112%	111%	108%	110%	137%	104%	98%	103%
SEPTEMBER	113%	109%	109%	107%	127%	109%	114%	102%	104%
OCTOBER	108%	117%	110%	114%	113%	104%	125%	101%	121%
NOVEMBER	114%	120%	109%	113%	121%	119%	113%	116%	90%
DECEMBER	109%	104%	110%	113%	120%	114%	100%	92%	126%
JANUARY	115%	115%	111%	123%	102%	124%	105%	110%	97%
FEBRUARY	123%	105%	113%	95%	135%	129%	99%	113%	97%
MARCH	114%	108%	100%	116%	128%	113%	104%	90%	124%
APRIL	111%	124%	105%	122%	133%	129%	80%	115%	93%
MAY	110%	124%	107%	114%	115%	103%	113%	109%	94%
JUNE	118%	108%	106%	126%	123%	110%	102%	91%	121%
% Change:	124%	123%	119%	123%	132%	116%	107%	103%	106%

Light Green=% increases of 100 to 105

Yellow=% declines < 100

General Fund: Sales Tax Projection for FY '26

Sales Tax FY YOY % Change											
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
										Projected	Projected
JULY	118%	112%	117%	110%	124%	102%	124%	98%	103%	104%	104.59%
AUGUST	116%	112%	111%	108%	110%	137%	104%	98%	103%	104%	104.59%
SEPTEMBER	113%	109%	107%	107%	127%	109%	114%	102%	104%	104%	104.59%
OCTOBER	108%	113%	113%	114%	113%	104%	123%	107%	121%	104%	104.59%
NOVEMBER	114%	120%	109%	113%	121%	119%	113%	116%	90%	104%	104.59%
DECEMBER	109%	110%	110%	115%	115%	121%	112%	112%	126%	104%	104.59%
JANUARY	115%	115%	111%	123%	102%	124%	105%	110%	97%	104%	104.59%
FEBRUARY	123%	116%	116%	116%	135%	129%	99%	113%	97%	104%	104.59%
MARCH	114%	108%	100%	117%	128%	113%	104%	90%	124%	104%	104.59%
APRIL	111%	114%	105%	122%	133%	129%	80%	115%	93%	104%	104.59%
MAY	110%	114%	107%	114%	115%	103%	113%	109%	94%	104%	104.59%
JUNE	118%	108%	106%	126%	123%	110%	102%	91%	121%	104%	104.59%
% Change:	124%	123%	119%	123%	132%	116%	107%	103%	106%	104%	104.59%

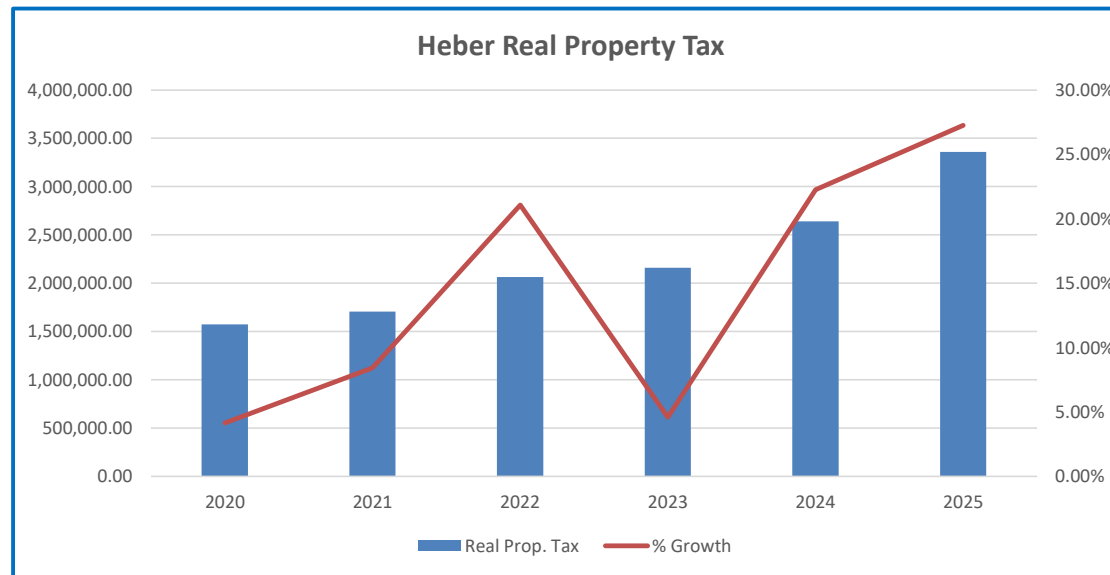
Post Covid years (2023, 2024, 2025) average actual % increase = 4.59%

Projected new sales tax revenue for FY '27 using 4.59% = \$292,511

West Region CPI-U (12-months ending Nov 2025): 3.0%



General Fund: Property Taxes



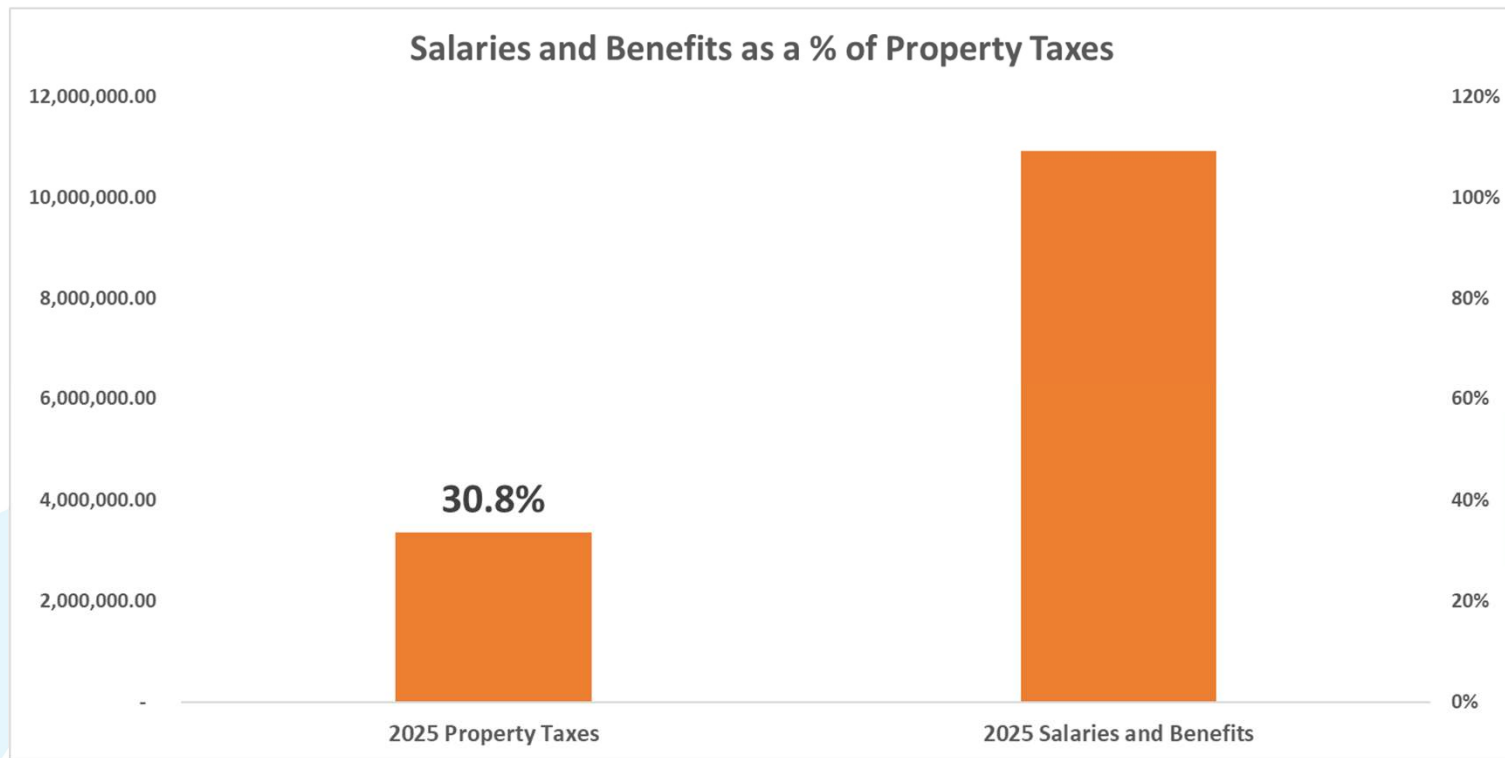
Property Tax Increase History	
FY '25	9.38%
FY '24	8.06%
FY '22	10%
FY '15	32.39%
FY '11	4.11%

Average 5 YR New Growth: 16.72%
FY '21 through '25

Average 5 YR New Growth
Projection: \$357,241



General Fund—Property Tax as a % of Salaries and Benefits



Property Tax Allocation (2025)



Report: Streaming Price Hikes Push Annual U.S. Media Spending to \$3,350

NEWS PROVIDED BY
EIN Presswire
Nov 12, 2025, 4:58 PM ET

Reviews.org's State of Consumer Media Spending finds streaming costs up 22% in 2025

THE PROPORTION 4.75%
Central UT Conservancy District 4.29%
County Park and Recreation 1.69%
Library 1.26%
Other .94%



Where Do My Heber City Taxes Go?

(Based on 2025 Tax Rate of 0.077% on a \$850,000 Primary Resident)



City Council - \$8



Administration - \$57



Court System \$10



Parks/Cemetery - \$40



Animal Control - \$10



Engineering - \$7



Planning - \$11



Police - \$173



Streets - \$38



Attorney's Office - \$6

\$360

General Fund: Property Taxes

Key Points:

- 1) Second Largest General Fund Revenue Source
- 2) Annual Future Growth Potential Remains Strong
- 3) Low Volatility
- 4) CRA Interlocal Agreement w/ City: 80% of Increment
- 5) 2026 Legislative Watch

Property Tax Increase History	
FY '25	5.38%
FY '24	8.06%
FY '23	10%
FY '15	32.39%
FY '11	4.11%

Average 5 YR New Growth: 16.72%
FY '21 through '25

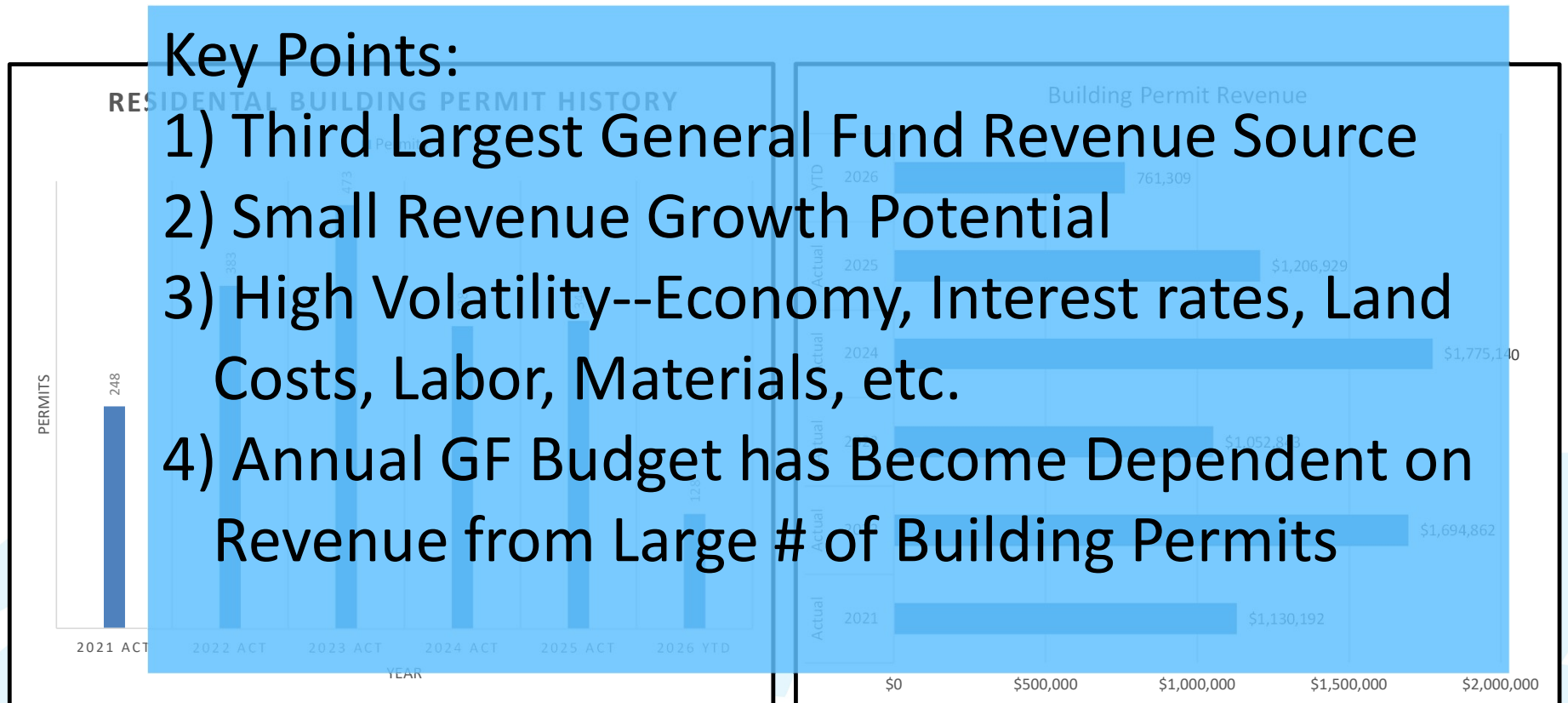
Average 5 YR New Growth
Projection: \$357,241



General Fund: Building Permits

Key Points:

- 1) Third Largest General Fund Revenue Source
- 2) Small Revenue Growth Potential
- 3) High Volatility--Economy, Interest rates, Land Costs, Labor, Materials, etc.
- 4) Annual GF Budget has Become Dependent on Revenue from Large # of Building Permits



General Fund: Franchise Fees

- Municipal Energy Sales and Use Tax: 6%
 - Charged as a percentage of gross receipts on the delivered value of taxable energy.
- Telecommunications Tax: 4%
 - Charged as a percentage of gross receipts from telecommunication services.

