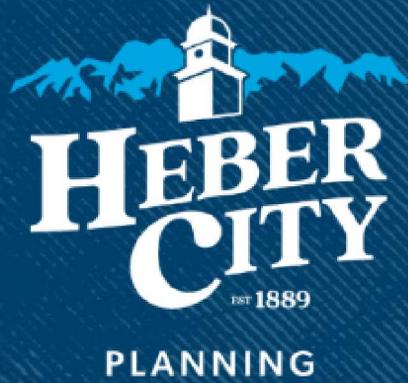


Day 2 – Saturday, January 24, 2026
8:00 a.m. to 4:00 p.m.
Heber Police Department Community Room

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 ✓Envision 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 ✓ 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



Public Parking

2026 Annual City Council Retreat

January 24, 2026

Recently Installed Tabernacle Parking

Features

5 new stalls

“Public Parking” signs



Recently Installed Wasatch Wave Parking

Features

17 new off-street public parking stalls

3 new angled on-street parking stalls

“Public Parking” signs



100 East New Angled Parking Stalls

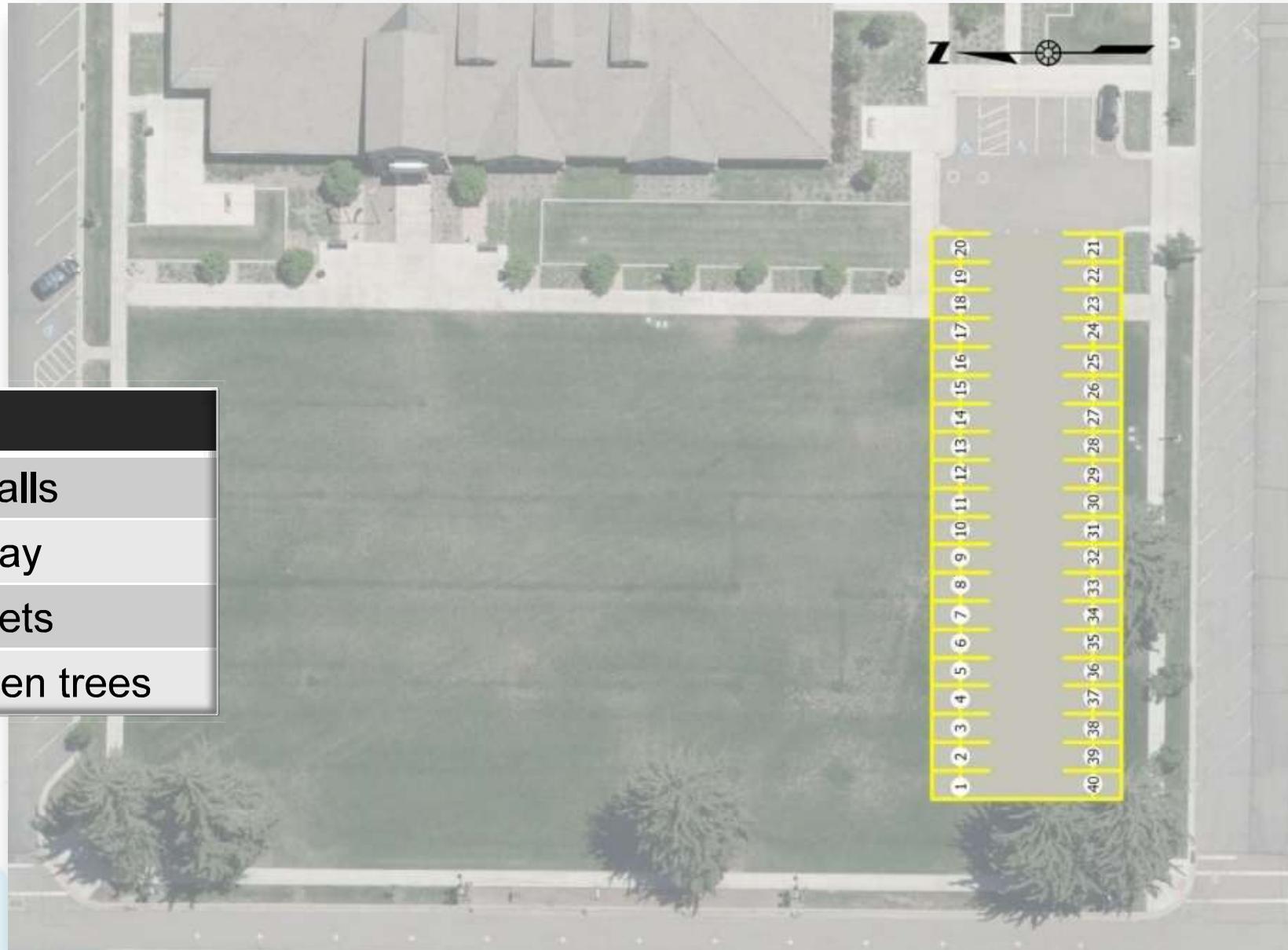


Features

103 new angled on-street parking stalls

58 net new parking stalls

Proposed Public Safety Building Parking

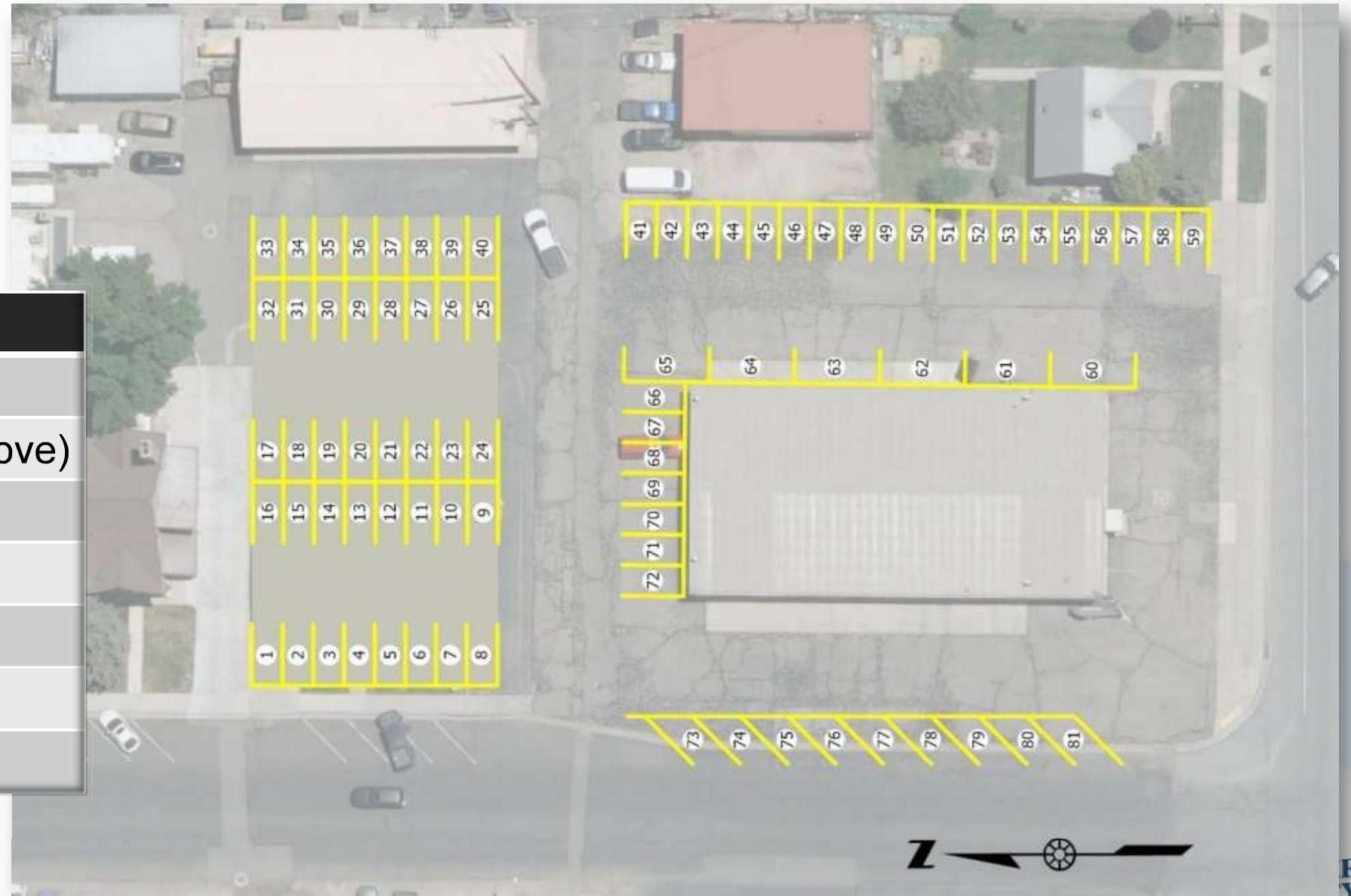


Features
34 net new parking stalls
Utilize existing driveway
Landscape along streets
Save existing evergreen trees

