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

May 19, 2026

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. Affordable Housing 101: Introduction to Affordable Housing (Jason Glidden) - *60 min*
2. Status Update from Animal Policy Ad Hoc Committee (Morgan Murdock, Council Member) - *5 min*
3. Review State-Level Water Declarations and Heber City's Water Shortage Plan (J. Mark Smedley, Asst. City Manager) - *15 min*
4. Heber Valley Corridor EIS (Environmental Impact Statement) Project Update (Craig Hancock) - *15 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 (Sid Ostergaard, Council Member)

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

V. CONFLICT OF INTEREST DISCLOSURE:

VI. CONSENT AGENDA:

1. Approval of May 5, 2026, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Temporary Ordinance 2026-10 establishing temporary regulations pertaining to the requirement for existing above-ground utilities to be buried underground upon development/redevelopment. (Tony Kohler, Community Development Director)

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

VIII. GENERAL BUSINESS ITEMS:

1. Market on Main Event Plan and Summer Event Schedule (Rachel Kahler, CAMS Executive Director) - *10 min*

2. Proposed Development at 850 East 1200 South (Tony Kohler, Community Development Director) - *20 min*

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

4. Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule (Sara Nagel, Finance Manager) - *10 min*

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

1. Resolution 2026-11 Acknowledging the City's Intent to Increase Property Tax Revenue and Setting a Hearing Date for the August Truth in Taxation Public Hearing (Sara Nagel, Finance Manager, Matt Brower, City Manager) - *15 min*

2. Children's Justice Center Presentation and Donation Request (Kurt Hoffman) - *10 min*

3. Final Recommendations for the 2026 TAP Arts Grants (TAP Tax Advisory Committee) - *30 min*

4. High Valley Arts Performing Arts Center (Tony Kohler, Community Development Director, Stu Waldrip) - *30 min*

5. Main Street Park (aka Trailhead Plaza) Survey Results and Design Tenets for Preferred Master Plan for the Plaza (Lars Erickson) - *60 min*

6. Temporary Ordinance 2026-11 establishing temporary regulations pertaining to regulation of overnight food truck parking on Plaza Street (200 South) and Main Street Park (Anthony L. Kohler) - *15 min*

7. Main Street Stage Back Drop Structure Procurement (Phil Jordan) - *10 min*

X. COMMUNICATION:

XI. 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 May 14, 2026, 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.

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Heber City Council Staff Report

MEETING DATE: 5/19/2026
SUBJECT: Affordable Housing 101: Introduction to Affordable Housing
RESPONSIBLE: Jason Glidden
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

Council's 2026 Budget & Policy Priorities established an Affordable Housing University as a goal. May 19 is set as a kick-off for this series of educational meetings with the Council (see attached Syllabus).

RECOMMENDATION

Jason Glidden will be providing the Introduction and kick-off for the Affordable Housing University. A secondary objective of this meeting is to discuss potential affordable housing tour dates.

BACKGROUND

N/A

DISCUSSION

N/A

FISCAL IMPACT

None identified.

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

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

EXHIBITS

1. Housing 101 Syllabus - Heber City

Affordable Housing 101

Spring/Summer 2026

Course Description

This course aims to provides a comprehensive overview of affordable housing, equipping City Council with the financial, regulatory, and strategic knowledge required to successfully discuss, create and a strategic housing plan for Heber City. The course explores how affordable housing is financed, regulated, and delivered in partnership with public and private stakeholders.

City Council will gain a better understanding of development pro formas, understanding capital stacks, and financing that may include possible federal, state, and local resources. The course also examines local tools such as zoning, fee waivers, land contributions, tax increment financing, and public-private partnerships. Participants will learn how regulatory frameworks influence design, underwriting, timelines, and project feasibility.