Franchise Fees FY '25 Actual	
Energy Companies	
Dominion	\$442,852
Heber Light and Power	\$765,947
Mun Energy	\$16,296
Total:	\$1,225,095
Telecommunications Companies	
All West	\$5,680
Utah Broadband	\$250
Comcast	\$73,807
Tele Tax	\$106,876
Total:	\$186,613
Grand Total:	\$1,411,708

Franchise Fees Projection for FY '26

Key Points:

- 1) Fourth Largest General Fund Revenue Source
- 2) Small Revenue Growth Potential
- 3) Moderate Volatility—Weather & ERUs

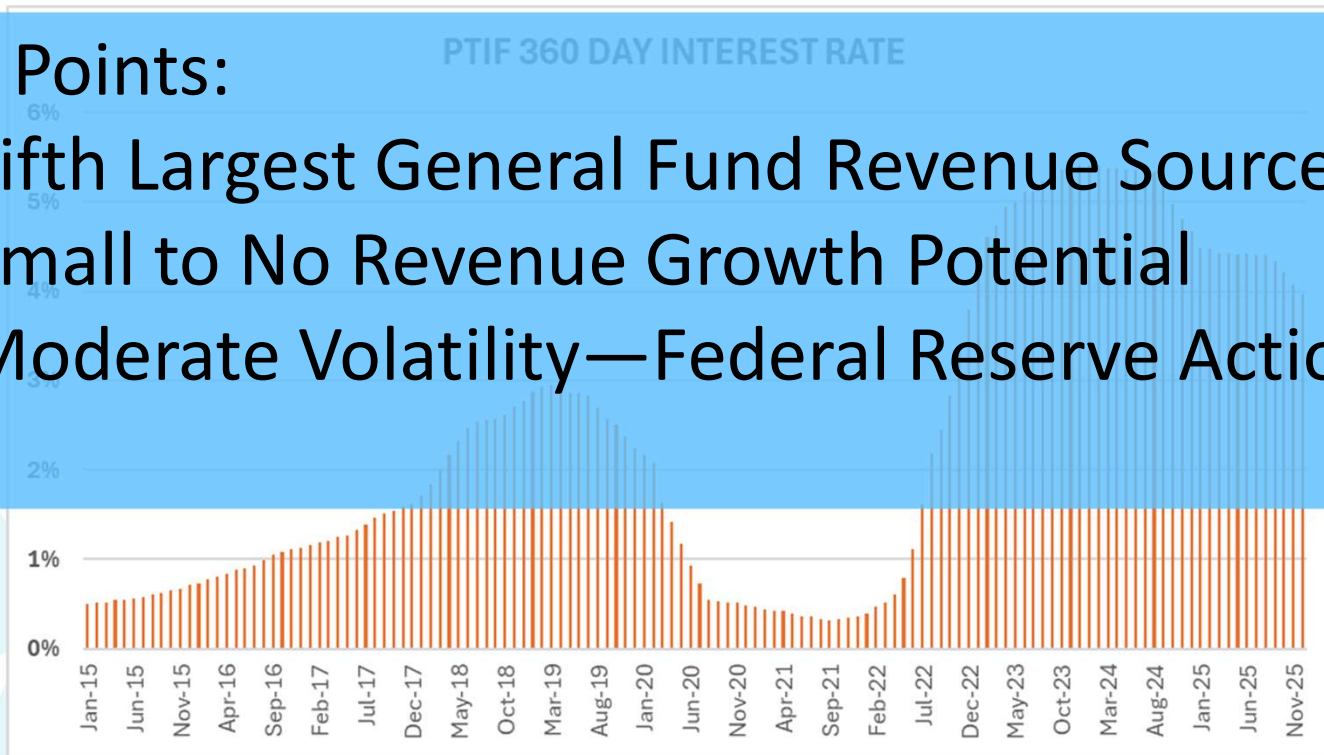


- 5 Yr Average = 8.42%
- FY '26 Projected at 9%
- FY '27 Projected at 8%
- Total projected new revenue \$127,000

General Fund: Bank Interest

Key Points:

- 1) Fifth Largest General Fund Revenue Source
- 2) Small to No Revenue Growth Potential
- 3) Moderate Volatility—Federal Reserve Action



FY '26 Budget—Early GF Rev./Exp. Projection

Early GF Revenue Projections

Category	Amount	Detail
Sales Tax	\$292,511	3 YR Average is 4.59% (FY '23; '24; & '25)
Property Tax	\$357,241	Five YR Average
Building Permits	\$0	No growth in building permits or revenue
Franchise Fee	\$127,000	Five YR Average
Bank Interest	\$0	No growth in bank interest
Other Revenue	\$20,000	Misc
Total:	\$796,752	

Possible Off-sets

Heber Light & Power	\$0 Dividend
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Early GF Expenditure Base Projections

Category	Amount	Detail
COLA	\$240,000	3.0% (Nov '25)
Step Increases	\$170,000	5% Step Increases for Employees Not at Max
Health Insurance	\$169,000	12%
Department Increases	\$100,000	3% Operating Budget Increase
Total:	\$679,000	
Difference	\$117,752	



General Fund: Reserves (% of revenues)

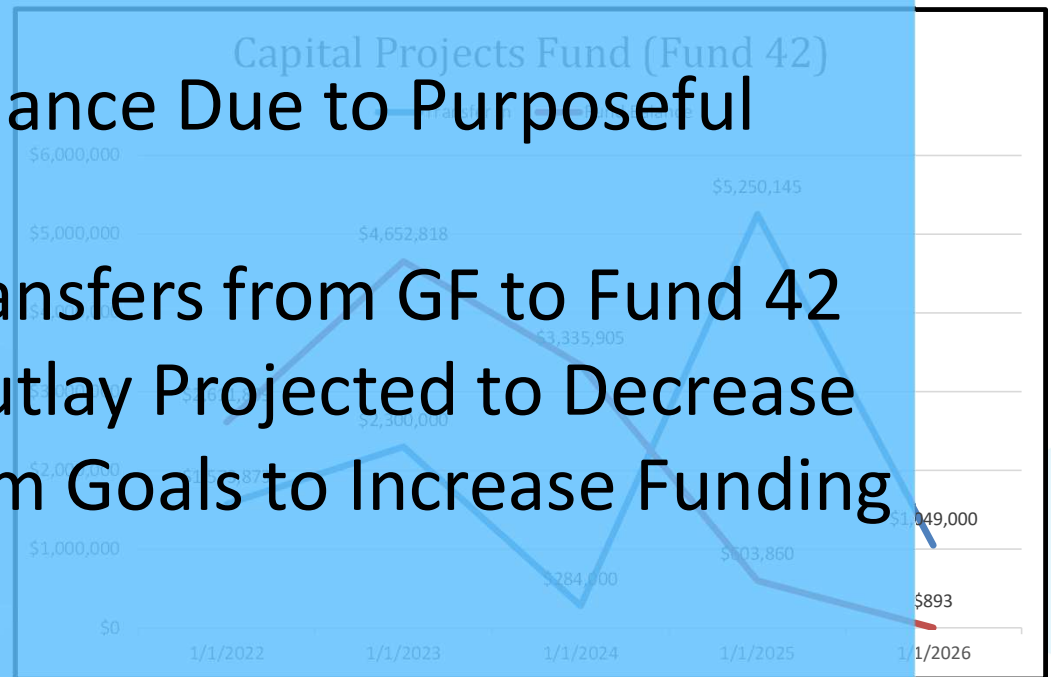


Capital Project's Fund (CPF)—Fund 42

Key Points:

- 1) Declining Fund Balance Due to Purposeful Spend Down
- 2) Project Smaller Transfers from GF to Fund 42
- 3) General Capital Outlay Projected to Decrease
- 4) Establish Long-term Goals to Increase Funding for Fund 42

*Fund 42 Funding Source: Year end transfer based on GF exceeding reserve requirements--sales tax primary driver.



TAP Tax Fund—Fund 23

TAP TAX Revenue History	
Fiscal Year	Annual Revenue
FY '23 Actual*	\$90,531
FY '24 Actual	\$638,693
FY '25 Actual	\$624,553
FY '26 Budget	\$600,000
*Partial year--started in April '23	

- 1/10 of one percent (\$0.01 for every ten dollars) sales tax adopted by referendum in Nov. '22.
- Heber City 48.5%/WC 34.29% & Midway 17.26%
- Current Council Policies:
 - 10% to Arts Grant Program (FY '24)
 - Annually Council to reassess standing TAP Tax policies (FY '24)
 - 25% Trails Maintenance (FY '25)
 - Two-year contract with WTF for \$60,500 (FY '26)
 - 65% Parks Capital Projects (FY '25)

TAP Tax Budgeted Expenditures		
FY '23	Water Feature	\$162,885
FY '23	HVRR Trail	\$82,499
FY '23	Wasatch Vista Park	\$18,902
FY '24	Roundabout Art	\$54,000
FY '24	Art Grant Program	\$16,545
FY '25	HVRR Trail	\$49,007
FY '25	Wasatch Vista	\$73,140
FY '25	Murals	\$10,600
FY '25	Historic Signs	\$22,500
FY '25	Art Grant Program	\$87,454
FY '25	Trail Maintenance	\$150,000
FY '25	Main Stage	\$300,000
FY '25	Roundabout Art	\$36,000
FY '26	Pump Track	\$10,000
FY '26	Main Park Design	\$250,000
FY '26	Vista Park Shade Structure	\$20,000
FY '26	Plaza Holiday Lighting	\$50,000
FY '26	Trail Maintenance	\$150,000
FY '26	Art Grant Program	\$60,000
FY '26	Muirfield Park Expansion	\$300,000

Airport Funding 101

- Landing Fees
- Ground Leases
- Fuel Flowage Fees

- FAA Grants (AIP) 90%
- UT Aeronautics Division 5%

Airport Operating Fund

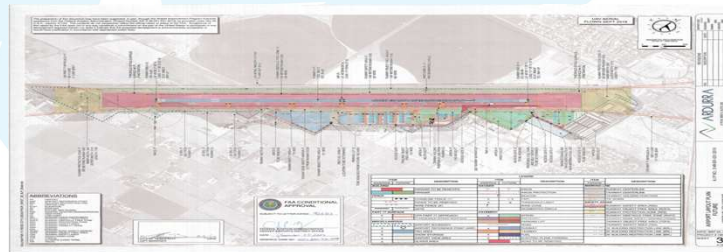
Fund 21

Fund 41

Airport Capital Fund

Key Airport Business Matters

- OK3 Air Settlement Agreements Executed June 2023 (8 agreements)
 - Steve Osit Work Meeting Review Scheduled for February 17, 2026
- Adoption of Master Plan and Conditional Approval of Airport Layout Plan (ALP) in June 2023
 - Categorical Exclusion (CE) Determination (saving between .5M and 1M)
- Next Steps
 - Transition from Planning Exercise to Engineering Exercise
 - Land Acquisition for Master Plan Implementation



The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (Project Number AIP 3-49-001-031-2019) as provided under title 49 U.S.C., section 47104. The contents do not necessarily reflect the official views or policy of the FAA. Acceptance of this report by the FAA does not in any way constitute a commitment on the part of the United States to participate in any development depicted herein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with appropriate public laws.

UAV AERIAL
FLOWN SEPT 2019



REVISIONS	DATE	BY	CHKD	APP'D	JLM
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

FUTURE ACQUISITIONS (SAFETY AREA COMPLIANCE)

Exhibit A Parcel Number	Description	Wasatch County Tax ID	Grantee	Total Acreage	Acquisition Acreage	% Required
FA1	Portion of the SE1/4 of the NW1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-2453	Acre Investments, LLC	4.3	4.3	100%
FA2	Portion of the SE1/4 of the NW1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4525	Acre Investments, LLC	5.7	5.7	100%
FA3	Portion of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4526	Eric W. Bunker and Shelly S. Bunker	3.0	3.0	100%
FA4	Portion of the SW1/4 of the NE1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-9921	Frederick Owen Benzler Sr.	2.0	2.0	100%
FA5	Portion of the SW1/4 of the NE1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4533	Frederick Owen Benzler Sr.	2.6	2.6	100%
FA6	Portion of the SW1/4 of the NE1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4532	John Call and Terri R. Call	5.1	5.1	100%
FA7	Portion of the SW1/4 of the NE1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4531	Rodney S. Cottam	5.1	0.3	6%
FA8	Portion of the NE1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4528	Milton Douglas Wagstaff and Julie Kaye (Fisher) Wagstaff	13.7	4.3	31%
FA9	Portion of the NE1/4 of the NE1/4 of Section 13, T.4S., R.4E., Salt Lake Meridian	00-0020-4527	Blake Allen	7.5	2.1	27%

ABBREVIATIONS

AP	AIRPORT
ARP	AIRPORT REFERENCE POINT
BRL	BUILDING RESTRICTION LINE
CL	CENTER LINE
ELEV	ELEVATION
EX	EXISTING
FAA	FEDERAL AVIATION ADMINISTRATION
HP	HIGH POINT
IP	IMPROVEMENT



LEGEND								
ITEM		DESCRIPTION	ITEM		DESCRIPTION	ITEM		DESCRIPTION
EXISTING	FUTURE		EXISTING	FUTURE		EXISTING	FUTURE	
BUILDING			NAVAIDS			MARKING LINE		
		HANGAR TO BE REMOVED			AWOS		RUNWAY CENTERLINE	
		HANGAR			AWOS PROTECTION		TAXIWAY CENTERLINE	
FENCE					BEACON		TAXIWAY HOLDING POSITION	
					PAPI		TIE DOWN	
		CHAINLINK FENCE (7)	X		THRESHOLD LIGHT	SAFETY AREAS		
		FENCE TO BE REMOVED	X		WIND CONE		RUNWAY SAFETY AREA (RSA)	
		WIRE FENCE (8)			SEGMENTED CIRCLE		RUNWAY OBJECT FREE AREA (ROFA)	
		GATE					RUNWAY PROTECTION ZONE (RPZ)	
PART 77 SURFACE			PAVEMENT				RUNWAY OBSTACLE FREE ZONE (ROFZ)	
		ASPH			ASPH		RUNWAY PROTECTION ZONE (RPZ)	

A.I.P. NO.

T LAYOUT PLAN
FUTURE
VALLEY AIRPORT

Airport Improvement Timeline

- FAA contacted airport engineer (informal, off-line conversation) to inquire about advancing project timeline (i.e. Relocate Runway)
- FAA Interest: Safety
- Response: Funding is limiting factor (City obligation is approx. 5% or \$4.4M)
 - Advancing timeline could save City approximately .5M
- 2015 was last and final reconstructive project on runway—small maintenance projects continue until runway moved
 - Runway lifespan is not a determining factor to timeline
- Current timeline per Airport Masterplan: “No later than FY ’38”

Current Airport Policy Projects

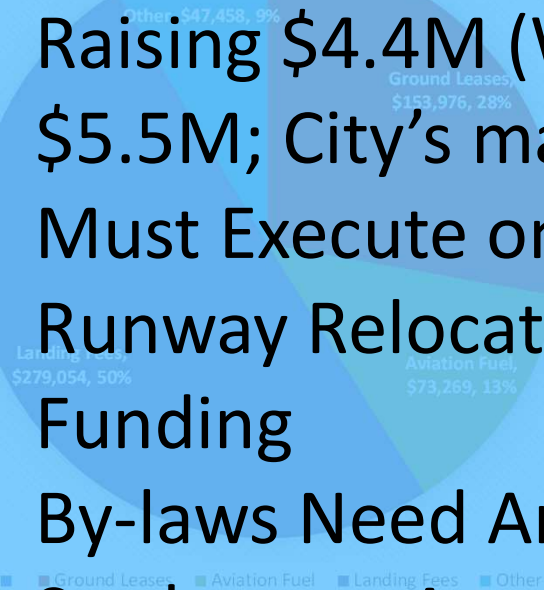
- New FBO Agreement with Updated Fuel Flowage Fees
- Rates and Charges Update
- Lease Policy Update
- New Form Lease Update
- Economic Proforma Hangers B, C & D
 - First RFP likely issued in February
- Economic Proforma: Build and own v. hanger leases
- AAB Bylaws Update
 - Recommend subcommittee of AAB, City Council & Staff to review