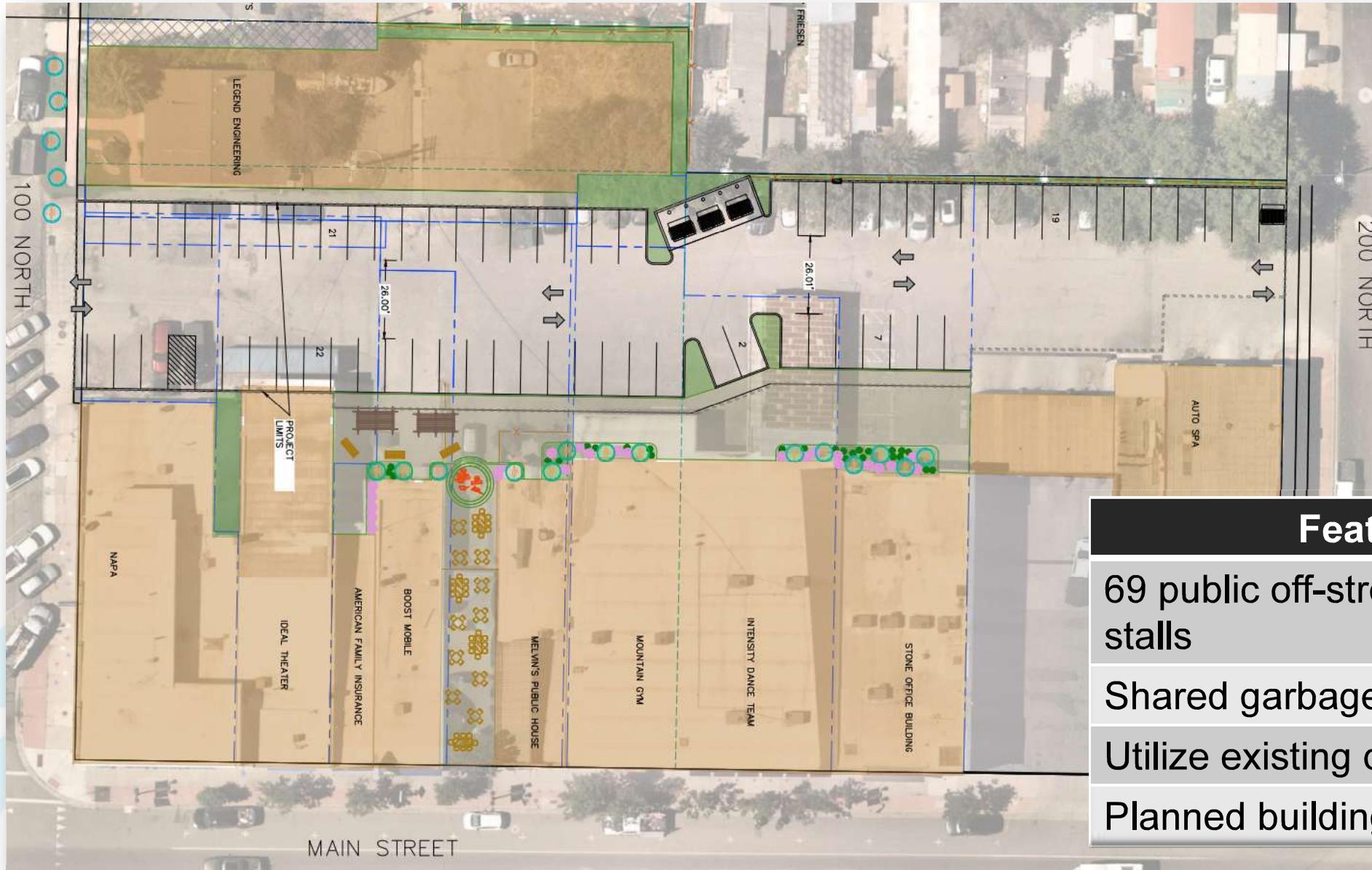
Proposed HPL & Fire Station Parking

Features

- 72 off-street parking stalls
- 6 employee stalls (inc. above)
- 9 on-street parking stalls
- Wide central driveway
- Utilize existing driveways
- No landscaping
- Off-street circulation