Airport Fund (21): Financial Overview

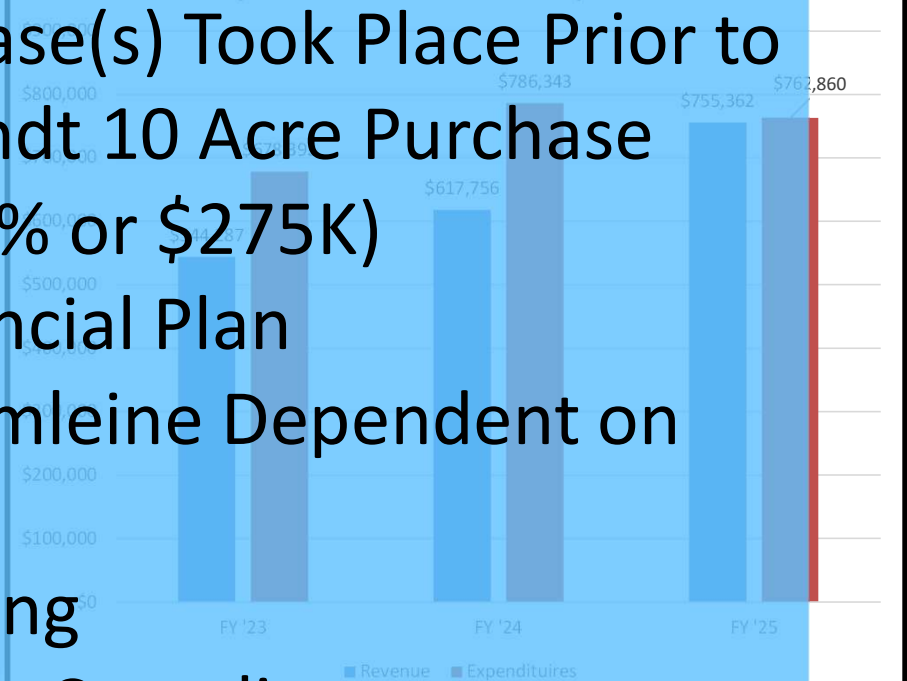
Key Points:

- 1) Initial Property Purchase(s) Took Place Prior to Raising \$4.4M (Weyandt 10 Acre Purchase \$5.5M; City's match 5% or \$275K)
- 2) Must Execute on Financial Plan
- 3) Runway Relocation Timeline Dependent on Funding
- 4) By-laws Need Amending
- 5) Settlement Agreement Compliance

Airport Revenue: Charges for Service



Airport Actual Revenues & Expenditures



Enterprise Funds



Water Fund (51)



Sewer Fund (52)



Storm Water Fund 54



Secondary Water Fund (55)



Projected Utility Rates for FY '27

TABLE 1: RECOMMENDED ANNUAL PERCENT CHANGE IN BASE & USER RATES ACROSS FUNDS

Recommended Annual Percent Change in Base & User Rates Across Funds						
Fund	2024	2025	2026	2027	2028	2029
Water Fund	0%	12%	12%	12%	12%	10%
Storm Water Fund	0%	7%	8%	9%	9%	9%
Sewer Fund	0%	10%	9%	8%	7%	0%
Pressurized Irrigation Fund	0%	5%	5%	0%	0%	0%

SOURCE: ZPFI. AS OF MAY 2024.

TABLE 2: WHAT WILL THE AVERAGE RESIDENT PAY EACH MONTH?

What Will the Average Resident Pay Each Month?						
Fund	2024 (Current Bill)	2025	2026	2027	2028	2029
Water Fund	\$32.36	\$36.24	\$40.59	\$45.46	\$50.92	\$56.01
Storm Water Fund	\$15.20	\$16.26	\$17.57	\$19.15	\$20.87	\$22.75
Sewer Fund	\$29.90	\$32.89	\$35.85	\$38.72	\$41.43	\$41.43
Pressurized Irrigation Fund	\$19.29	\$23.15	\$26.62	\$26.62	\$26.62	\$26.62
Total Across City Utilities	\$96.75	\$108.54	\$120.63	\$129.95	\$139.84	\$146.81
YoY % Change in Total Bill	0%	12%	11%	8%	8%	5%

SOURCE: ZPFI. AS OF MAY 2024.

Enterprise Funds--Reserves

ENTERPRISE FUNDS CASH RESERVES				
	Culinary Water	Sewer	Storm Water	Pressurized Irrigation
Total Cash Reserves as of 6/30/2025 (Operating and Capital)	3,143,109	10,956,826	531,633	1,903,601
FY 2025 Total Revenues	3,904,808	6,485,913	1,203,690	1,101,801
Reserves as a % of Total Revenues	80.5%	168.9%	44.2%	172.8%
Reserve Policy Target	875,202	1,621,478	300,923	275,450
Difference	2,166,907	9,335,348	230,710	1,628,151

Key Points:

- 1) Reserves Recovering
- 2) Increased Debt Service
- 3) Future Capital Projects

City Reserve Policy (Enterprise Funds): 180 to 210 days of cash-on-hand

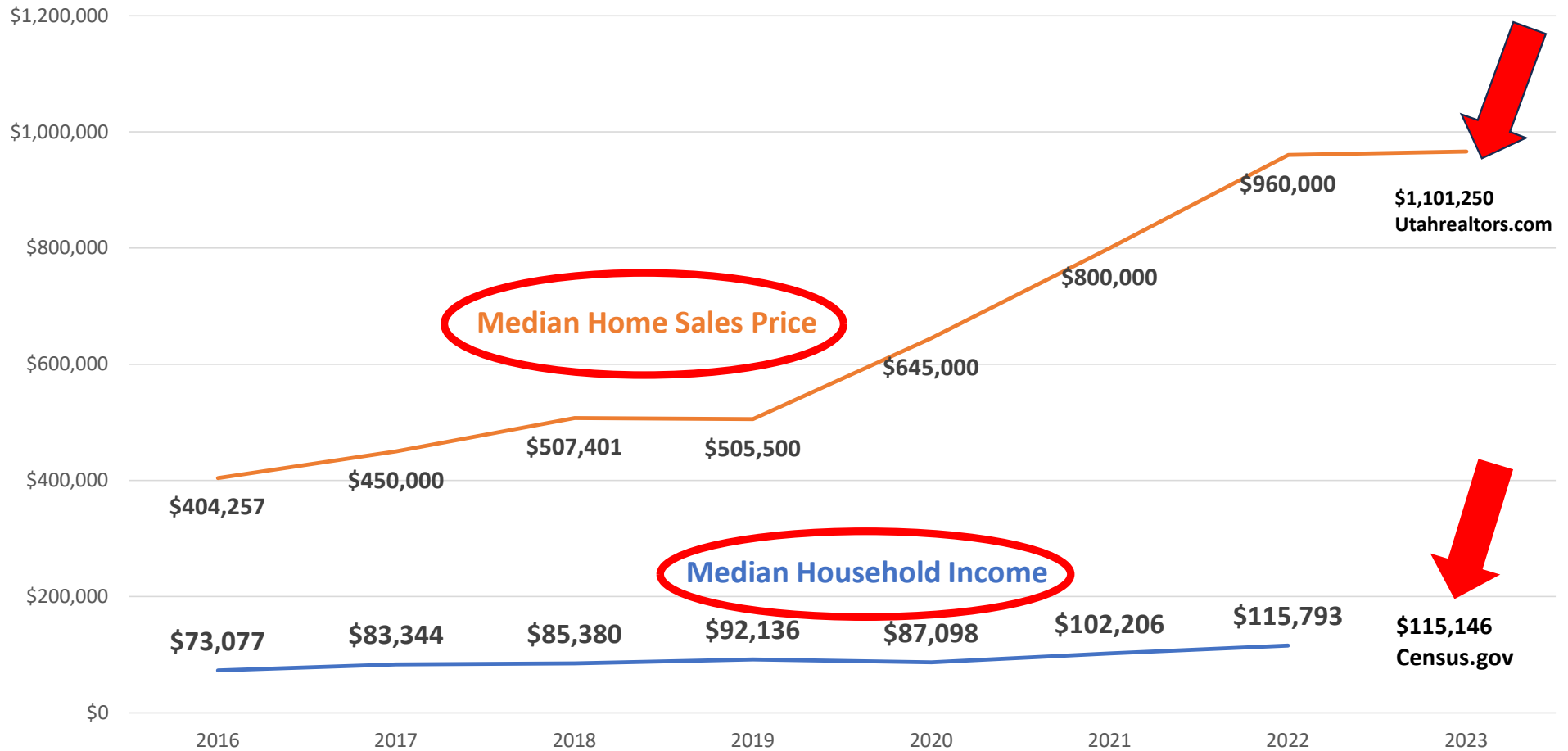
Key Trends

Building a Remarkable Community

Heber, Utah



Wasatch County Median Household Income and Median Home Sales Price



Source of Info: Envision Heber 2050/People + Place

The Fastest Growing States In The US

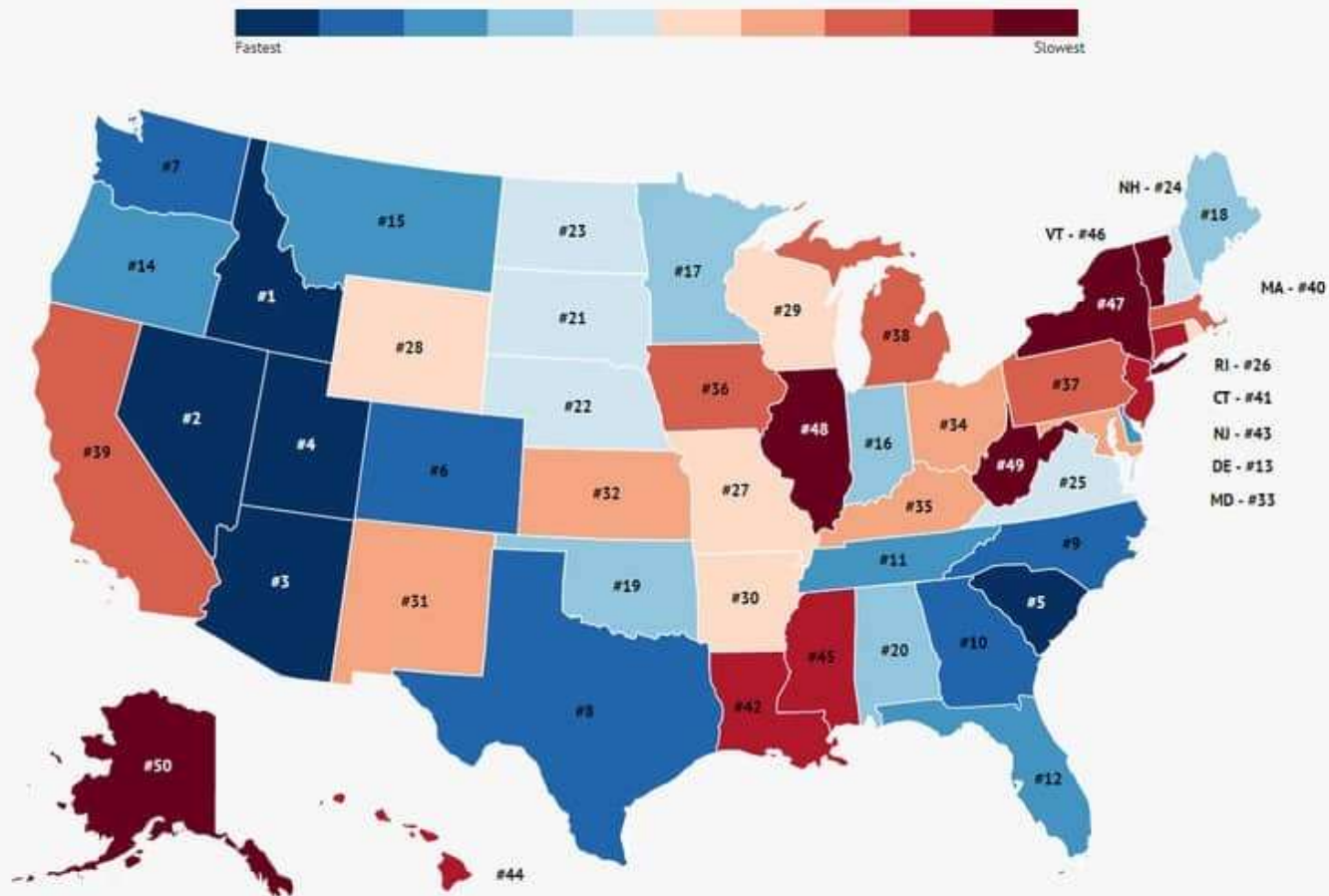
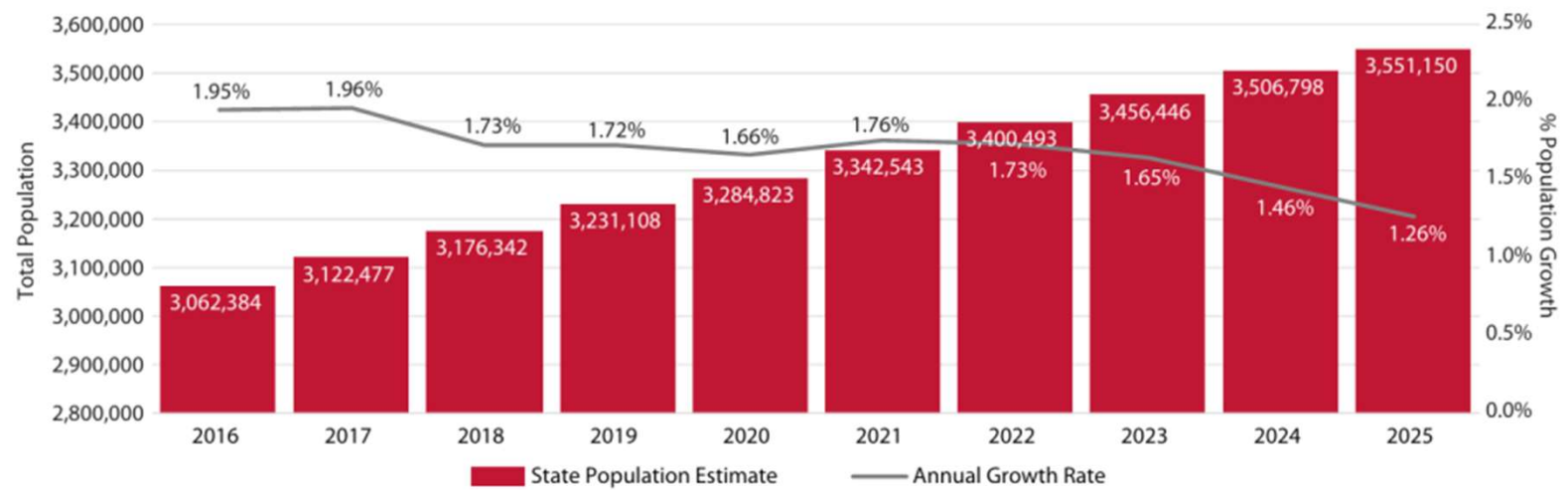
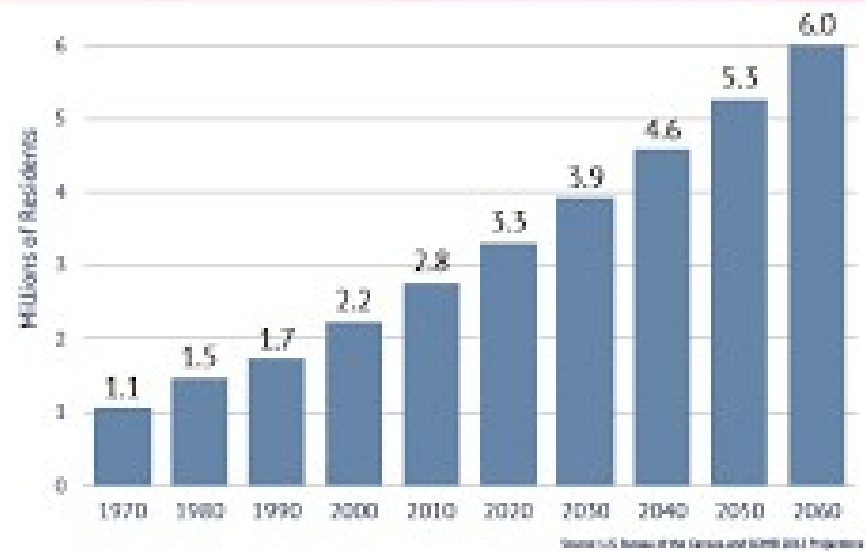


Figure 2: Utah Population and Annual Growth Rates, 2016-2025



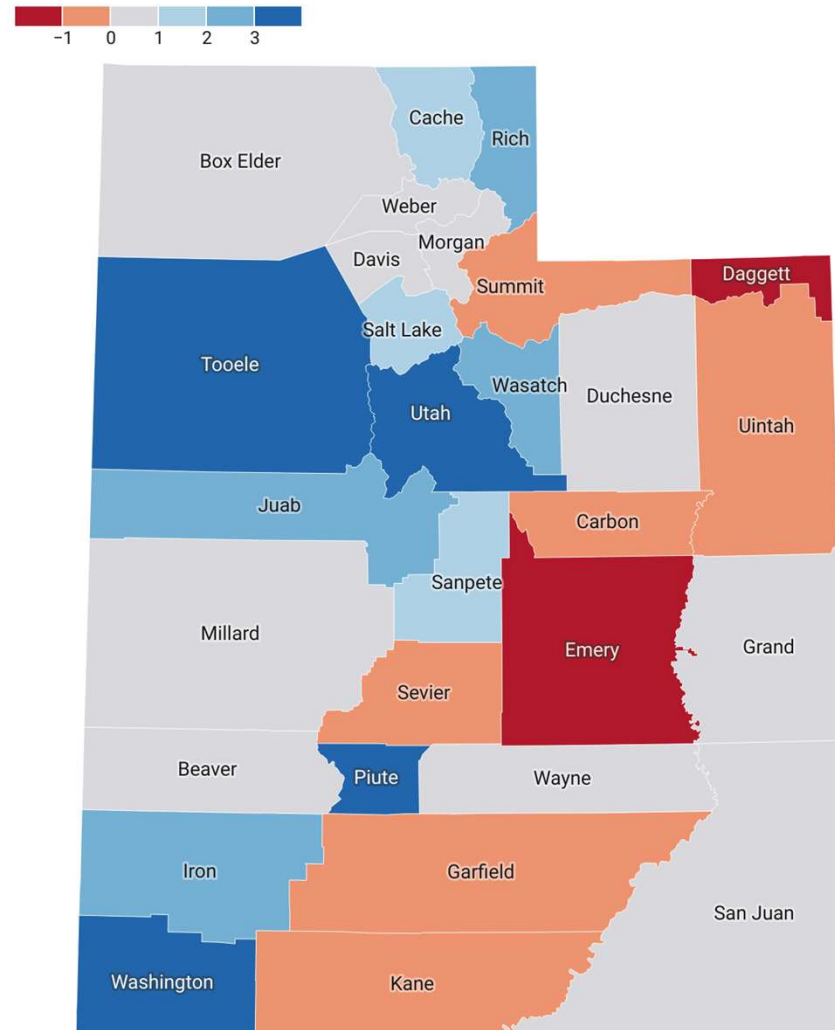
Source: Utah Population Committee, Kem C. Gardner Policy Institute

Utah Population: 1970-2060



County Growth Across Utah

Percent changes in county population 2023-2024



Map: Jim Hill/KUER • Source: Utah Population Committee, Kem C. Gardner Policy Institute • Created with Datawrapper

Fastest Growing Cities in Utah (2026)

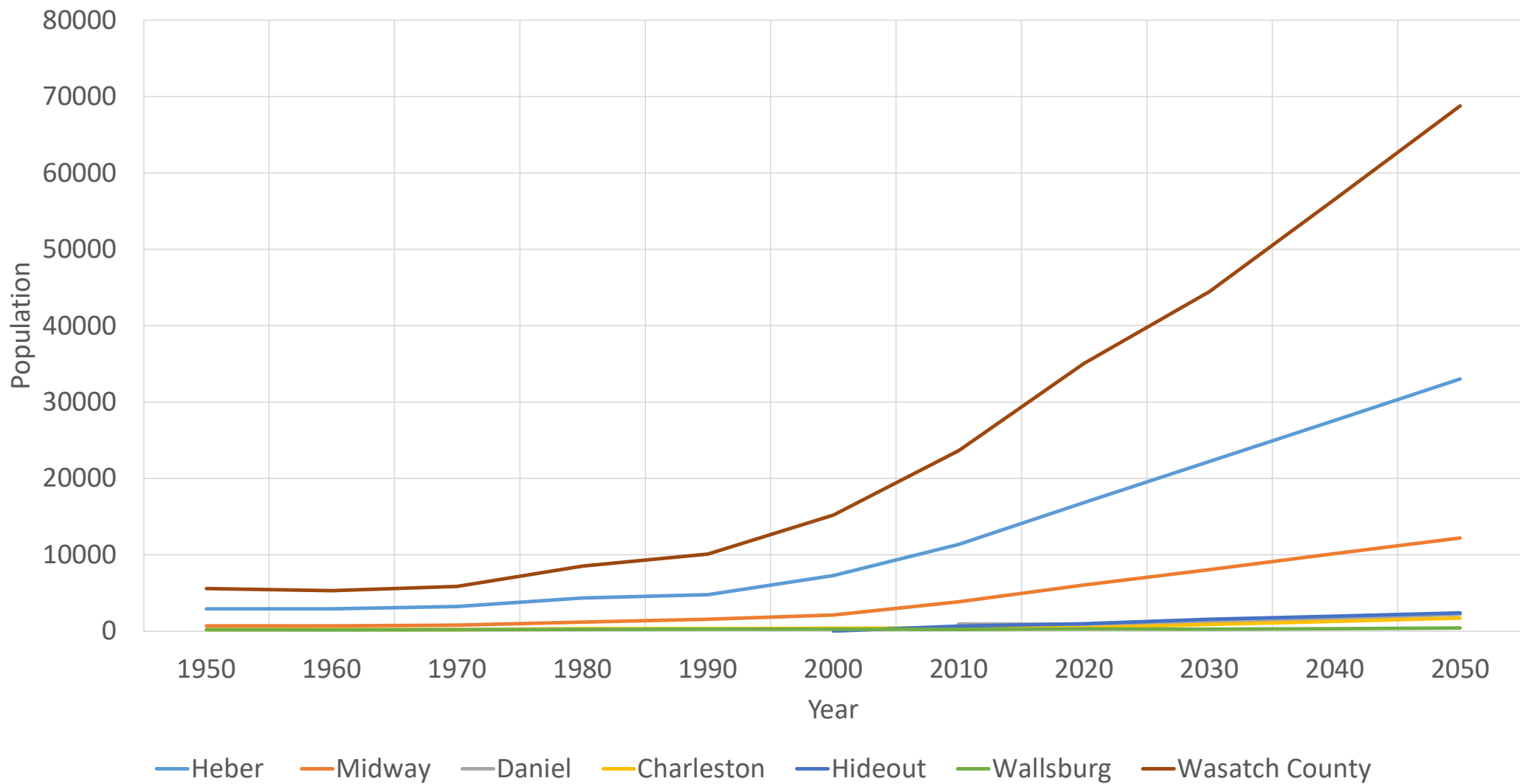
151 cities

 Search

CITY	RANK	ANNUAL CHANGE ↓	2026 POP.	2020 POP.
Plain City	35	2.61%	9,355	7,930
Spanish Fork	36	2.57%	50,334	42,759
Heber	37	2.57%	20,048	17,030
Bluffdale	38	2.55%	20,409	17,360
Herriman	39	2.4%	65,423	56,209
Mona	40	2.35%	2,043	1,764
St. George	41	2.35%	111,407	96,050
South Jordan	42	2.33%	90,258	77,952



Historic & Projected Population Wasatch County 1950 - 2050



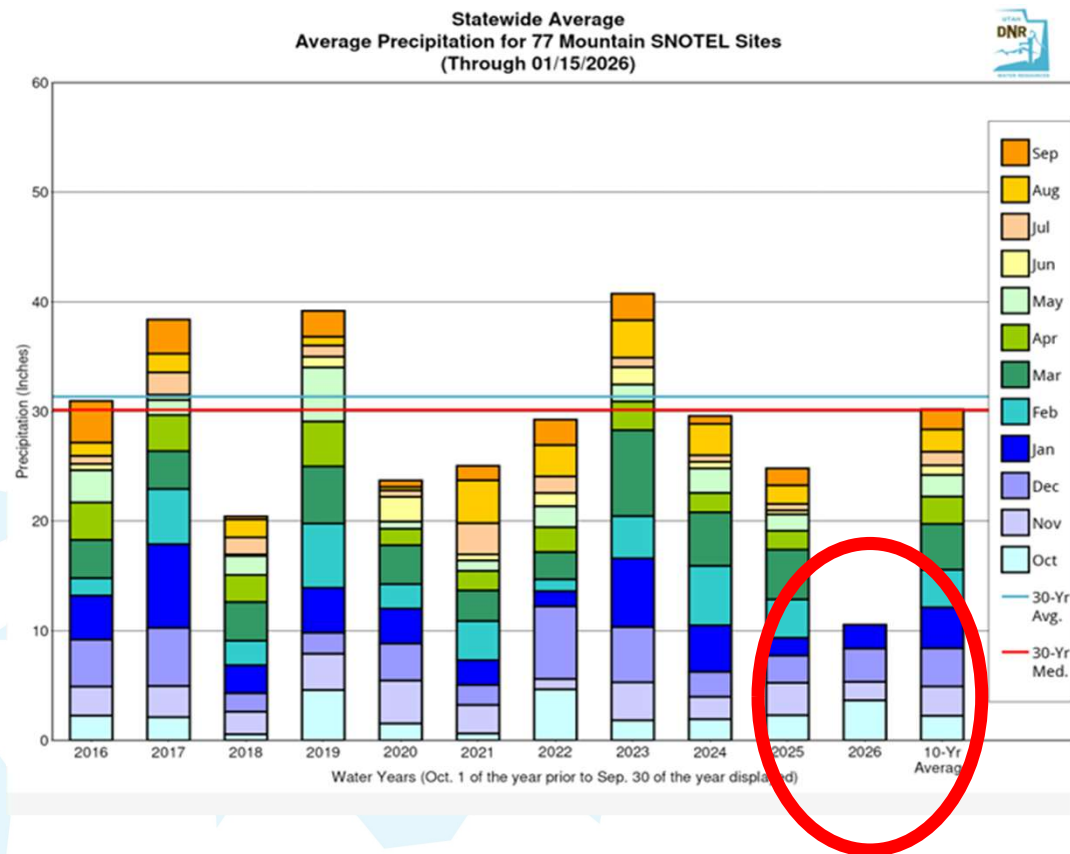
Watch Items

Building a Remarkable Community

Heber, Utah



Historic Low Perception



2026 Legislative Session

- Property Tax Bills
 - SB97: Limit taxing entities from rising property taxes by no more than 5% annually
 - HJR7 & HB161: Constitutional amendment to reduce property tax burden on primary residential owners in a revenue neutral way for taxing entities
 - Auxier Bill: Allow voters to vote on any proposed property tax increase
- Gas Tax
- Transportation Utility Fee
- Housing and Land Use



Heber Valley Corridor Preferred Alignment

Heber Valley Corridor



ENVIRONMENTAL IMPACT STATEMENT



Decision Points

Building a Remarkable Community

Heber, Utah



Heber Valley Corridor Construction Timeline

Heber Valley Corridor **ENVIRONMENTAL IMPACT STATEMENT**

Direction Needed:

- How proactive should City be in advancing construction timeline (example: Southern Corridor in St. George)?



Heber City Lobbyist



- Facts:
 - Contracted with Dave Steward since 2021
 - Annual cost \$100k
 - Successfully lobbied legislature for over \$3M in state ARPA earmarks
 - Assist ULCT
 - Forthcoming needs: Olympics and Bypass construction
- Direction Needed:
 - Is there an ongoing need for lobbyist services?

North Village Open Space Protection Fee



- Facts:
 - Fee included in all North Village Annexation Agreements.
 - \$2,500 per ERU?
 - Collected approx.: \$84,587
 - Projected to collect \$5.5M
 - No specific purpose yet identified
- Direction Needed:
 - Establish specific objectives and purpose(s) for fee.

Jordanelle Ridge Fee-In Lieu

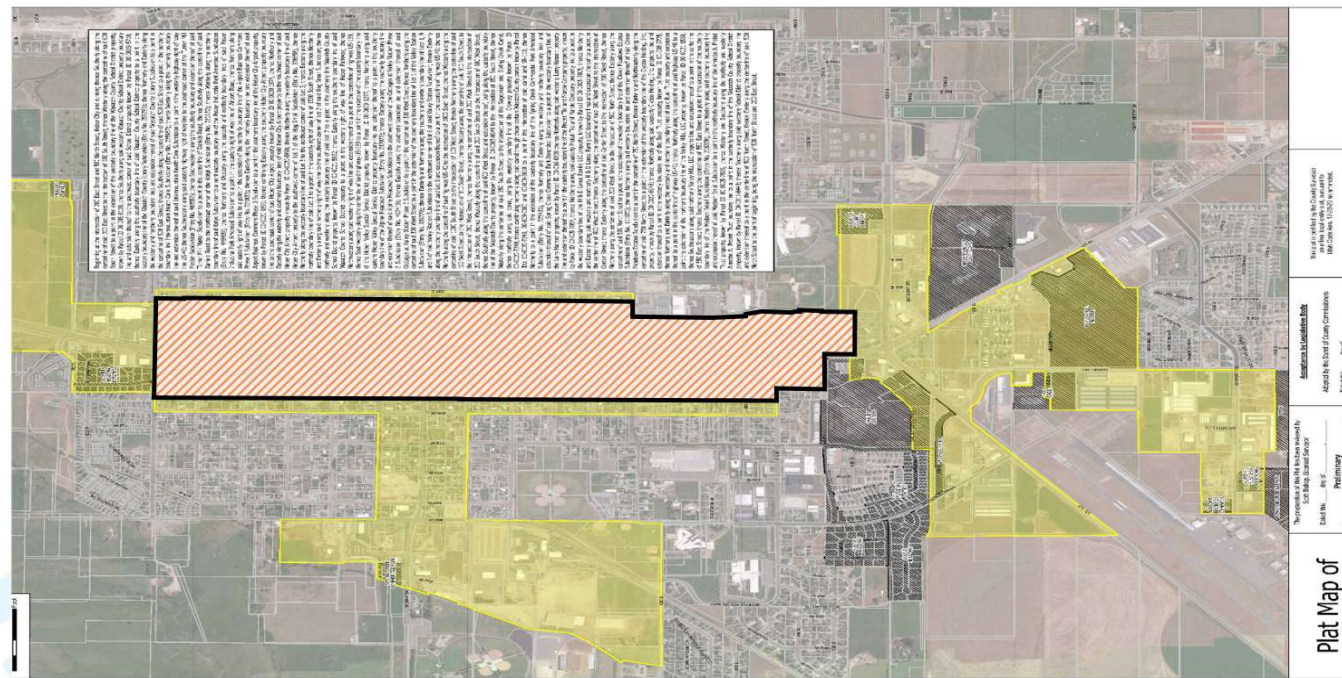


- Facts:
 - Negotiated \$7M fee-in lieu for 200 affordable housing units
 - Purchased Wave Building at \$2,161,000.
 - Three payments
- Direction Needed:
 - Affirm purpose of unspent money and need for additional agreements?