Proposed Block 103 Improved Parking Lot



Features

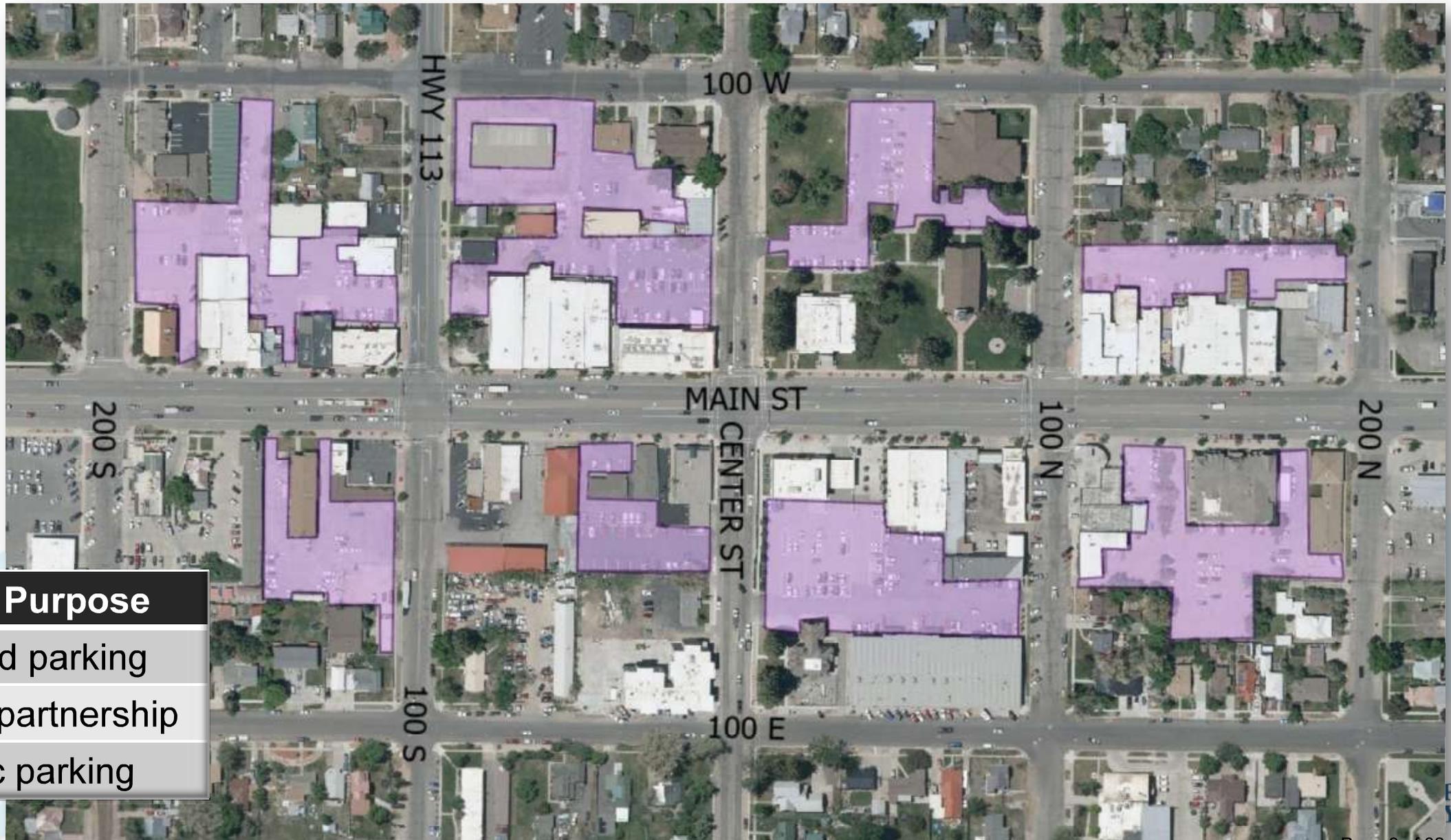
69 public off-street parking stalls

Shared garbage bins

Utilize existing driveways

Planned building expansion**

Potential Shared Public Parking Lots



Features & Purpose

Privately owned parking

Public-Private partnership

Off-peak public parking

Proposed Parking District

Description

Recommended by Roger Brooks

100 N to 400 S, 150 W to 150 E

Future separate parking standards

Implement Parking Fee-in-Lieu

Financing mechanism for parking



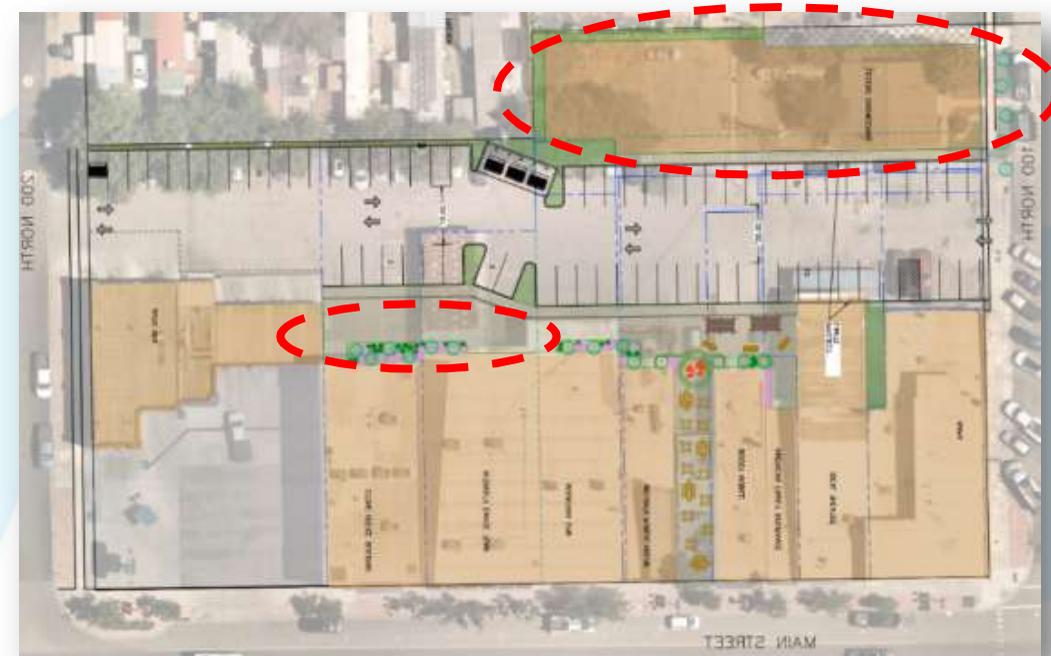
Need for City Investment in Parking

Planned Building Expansions

- Chay Dickman
- Legend Engineering
- Parking needed for each expansion
- No room to add parking
- **Building expansions cannot occur without City investing in parking**

Parking Fee-in-Lieu

- Paid by those constructing new buildings or additions
- Used to purchase properties and build parking
- Already permitted but:
- **Fee Amount is not yet set**



Establish a Parking Fee-in-Lieu

2024 cost to construct 1 parking stall: **\$8,000**, excluding land

2024 Recommended Parking Fee-in-Lieu	
Use	Fee
1 parking Stall	\$4,000

*Roger Brooks recommends charging a fee equal to 50% of the construction cost

2026 Parking Stall Costs

2026 cost to construct 1 parking stall: **\$12,000**, excluding land

Area	Land Value/SF*	Land Value	Construction**	Total Cost/Stall
300 sf	\$19/sf	\$6,000	\$12,000	\$18,000

*2025 Tax Assessor value for a vacant downtown commercial parcel, rounded to nearest \$1

**2025 estimate by Legend Engineering, rounded to nearest \$1,000

3 Different Methods to Calculate Fee-in-Lieu