Heber Justice Court Consolidation



Downtown CRA Interlocal Agreements



FY '27 Budget

- Incremental Property Tax Increase
- TAP Tax Allocations
- Fund 42 Balance
- Future Infrastructure Projects
- GF Reserve Target

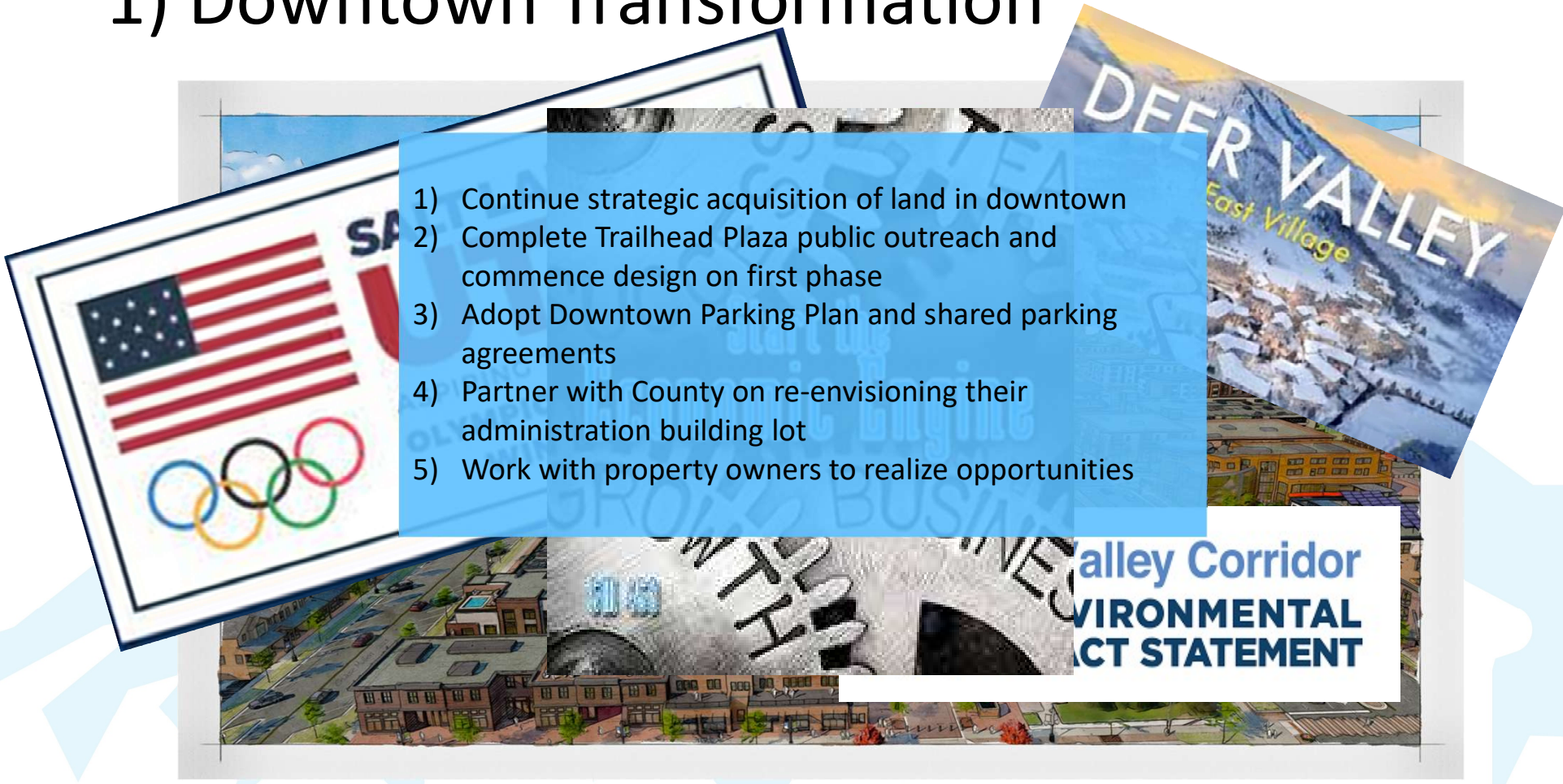
Priority Recommendations

Building a Remarkable Community

Heber, Utah



1) Downtown Transformation

- 
- 1) Continue strategic acquisition of land in downtown
 - 2) Complete Trailhead Plaza public outreach and commence design on first phase
 - 3) Adopt Downtown Parking Plan and shared parking agreements
 - 4) Partner with County on re-envisioning their administration building lot
 - 5) Work with property owners to realize opportunities

The Future is Not Where We Go
The Future is a Place We Create



2) Continue Uncompleted Council Priorities

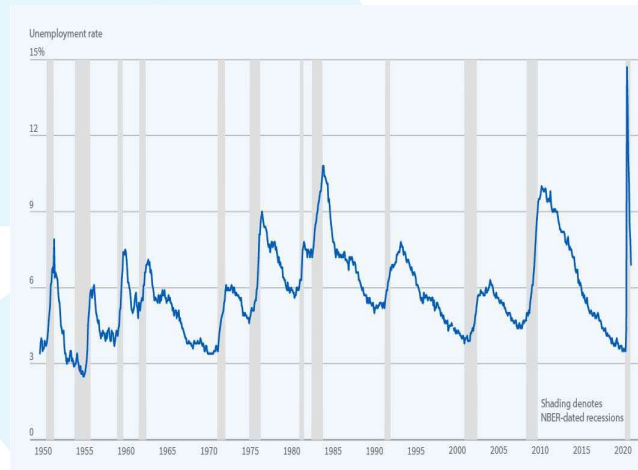
Heber City Council <u>FY '25/'26 Policy & Budget Priorities</u> Established 1/18/25; Adopted 2/4/25 Report Dates: 1/18/26 Policy/Budget Priorities					
Initiatives	Description/Strategy	Operationalizing Strategy	Target	Responsible	Status
Leadership Role in 2034 Olympic Games Planning	Assume leadership role in 2034 Olympic Games planning and to advance Council's priorities and economic opportunities for Heber City.	1. Finalize policy and begin executing strategy for increasing parking opportunities in downtown area. 2. Adopt policy to require redevelopment to recognize "final" C-street pedestrian avenue. 3. Begin working with UDOT for pedestrian crossing concepts on Midway Lane between Hwy 40 and 100 W.	Plaza 1-Completed 2-Completed 3-Completed 4-Ongoing	Plaza MB/CC/RE/TK	1)Ongoing 2)Ongoing 3)Draft EIS released 1/7/26 4)Ongoing: Main Street Transportation Safety Grant awarded; Code updates completed. 5)Ongoing 6)No Action
Execution of Envision Central Heber Initiative	Begin taking massive and strategic steps to realize the vision of Envision Central Heber.	1. Finalize policy and begin executing strategy for increasing parking opportunities in downtown area. 2. Adopt policy to require redevelopment to recognize "final" C-street pedestrian avenue. 3. Begin working with UDOT for pedestrian crossing concepts on Midway Lane between Hwy 40 and 100 W.	Parking 1.Q2 '25 2.Q2 '25 3.Q2 '25	Parking MB/CC/TK	Trailhead Plaza 1)Completed 2)Completed: Plan Accepted in Spring '25 3)Completed 4)Underway
		1. Complete overlay zone and supportive changes for Central Heber Overlay Zone (CHOZ)	C-Street 1.Q2 '25 2.Q2 '25 3.Ongoing	C-Street TK/RF	Parking 1)Underway 2)Underway 3)Underway-currently negotiating 1 shared parking agreement.
			Zoning 1.Completed	Zoning TK,CC	C-Street Pedestrian Alley 1)Underway 2)Underway-CC direction received on 9/2/25 3)Ongoing
			Infrastructure	Infrastructure	Zoning 1)Completed 9/2/25

Page 1 of 4



3) Fiscal Sustainability

- Staying small as we grow...
 - Leverage investment in technology, outsourcing, partnerships, improving internal processes, focus on core functions
 - City standards accessed for cost
- Annual property tax inflationary adjustments
- Economic Development
- Recession Hardening
- 30 Year Buildout Forecast



Avg. GDP Decline for
past 12 recessions:
2.23%

Average Time Between
Recessions: 5.3 Years

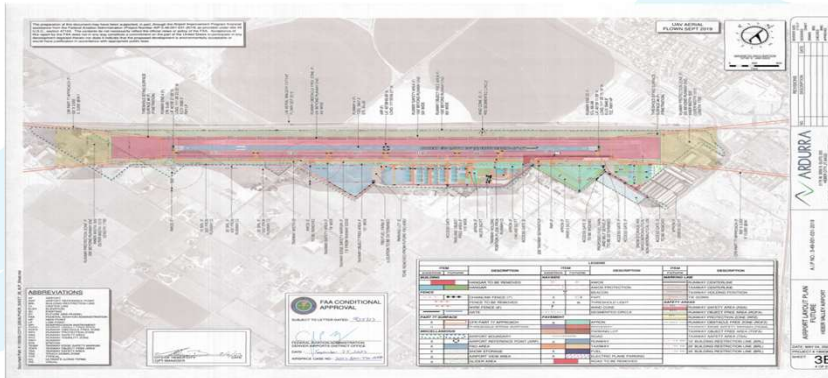
Avg. Length of
Recessions: 11.1 Months

Each Recession is Unique
and Impacts Economic
Sectors Differently



4) Airport Priorities

- Settlement Compliance (8 settlement agreements)
- Master Plan Implementation
- Match Requirements



Looking Forward to 2026



- Muirfield Park Expansion
- Envision Central Heber
- Art in Public Places Year 7
- Heber Valley Corridor
- Airport Master Plan
- Chief Tabby Statue
- America 250



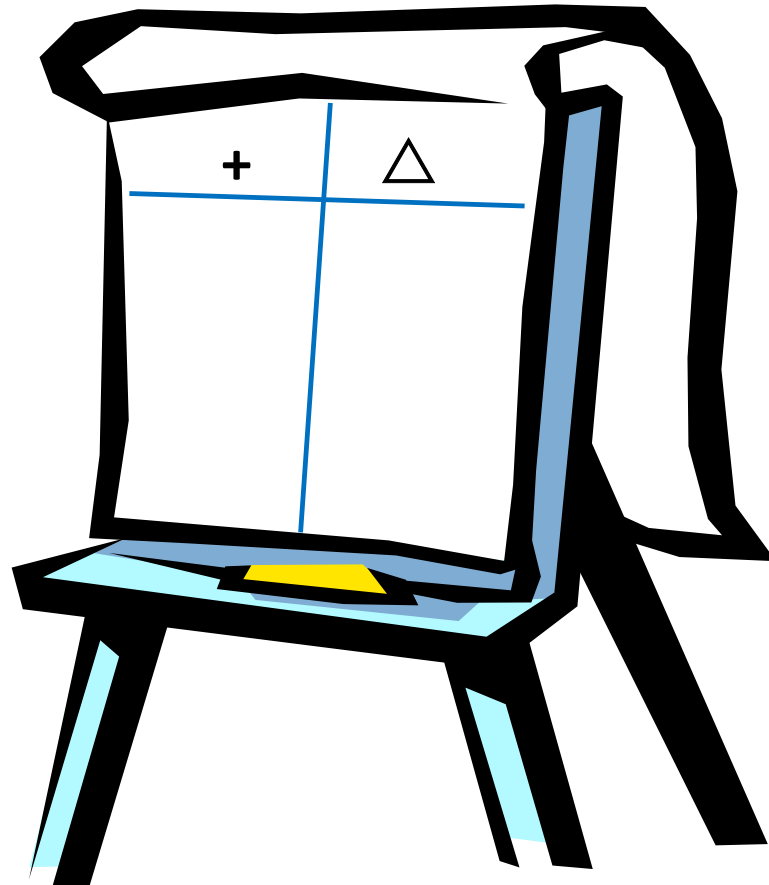
State of the Administration
Questions?



Wrap Up



- Highlights from today's work
- Next Steps



Council Retreat 2021



Council Open Discussion



Priorities

①

②

③



Budget & Policy Priorities

■ Why Important?

- ⇒ Council leads by establishing priorities
- ⇒ Budget document is key policy document for City
 - Priorities guide budget development

■ What Are They?

- ⇒ Big picture items/focus--50,000' level
- ⇒ Most important items—"If everything is a priority than nothing is a priority."

■ Sources of Information?

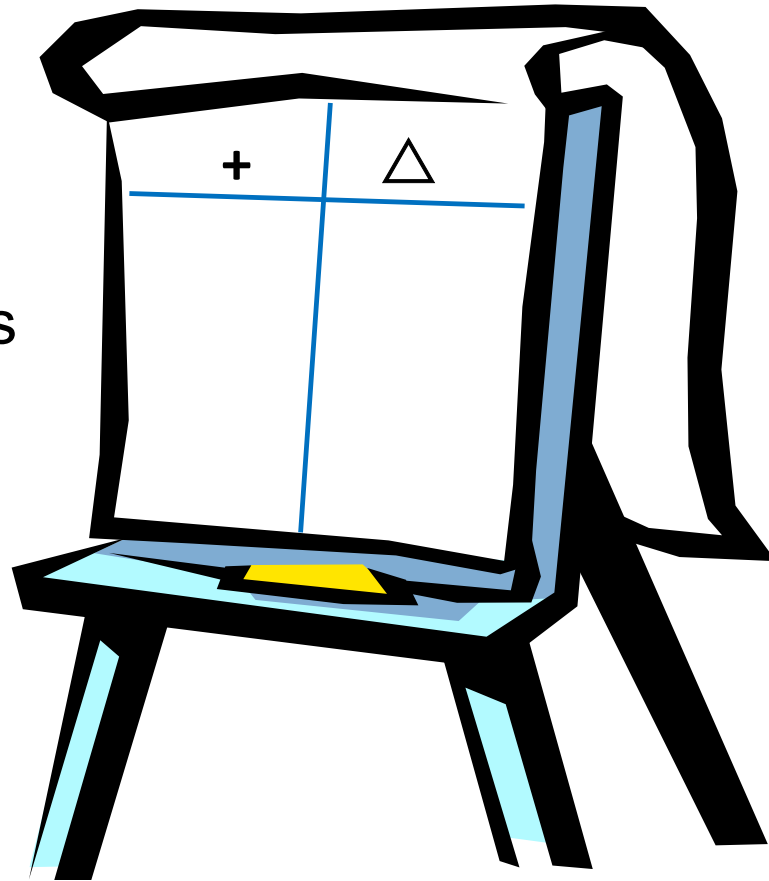
- ⇒ 2022 Retreat
- ⇒ Master Plans-Envision Heber 2050, Parks/Trails, Cemetery, Capital Facilities, etc.
- ⇒ Public Input



Wrap Up

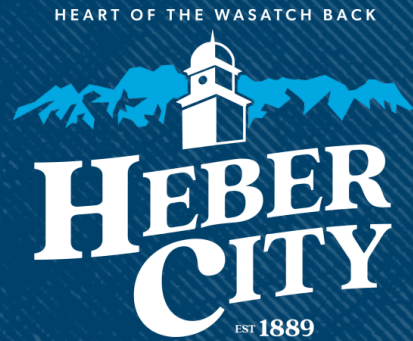


- Highlights from today's work
- What specific actions remain to be done?
- Plus / Delta
- Overview of Day 2



Council Retreat 2021





Victories 2025

Finance Department

January 22, 2026

LIVE FOOTAGE OF THE FINANCE TEAM AT WORK

- <https://www.youtube.com/watch?v=FE5FGSEQc8Q>

Thank you.

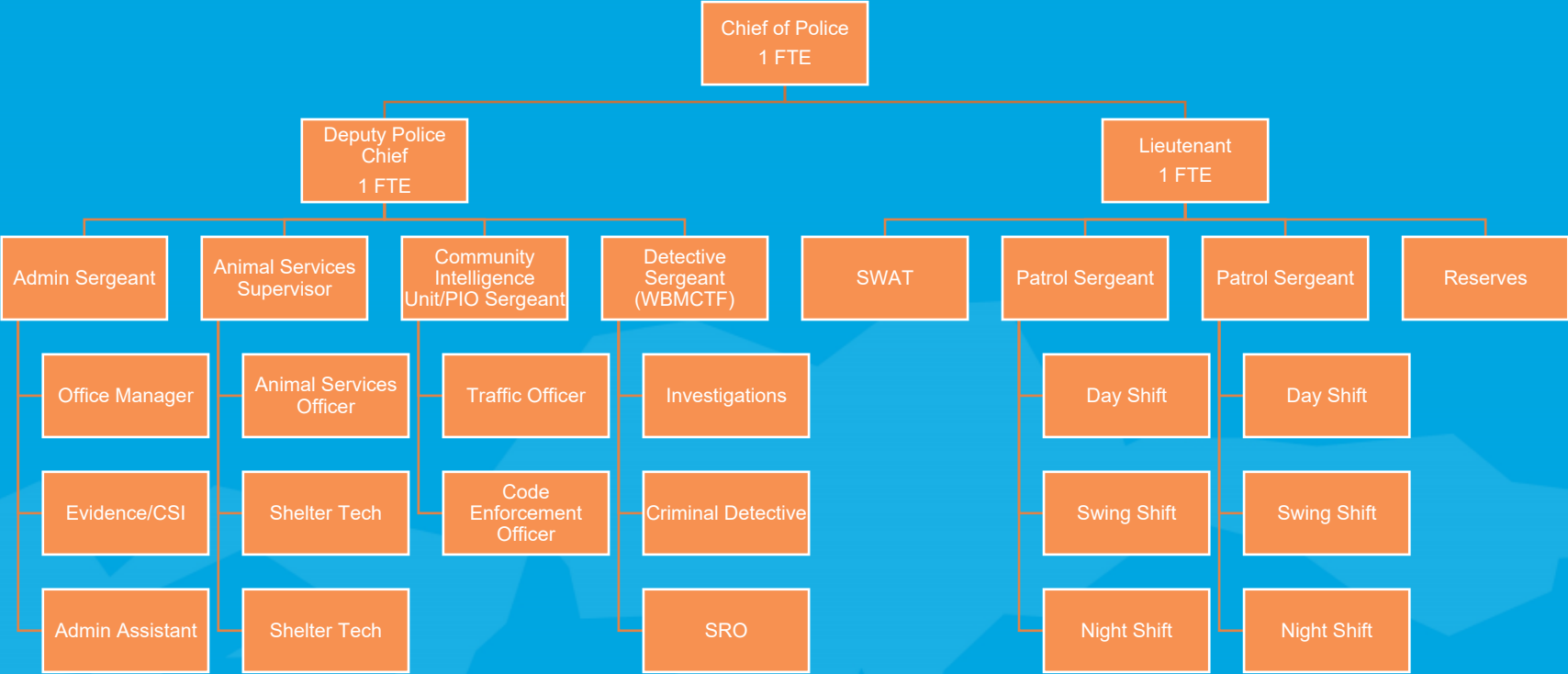


HEBER CITY POLICE DEPARTMENT

2025 VICTORIES

01/18/2024

HPCD ORGANIZATION CHART

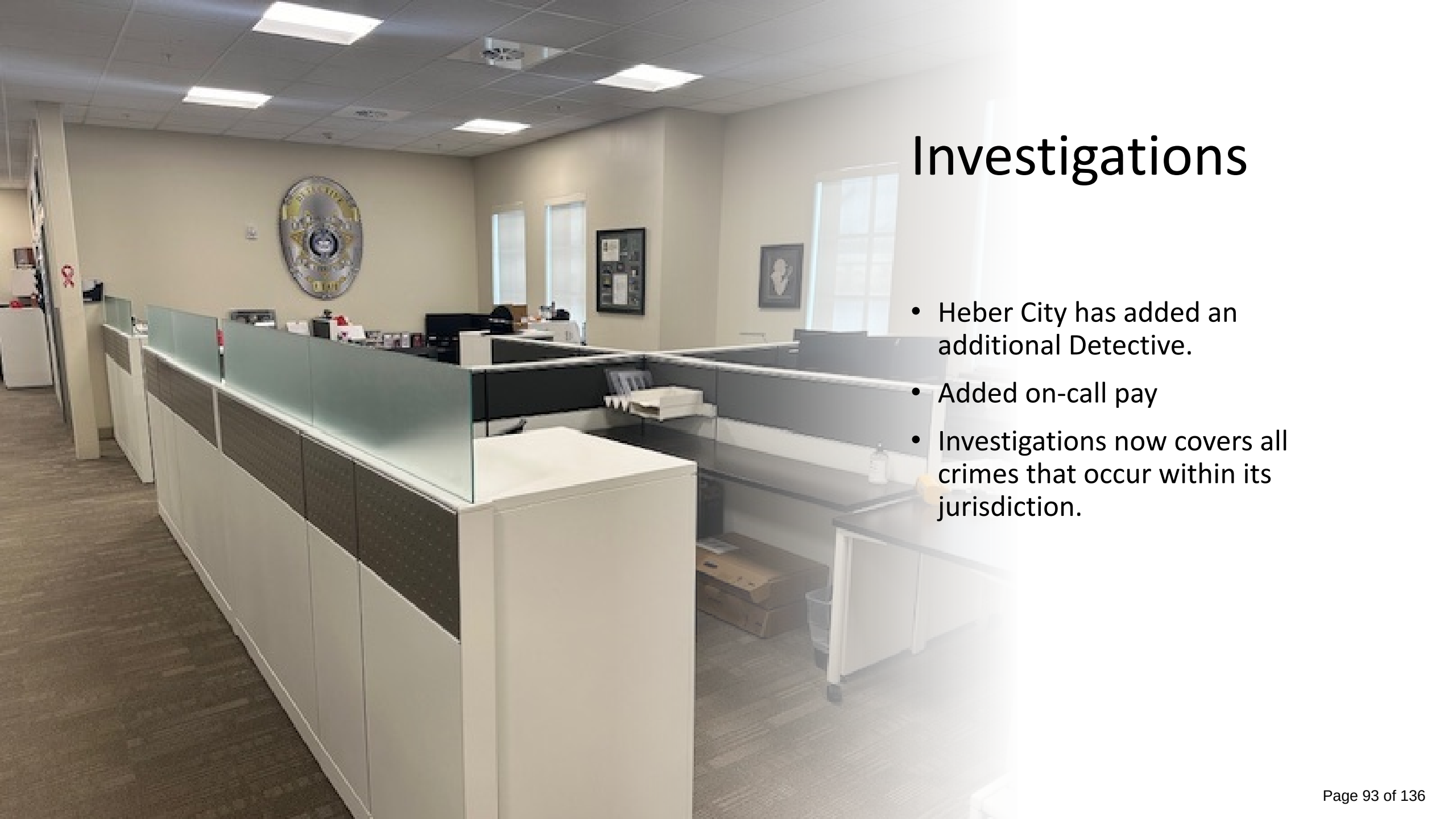






Animal Control

- New signed MOU with all entities.
- No Kill Shelter Award.
- Updated Animal Control Fines



Investigations

- Heber City has added an additional Detective.
- Added on-call pay
- Investigations now covers all crimes that occur within its jurisdiction.

OPERATIONS

- Staffing up to full capacity
- New Patches / New Vehicle Graphics
- Serving Midway City
- Very few safety Incidents, no time off incidents
- Added K-9 Officer and K-9 Bane
- Two Traffic Units both Motors Qualified
- ALPR Camera System
- Switched from Lens Lock to Taser Axon for body-worn cameras, in-car video & Digital Evidence Management



Officer Weishar was quick to get to the scene of the suspicious car that I called about. After he completed the "investigation" with the driver he drove to my house to let me know what was going on. I appreciated a couple things. 1- the amount of time that it took for him to get there after I called 2- that he came and updated me on the situation

Can't remember his name but he was prompt, professional and listened to me! He explained things so well and was beyond awesome

Both officers were kind and professional.
★★★★★

Absolutely amazing service in Heber Utah. I may have shown signs of a "manic episode" but blood tests have proven it's all about hormones, potassium and other medical things! Thank you to every officer who helped me

Even though my situation was actually taking place in San Antonio, Texas, the officer helped me stay calm and walked me through it on my end. I really appreciated the help. Thank you.

ADMINISTRATION

- We had a 43% return rate on Citizen Surveys, with 941 surveys returned.
- 95.11% positive reviews 91% 5 star reviews
- Power Engage, Guardian Tracking, Target Solutions
- AI Report Writing



Heber City Council Staff Report

MEETING DATE: 1/22/2026

SUBJECT:

- Review of Dogs in City Parks Survey and Policy Direction | 25 min - Mark S
- Night Sky | 25 min - Tony

RESPONSIBLE:

DEPARTMENT: Administrative

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

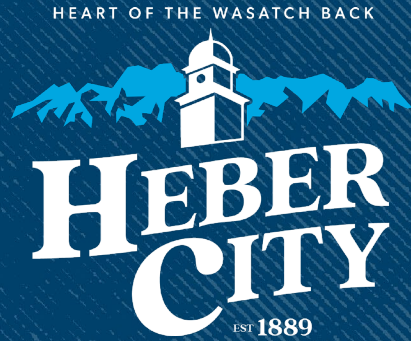
I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Administrative
Staff member:

EXHIBITS

1. HC-Presentation-011526 Dog in Public Places Retreat
2. Dog Restriction Comparison by City
3. Dark Sky Presentation 2026



Dogs and Parks: Policy Review & Survey Results

Assessing Public Opinion and Future Opportunities

CURRENT STATUS:

Currently, dogs are not permitted in any public lands or areas within the City, with the exception of designated Dog Parks.

THE CHALLENGE:

- This blanket restriction limits recreational opportunities for dog owners and concentrates use in limited areas.
- Staff has identified a need to review this policy against current public needs and community growth.



Purpose of the Inquiry

CITY STAFF OBJECTIVES:

- To gauge accurate public sentiment regarding the current "No Dogs" policy.
- To determine if the policy should be modified, and if so, to what degree?
- To understand the community's willingness to support (and fund) the necessary changes.





KEY QUESTIONS FOR STAFF:

Maintenance

What administrative issues arise with increased access (waste management, turf repair)?

Safety

How would leash laws or containment requirements factor into a modification?

Personnel

What is the impact on enforcement officers and parks staff?

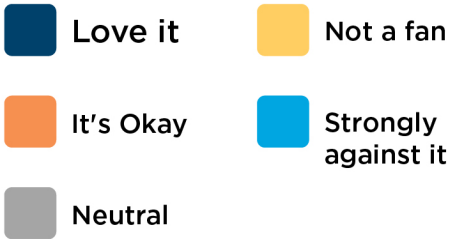
Summary of Survey Findings

PUBLIC SENTIMENT:

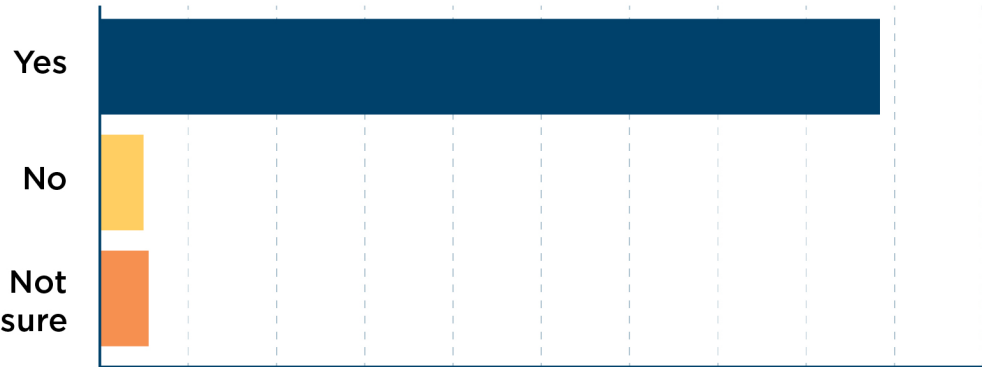
A reportable majority of respondents are in favor of less restrictions on dogs in parks and city property.

Residents expressed a clear desire for more opportunities to bring dogs into public spaces beyond just designated dog parks.

Q: How do you feel about dogs being allowed in our parks?



Q: Should dogs be leashed at all times?



Recommendations

PROPOSED STRATEGY:

- Explore a policy to allow expanded opportunities for dogs in public places.
- Infrastructure Commitment: The City must commit to ongoing funding for amenities, including:



**ABUNDANT DOG
WASTE BAG
STATIONS**



**ACCESSIBLE
GARBAGE CANS**



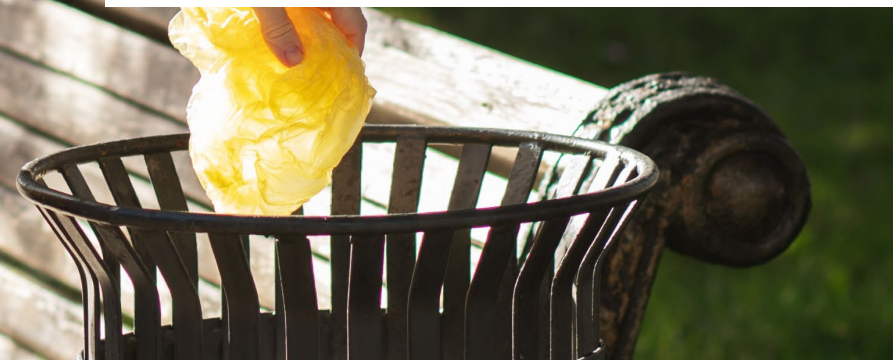
**CLEAR SIGNAGE ENCOURAGING/
MANDATING PROPER CLEANUP**



Recommendations

PHILOSOPHY:

Promote a model of self-governance among dog owners to maintain property standards.



Implementation & Challenges

CRITICAL SUCCESS FACTORS:

- Funding: Securing budget for initial setup (signage/stations) and ongoing personnel costs.
- Enforcement:
 - Transitioning to allowing dogs will likely increase use during "off-hours" (pre/post normal business hours).
 - Challenge: Ensuring compliance and cleanup when the general public or staff are not present to help self-enforce.



Conclusion

SUMMARY STATEMENT:

The survey indicates a mandate to modernize our dog policy. Staff recommends drafting a pilot program that balances increased access with strict responsible ownership requirements.

NEXT STEPS:

- Council direction on drafting the new ordinance.
- Budget review for necessary waste station infrastructure.