Use	METHOD 1: 50% Construction Cost	METHOD 2: 50% Construction & Land Costs	METHOD 3: 100% Construction & Land Costs
1 parking stall	\$6,000	\$9,000	\$18,000

Challenges:

- If fee is too high, property owners will not invest in downtown
- If fee is too low, City won't be able to build parking

Summary of 2025 Parking Stall Improvements

Type	Stalls Created
Wasatch Wave-Tabernacle	22 off-street stalls
	3 on-street stalls
100 East	58 on-street angled stalls*
TOTAL	83 new stalls**

*103 total painted on-street angled stalls, 58 net new stalls

****7% of the City's goal for 1,200 new parking stalls.**

Recommended Parking Stall Improvements 2026

Type	Stalls Created
Public Safety Building ('26-'27)	34 on-street stalls
HPL & Fire Station ('26-'27)	72 off-street stalls
	9 on-street stalls
Block 103 ('26-'27)	69 off-street stalls
100 West ('26-'27)	TBD
TOTAL	184* new parking stalls

***15% of the City's goal for 1,200 new parking stalls. With 2025's improvements, this represents 267 total new stalls or 22% of the 1,200 goal.**

Unfinished Parking Business*

Parking Priority List

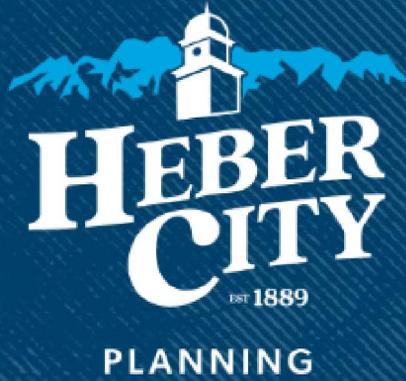
2026-2027 To Do List	Continuing & Future Steps
<ol style="list-style-type: none">1. Construct 100 West angled on-street parking**2. Pursue Shared Parking Agreements**3. Create a parking district4. Establish a Parking Fee-in-Lieu5. Install HPL & Fire Station Parking6. Install Public Safety Parking7. Improve Block 103 Parking	<ol style="list-style-type: none">1. Create angled on-street parking**2. Create 1200 new public parking spaces**3. Acquire strategic properties**4. Establish parking fees5. Utilize event parking with public partners6. Establish transit stops7. Build 2 future parking structures