HEART OF THE WASATCH BACK



Thank you Heber City Council

City Comparative of Park or Public Places Dog Restrictions

Comparative Summary: Municipal Dog Policies

	City	City Specific Notes	Allowed in Parks/ Public Places	Leash Required	Other Restraints Allowed	Off Leash If Fenced	Restrictions During Events
	Hurricane	Dogs allowed on public lands/ROWs if not a nuisance. Leashes or similar required.	No, except Grandpa's pond, Paved trails & Dog parks	Yes, trails only	Not specified	Only in designated parks	Yes, by location restriction
	Morgan	Universal leash requirement in all parks. Waste cleanup required.	Yes, unless prohibited by signage	Yes	Any physical restraint (not e-collar only)	Yes, if fenced or signed	No explicit restrictions stated
	Mapleton	No dogs allowed during recreation programming or events. Otherwise permitted.	Yes	Yes	No additional guidance	No	Not stated
	Park City	Dogs prohibited in all city parks except: Dog Parks Grandpa's Pond	Yes, under strict conditions	Yes, leash & or e-collar	E-collars allowed with voice/sight & leash in hand	Yes, only in designated areas	Yes, strict leash enforcement near trail heads & sensitive areas
	Provo	Pets generally allowed, leashed. No dogs in designated sports facilities.	Yes, some exclusions (e.g., sports facilities)	Yes	E-collars discouraged; voice/ sight control disfavored	No, staff opposed	Yes, no off leash hours allowed
	Spanish Fork	Varied practice—some rules not strictly enforced. Dog parks: Fenced and leash-free with cleanup rules. Trails run through parks where dogs might not be allowed—causes confusion. Events like Fiesta Days: Informally permit dogs. Enforcement via signs and occasional ranger/animal control response.	Yes, varies by site, often loosely enforced	Yes, unless in dog park	Not Supported, E-collars discouraged	Yes, in fenced dog parks	Not enforced during large events
	Springville	Requires dogs to be under "restraint" (leash or e-collar with leash in hand). Strict definition of voice/sight control. Off-leash allowed only in formal zones. Off-leash area regulations include: Max 4 dogs per owner Mandatory leash carrying Cleanup, license tags Restrictions on dogs in heat Leash mandatory within 150' of trailheads	Yes, except events	Yes	Not specified	Not stated	Yes, no dogs during recreation/ events



Steamboat Springs	General leash law: All dogs are required to be on a leash, no longer than 6 feet, in most areas within Steamboat Springs city limits, including trails and parks unless in a designated off-leash zone. Failing to adhere to the leash law can result in a minimum \$50 fine. Designated off-leash areas: 2 designated off-leash dog parks and several off-leash trail areas where dogs are allowed to roam freely under voice and sight control. These include: Rita Valentine Park Spring Creek Park at the Lower Pond Butcherknife Trail Sailors Way Trail (formerly Lower Spring Creek Trail) Whistler Park Voice and sight control: Even in off-leash areas, dogs must remain under voice and sight control, meaning they must respond to commands immediately, regardless of distractions. Dogs harassing people, wildlife, or other dogs are presumed not to be under control. Seasonal restrictions and leash requirements:	Yes, under strict conditions	Yes	E-collars discouraged; voice/ sight control disfavored	Yes, in fenced dog parks and designated trails	Yes, by location restriction
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City Comparative of Park or Public Places Dog Restrictions

Comparative Summary: Municipal Dog Policies

								
	Hurricane	Morgan	Mapleton	Park City	Provo	Spanish Fork	Springville	Steamboat Springs
Allowed in Parks/ Public Places	Yes, under strict conditions	No, except Grandpa's pond, Paved trails & Dog parks	Yes, unless prohibited by signage	Yes, except events	Yes, some exclusions (e.g., sports facilities)	Yes, varies by site, often loosely enforced	Yes	Yes, under strict conditions
Leash Required	Yes, leash & or e-collar	Yes, trails only	Yes	Yes	Yes	Yes, unless in dog park	Yes	Yes
Other Restraints Allowed	E-collars allowed with voice/sight & leash in hand	Not specified	Any physical restraint (not e-collar only)	Not specified	E-collars discouraged; voice/ sight control disfavored	Not Supported, E-collars discouraged	No additional guidance	E-collars discouraged; voice/ sight control disfavored
Off Leash - If Fenced	Yes, only in designated areas	Only in designated parks	Yes, if fenced or signed	Not stated	No, staff opposed	Yes, in fenced dog parks	No	Yes, in fenced dog parks and designated trails
Restrictions During Events	Yes, strict leash enforcement near trail heads & sensitive areas	Yes, by location restriction	No explicit restrictions stated	Yes, no dogs during recreation/ events	Yes, no off leash hours allowed	Not enforced during large events	Not stated	Yes, by location restriction
City Specific Notes	Requires dogs to be under "restraint" (leash or e-collar with leash in hand). Strict definition of voice/sight control. Off-leash allowed only in formal zones. Off-leash area regulations include: Max 4 dogs per owner Mandatory leash carrying Cleanup, license tags Restrictions on dogs in heat Leash mandatory within 150' of	Dogs prohibited in all city parks except: Dog Parks Grandpa's Pond: Leashed dogs allowed on paved trails. Waste removal mandatory.	Dogs allowed on public lands/ ROWs if not a nuisance. Leashes or similar physical restraints required. Exception(s): Areas fenced or clearly signed. Owners must clean up pet waste.	No dogs allowed during recreation programming or events. Otherwise permitted with leash and waste pickup.	Pets generally allowed, leashed. No dogs in designated sports facilities. Major cleanup concerns; cleanup stations recommended. Discussion around off-leash hours rejected due to: Enforcement burdens Police opposition to e-collars Public confusion over hours Politically sensitive topic.	Varied practice—some rules not strictly enforced. Dog parks: fenced and leash-free with cleanup rules. Trails run through parks where dogs might not be allowed—causes confusion. Events like Fiesta Days: Informally permit dogs. Enforcement via signs and occasional ranger/animal control response.	Universal leash requirement in all parks. Waste cleanup required.	General leash law: All dogs are required to be on a leash, no longer than 6 feet, in most areas within Steamboat Springs city limits, including trails and parks unless in a designated off-leash zone. Failing to adhere to the leash law can result in a minimum \$50 fine. Designated off-leash areas: 2 designated off-leash dog parks and several off-leash trail areas where dogs are allowed to roam freely under voice and sight control. These include: Rita Valentine Park Spring Creek Park at the Lower Pond Butcherknife Trail Sailors Way Trail (formerly Lower Spring Creek Trail) Whistler Park Voice and sight control: Even in off-leash areas, dogs must remain under voice and sight control, meaning they must respond to commands immediately, regardless of distractions. Dogs harassing people, wildlife, or other dogs are presumed not to be under control.

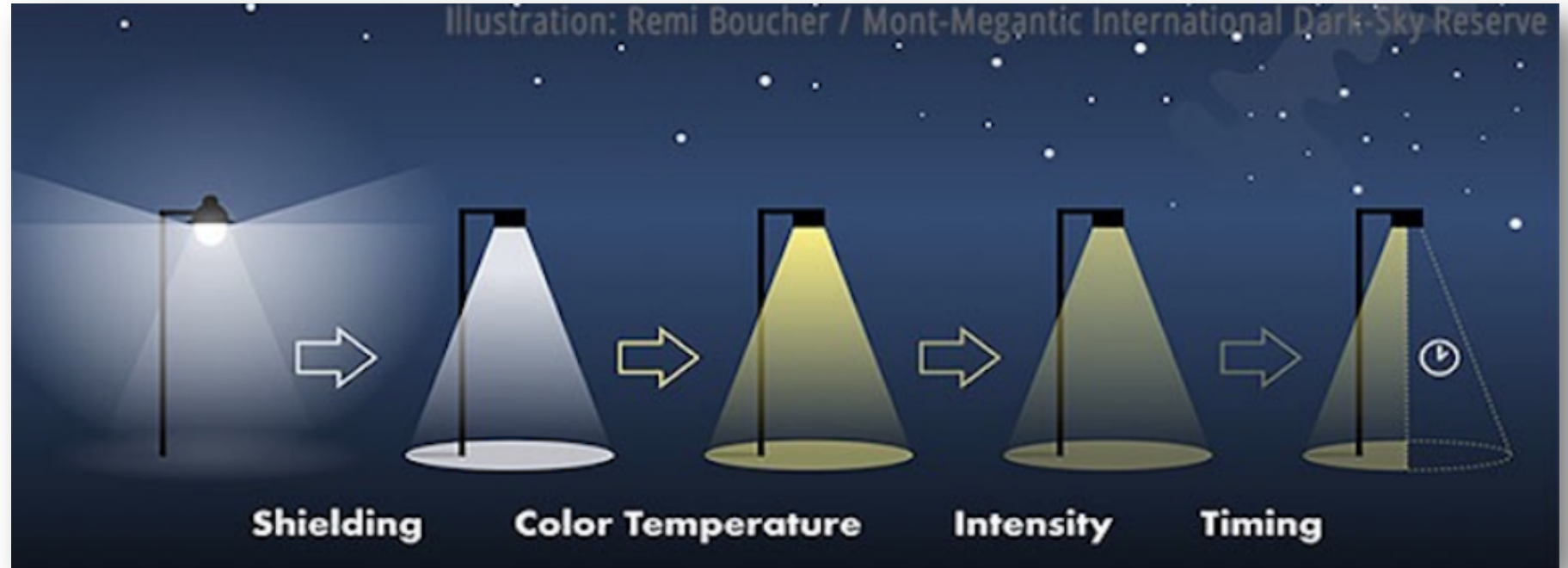


Heber City Dark Skies

January 24, 2026

Summary of Dark Sky Code

1. LED Bulbs
2. Light Trespass
3. Color Temperature
4. Intensity
5. Timing
6. Exemptions



Adopted August 3, 2021

Grandfathered Uses: those uses lawfully in place before the passage of the applicable law may continue as they operated before that new law

1 LED Bulbs

STANDARDS

- All light bulbs must be Light Emitting Diode (LED) Bulbs

Why

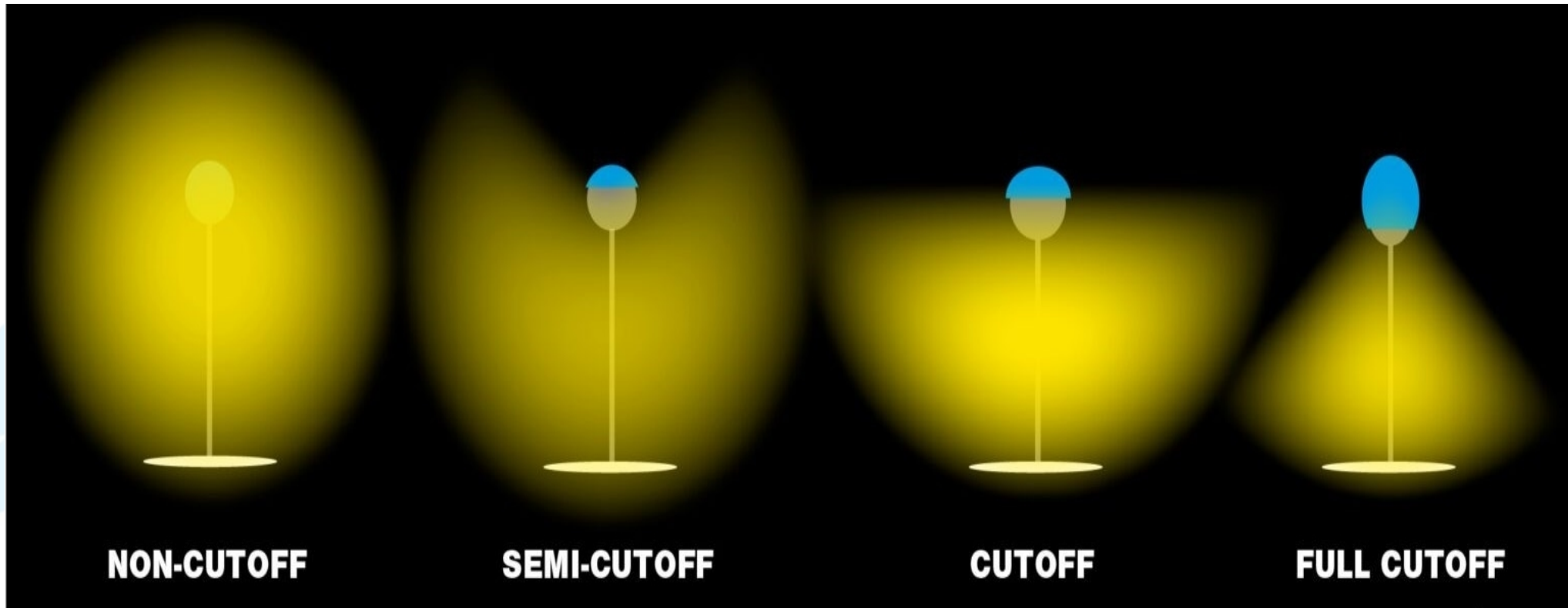
- Ability to change color
- Ability to change brightness
- Efficiency



2 Light Trespass: Cutoff

STANDARDS

- All lighting must be full cut-off and directed downward



Why Cut Off Lighting?

Non cutoff lighting shines into:

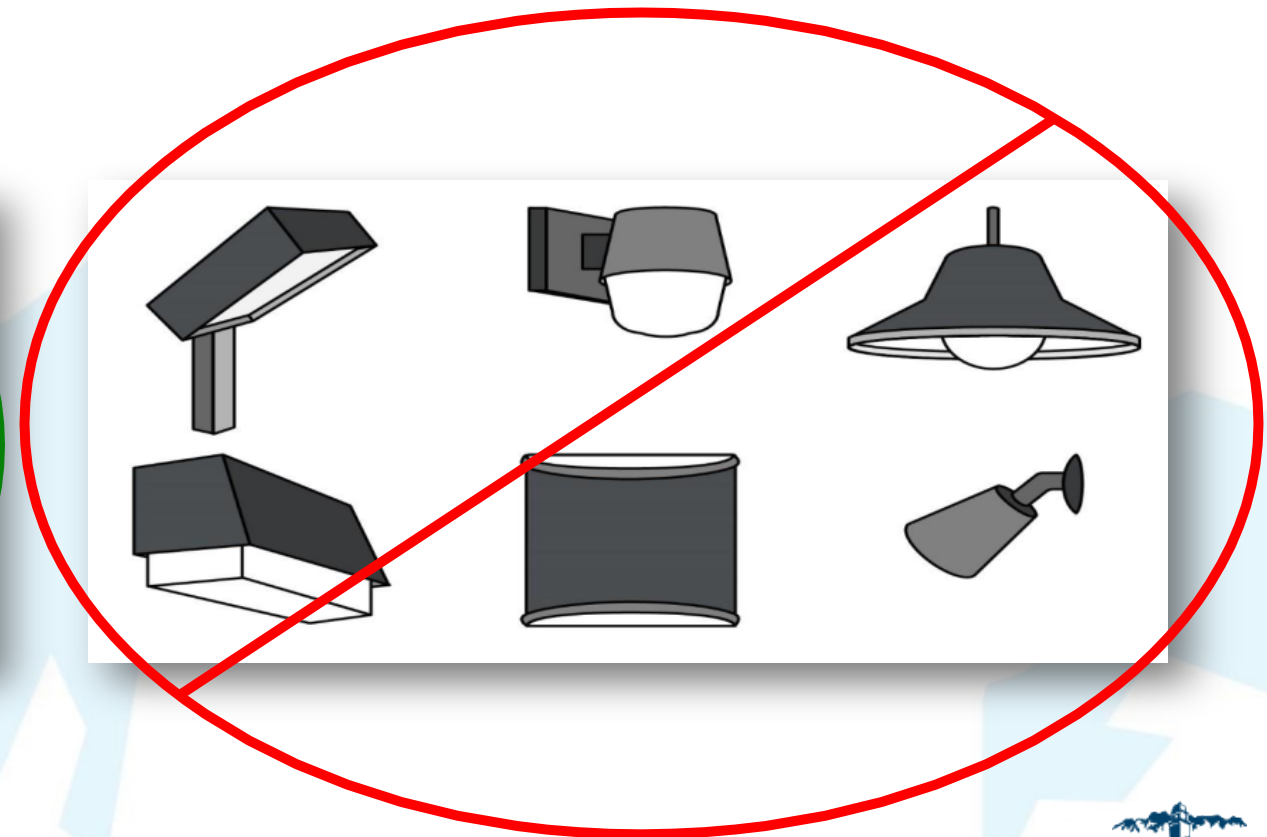
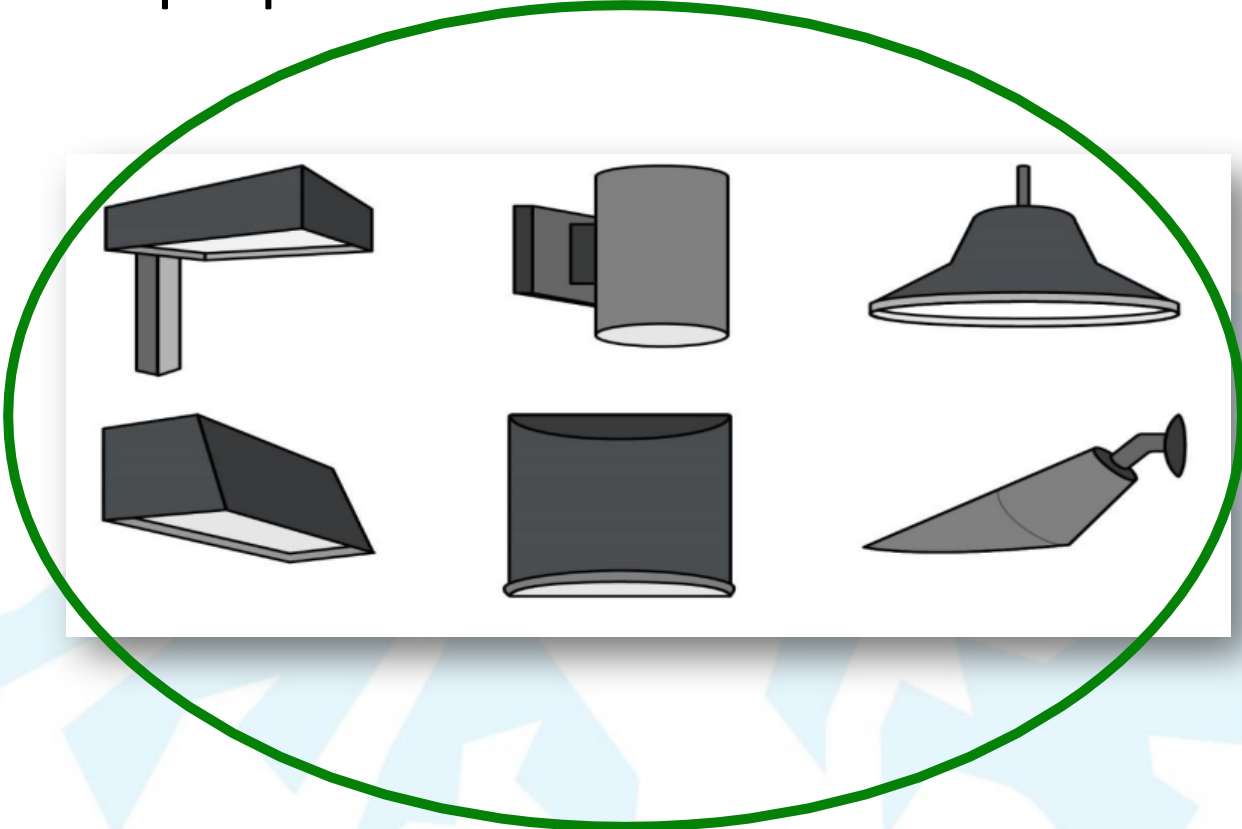
- adjoining properties, annoying neighbors
- the sky, making it hard to see stars
- the eyes of pedestrians, making it hard to see hazards, criminals & vehicles
- the eyes of drivers, making it hard to see pedestrians



Attaining Cutoff Lighting: Bulb Visibility

STANDARDS

- All bulbs must be fully shielded and not directly shine onto other properties



Attaining Cutoff Lighting: Height

STANDARDS

- All lighting must be mounted no higher than 16 feet



16' max height



16' max height

16' max height



Full Cut Off Issues Around the City

- Could a shield be installed in these light fixtures?



Full Cut Off Issues Around the City

- Should the City pass an amortization law requiring Full Cutoff Lighting within 5-years?
- Question: does the City really need street lighting here?

AMORTIZATION

The process of phasing out non-conforming land uses over a specified period, allowing property owners time to adjust to new zoning regulations



3 Color Temperature

STANDARDS

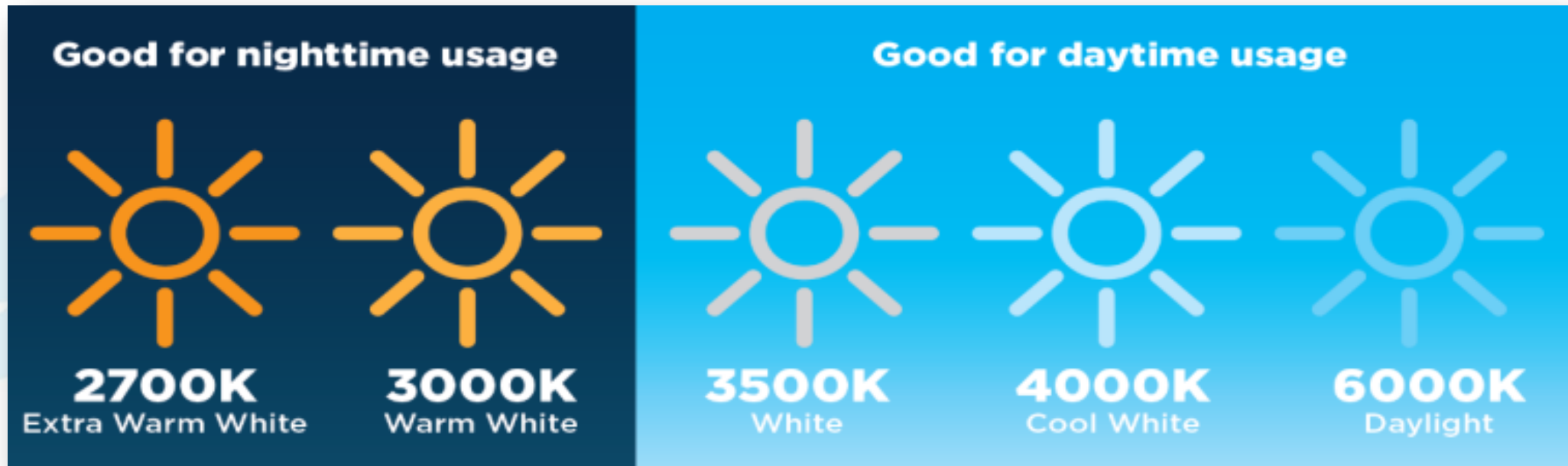
- All lighting must be 3000 K or less in color

Why:

- More natural
- Relaxing
- Similar to traditional lighting colors

Affordable change

- May simply require switching electronics settings for LED color



4 Low Intensity

STANDARDS

- 100,000 lumens max per acre
- Only for non-residential/multi-family

Why:

- Over illuminates a site
- Light Trespass onto other properties
- Blinding to drivers/customers



- Could the light bulbs be changed to a lower wattage and a warmer color LED bulb?

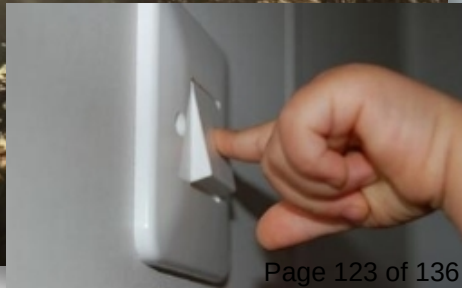
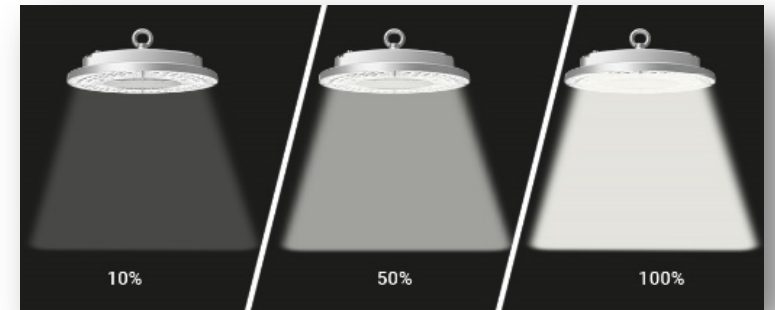


5 Timing: Dimming & Nightly Shut Off

STANDARDS

- Must shut off exterior lighting during non-business hours
- Dimming permitted when essential to security
- Only for non-residential/multi-family

- Could a dimmer timer be installed?
- Could the City offer matching financial assistance?



6 Exemptions

- Airport lighting
- Up-lit government flags
- Holiday lighting



Soffit Lighting (permanent holiday lighting)

Why is this becoming an issue?

- LED lighting becoming cheap and readily available
- Owners not aware of nuisance they create for neighbors
 - Shines onto adjoining properties
 - Non-standard colors
 - Permanent use
 - High intensity
 - Left on all night



Soffit Lighting Best Practices

- Shielded
- Low Intensity
- Timers turn off at late night
- Use only during holidays
- Could CAPS assist with an Education Project?



Streetlighting

- Heber City allocates \$25,000 each year to decommission streetlights
- Online request form
- Many streetlights removed along Main Street

https://heberut.gov/formcenter/street-light-retrofit--decommission-request-8/dark-sky-retrofit--decommission-request-58

Create a Website Account · Manage notification subscriptions, save form progress and more.

 Sign In

GOVERNMENT DEPARTMENTS COMMUNITY

Dark Sky Retrofit / Decommission Request

 HEART OF THE WASATCH BACK

Some neighborhoods may have excessive street lights and some have outdated lights that should be retrofitted to become dark sky compliant. We want to hear from you. This request allows you to nominate non-corner/intersection streetlights to be evaluated for retrofitting or even decommissioning.

Requester First Name*

Requester Last Name*

Requester Email Address*

Requester Phone Number*

Requester Address*

Requester City*

Requester State

Requester Zip Code

Lighting Request Address*

City

State

Zip Code

Requested Lighting Issue*
-- Select One --

Upload a photo of the Lighting Issue
 No file chosen

Street Lighting

- Light trespass onto adjoining properties
- Lights shine into viewer's eyes, blinding drivers and pedestrians
- Duplicates other lighting source just a few feet away
- Is it necessary: vehicles have headlights
- Does the City need to wait for a complaint?



Street Lighting

- Does the City really need streetlights here?
- Maybe these streetlights could be dimmed or turned off?



Potential Dark Sky Lighting Strategies

- **Permanent Soffit Lighting**

- Education: Potential Caps Project
- Ordinance Enforcement
- Ordinance Update

- **Non-Compliant Street Lights**

- Budget each year for:
 - Removing duplicative street lighting
 - Turning off unnecessary fixtures
 - Shielding nuisance streetlights

- **Non-Conforming Lighting**

- Education
- 5 Year Amortization
- City/HPL Matching Grants
- Reach out and negotiate
- Ask local retailers to carry Dark Sky compliant lighting fixtures

Dark Sky Community Standards in Utah

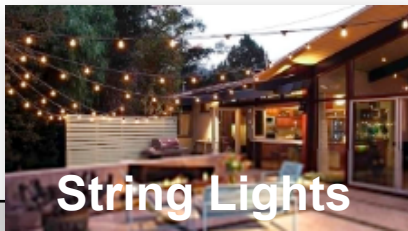
Communities

- Heber
- Helper
- Hurricane
- Ivins
- Kanab
- Midway
- Moab
- Park City
- Torrey

Standards

- All:
 - Require Full Cutoff Lighting
 - Have a <3,000k limit (except Hurricane: 4,000k)
- Several exemptions per community (3 in Heber)
 - FAA, Flags & Holidays exempt in most
- Intensity limits vary greatly
- Helper and Moab: 5-year Amortization
- Park City required immediate 3,000k compliance as of 2024
- Torrey: implies that it offers financial assistance

Comparison of Dark Sky Regulations



City	5-Year Amort	Notable Exemptions from Lighting Regulations								Other
		Holiday	Low Output	String Light	Motion Sensor	Trails	Temp	SFD	Unique	
Heber		X								
Helper	X	X	X				X			
Hurricane		X	X		X					
Ivins		X			X	X	30 days			
Kanab		90 day/yr	X		X			1 & 2	public parking	
Midway		Nov 15-Jan 20 & all holidays	X	X					flags on Memorial Hill	soffit light prohibition
Moab	X	Oct 15 – Jan 15 until 10 pm		X		X			special exceptions	- immediate compliance for any new permit/license; - abandoned uses full compliance; - non-conforming lighting turned off by 10 pm
Park City		Nov – Mar until 11 pm		X		X	X		parking, ski, water, film	immediate compliance with 3,000k
Torrey			X		X					- financial assistance; - change of ownership compliance

International Dark Sky Association (IDA) Certification

Benefits

- International recognition
- Promote tourism
- Community engagement
- Community pride

Requirements

- Quality lighting policies
- Dark-sky education
- Citizen support of dark sky conservation

- Moab and Torrey are (IDA) Certified
- Park City celebrates International Dark Sky Week

Policy & Budget Recommendations

1. Permanent Soffit Lighting

- Increase Education Efforts
- Refine Ordinance for Soffit Lighting: holiday limits, shielding & timer requirements

2. Non-Conforming Properties

- Consider 5-Year Amortization Period
- Reach Out and Negotiate: Offer Matching Grants
- Offer suggestions that are easy & cheap to at least partially comply with Dark Sky

3. Non-Compliant Street Lighting

- Remove duplicative Street Lighting, especially next to bright businesses
- Budget money each year to modify nuisance street lighting without citizen requests

4. Celebrate International Dark Sky Week (April 13-20)

5. Update Code to best practices

6. Pursue International Dark Sky Association (IDA) Certification

Policy Questions

1. Does Council support additional enforcement efforts for holiday lighting (soffit lighting)?
2. Does Council support amending the ordinance to clarify that holiday lighting is exempt only on specified holidays, and during the winter months, but only until 11 pm and must be shielded and have a timer?
3. Does Council support modifying more street lights to be dark sky compliant or simply removing some duplicative street lights?
4. Does Council support modifying the ordinance to adopt a 5-year amortization for non-shielded business lighting?
5. Does Council support offering financial incentives to assist businesses in shielding non-compliant lighting?
6. Should the City Celebrate International Dark Sky Week (April 13-20)?
7. Should the City pursue (IDA) Certification? (may require updating the ordinance)

HEART OF THE WASATCH BACK



Discussion