***As recommended by Roger Brooks 2024 Parking Study**

****Underway**



Discussion



Fire Station Re-Envisioned

2026 Annual City Council Retreat

January 24, 2026

Fire Station Studios in Historic Downtown Heber



- Photography
- Sculpting
- Painting



Local Precedent: Helper, Utah

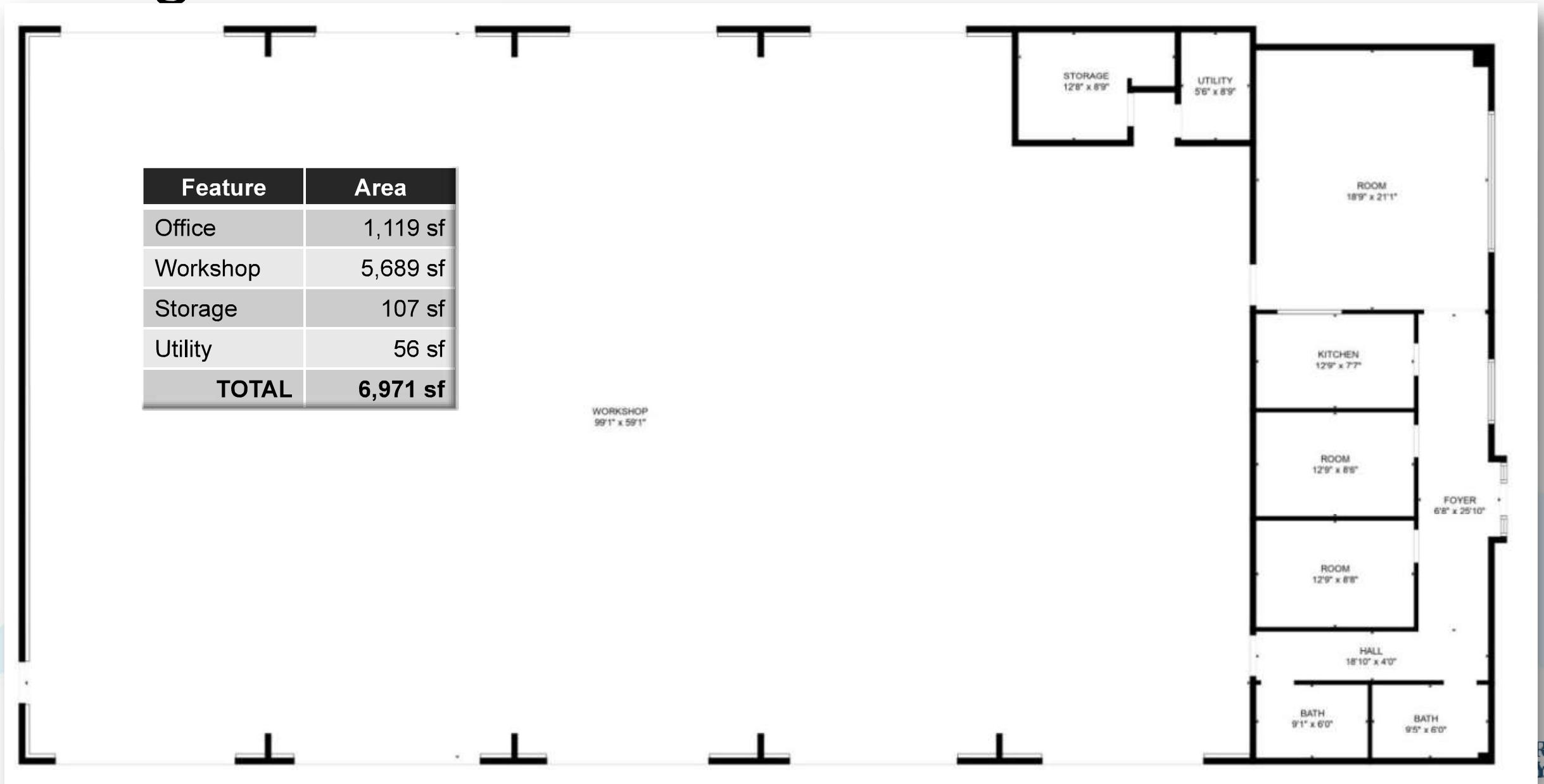


Draft Site Parking Plan

Features
72 off-street parking stalls
6 employee stalls (inc. above)
9 on-street parking stalls
Wide central driveway
Utilize existing driveways
No landscaping
Off-street circulation

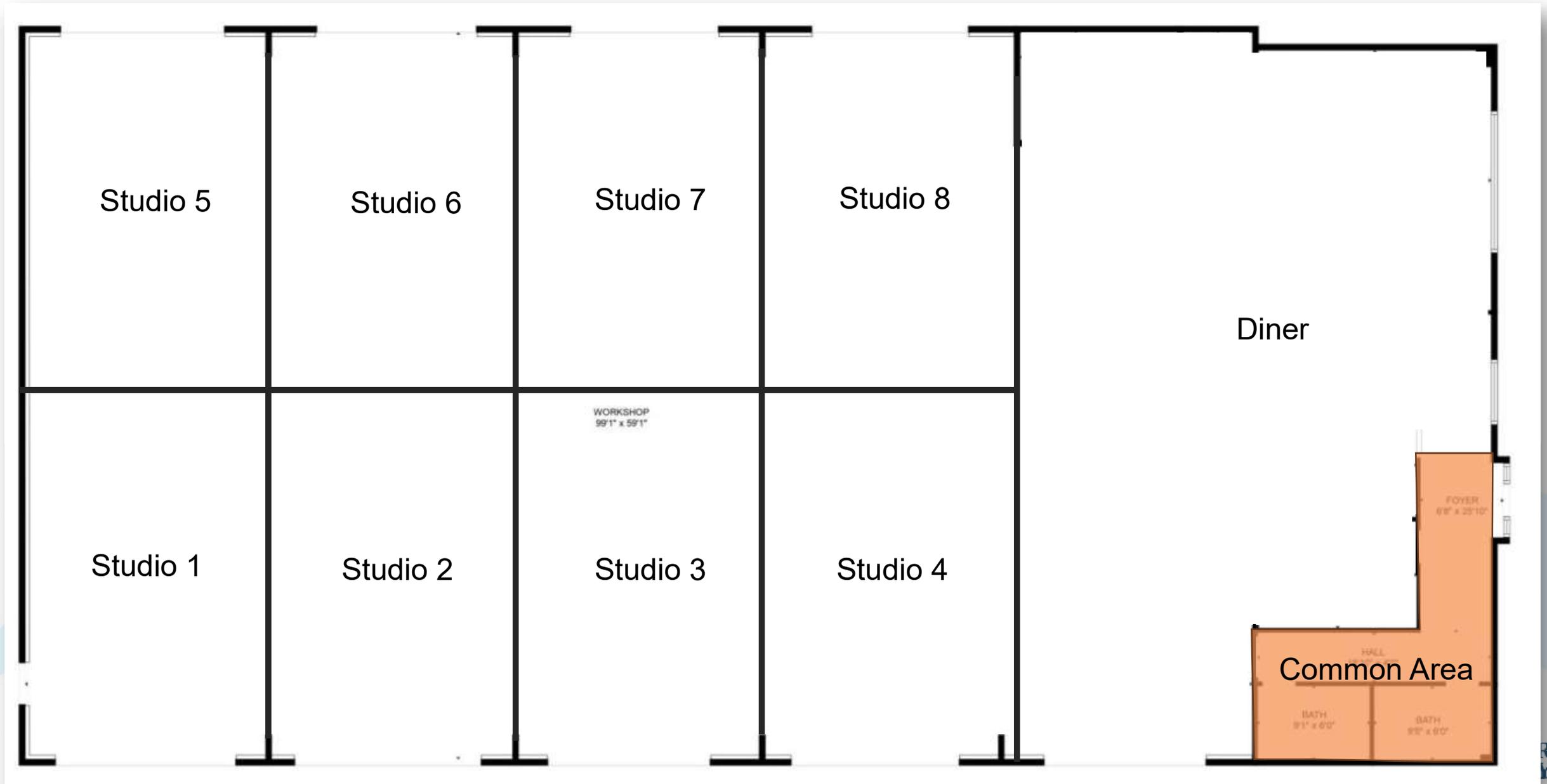


Existing Floor Plan

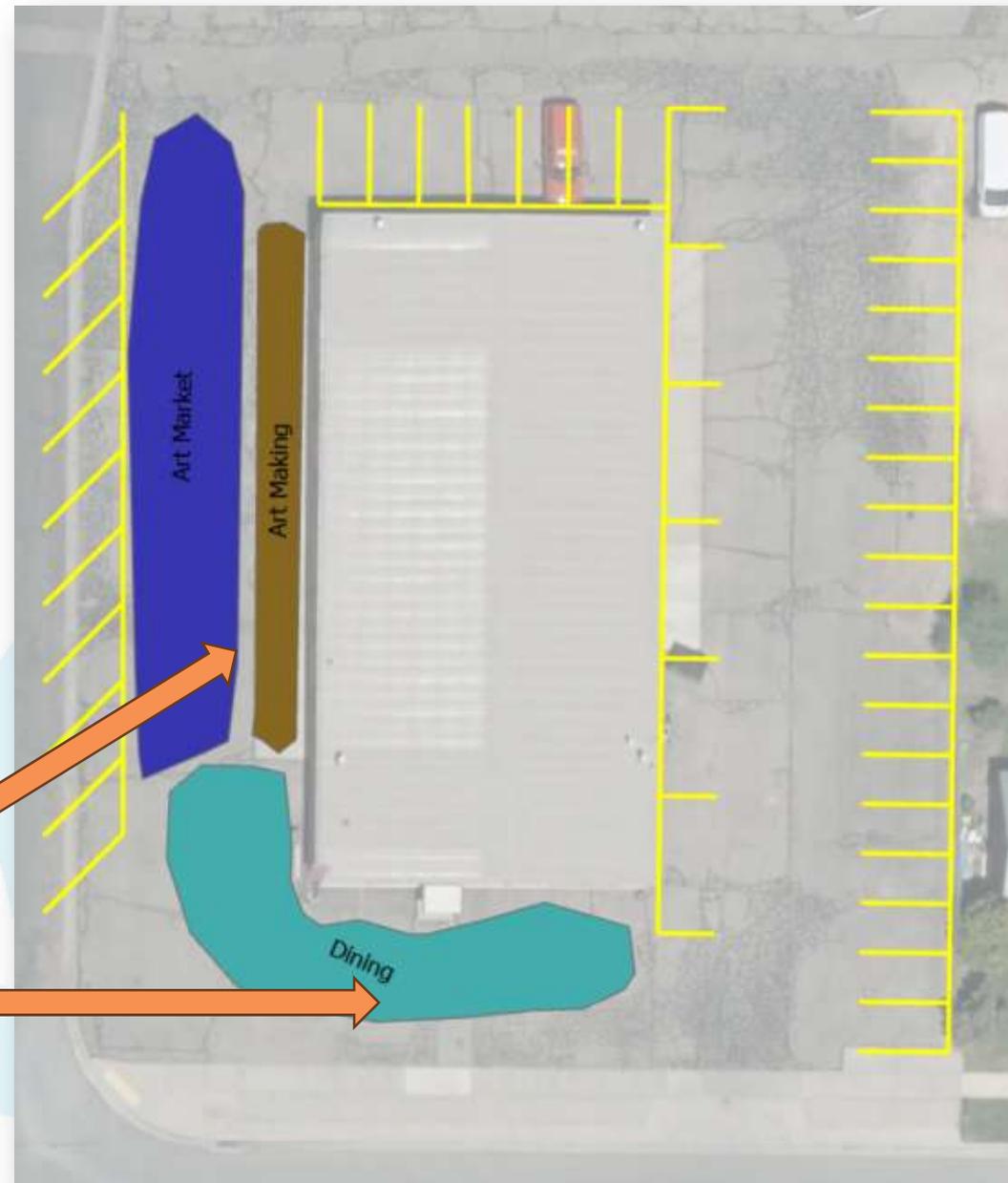


Feature	Area
Office	1,119 sf
Workshop	5,689 sf
Storage	107 sf
Utility	56 sf
TOTAL	6,971 sf

Fire Station Studios Revised Floor Plan



Fire Station Artist Studios Conceptual Site Plan



Potential shared parking
& multiuse areas

Existing Elevations



Re-envisioned Conceptual Elevations



Use building as-is



Minor elevation upgrades

Major elevation upgrades



Roger Brooks Recommendations

Generalized Downtown Recommendations

10 places that sell food

10 destination retail shops

10 places open after 6 pm

Specific C Street Recommendations

15 sit-down restaurants

6 casual food services (coffee, deli, confectioneries, cupcakes, gourmet foods, panini, etc.)

At least 40 specialty shops

Need them to remain open after 7 pm and on weekends



Policy Questions

- Does Council support razing the Heber Power & Light building and replacing it with parking stalls?
- Does Council support converting the Fire Station into Artist Studios with a diner and parking as proposed?



Discussion



Heber City Council Staff Report

MEETING DATE: 1/24/2026
SUBJECT: General Traffic Discussion | 60 min - Russ
RESPONSIBLE:
DEPARTMENT: Engineering
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: Engineering
Staff member:

EXHIBITS

None