Course Outcomes and Objectives

By the end of this course, you will have:

- A better overall understanding of affordable housing
- Increased clarity about the housing priorities and goals of City Council
-

Preliminary Schedule

Date	Topic/Discussion	Speakers:
Week 1: *May 19*	Kick-Off Introduction Schedule Affordable Housing Tour	Jason Glidden (MCHT), Tony Tyler (Columbus Pacific), Jake Wood (J. Fisher)
Week 2: *Jun 2 or Jun 16*	Financial Modeling	Jason Glidden (MCHT), Tony Tyler (Columbus Pacific), Ryan Davis (Wayfinder Strategies)
Week 3: *July 7 or Jul 21*	Federal/State Funding Tools	Anna Sullivan (UHC) Jake Wood (J. Fisher)
Week 4: *Aug 4 or Aug 18*	Local Tools	Jason Glidden (MCHT)

Week 5: *Sept 8 or Sept 22*	Partnerships	Jason Glidden (MCHT)
Week 6: *Oct 6 or Oct 20*	State Legilation	Steve Waltrip (Governors Office), Cameron Dahl (ULCT)
Week 7: *Nov 3 or Nov 17*	Needs Assessment	Jim Wood (Kem Gardner Institute) or
Week 8: *Dec 8 or Dec 22*	Potential Goals	Jason Glidden (MCHT)
Week 9: *Jan 5 or Jan 19*	Strategic Housing Plans	Jason Glidden (MCHT)

Heber City Council Staff Report

MEETING DATE: 5/19/2026
SUBJECT: Status Update From Animal Policy Ad Hoc Committee
RESPONSIBLE: Morgan Murdock
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

The City Council established the Dogs in Parks Ad Hoc Committee to review the current Heber City Code provisions relating to dogs in public places, evaluate potential policy considerations, and consider possible amendments to the City Code governing such uses.

This report is intended to provide the City Council with a status update regarding the Committee's review, discussions, and ongoing work.

RECOMMENDATION

If needed, give direction to the Committee as items of specific interest of the Council.

If there is a desire by Council to revise the Code and Policies, specifically to expand park use to include dogs, to whatever degree, the Council should commit to ongoing funding for dog use support amenities, including abundant dog waste bag stations, accessible garbage cans, and clear signage encouraging/mandating proper cleanup, and provision for meaningful, reasonable enforcement.

Infuse in any such policies/ ordinance revisions, language that encourages and promotes self-governance among dog owners and the public to maintain property standards and care for public places, and reasonably assist with reporting.

BACKGROUND

In connection with a digital survey on Dogs in Public Places, and City Council discussions, initiated on March 3, 2026, the City Council subsequently directed Staff to propose different options for dog accessibility to the City park(s), to address specifically dogs in parks/ public places policy or policies,

and ordinance provisions, and consider a trial basis event allowing dogs in parks to test the sentiment, logistics and administration.

Two initial, leading key discussion points included:

- Does the City want to initially incorporate a limited trial period and location during the Heber Market on Main for the 2026 season, or part of the season, or one event?
- Does it make sense to begin the implementation of such a policy in one, or a few public places, rather than a blanket application to all parks and public places?

Overall, the Council directed to further evaluate and discuss potential changes to consider the possibility of making parks more inclusive while ensuring cleanliness and safety, and established an Ad Hoc Committee to assist in the review and give recommendations to implement directives.

As an interim, phasing idea, it was specifically discussed testing the theory of allowing dogs in public parks and places on a trial basis, at specific times and places, i.e., at one or more Heber Market on Main events, then decide whether to revise said Ordinance altogether.

Currently, the only park that allows dogs is the fenced areas at the Muirfield Park.

DOGS IN PARKS AD HOC COMMITTEE

The Ad Hoc Committee has met three times since that March 17th directive (March 25, April 8, and April 28). The committee consists of: Mark Smedley (City Administration), Councilmember Morgan Murdock (City Council Liaison), Rachel Kahler (CAMS Executive Director), Matthew Kennard (Heber Public Works), Justin Hatch (Heber Valley Animal Services), Brandon Puett (Heber Parks), Branden Russell (Heber Police) and Marissa Stanger (Co-Chair of POSTT).

Some of the specific items/ talking points of the Ad Hoc Committee have included:

- Should dogs be allowed during Market on Main? During other concerts/events held at Main Street Park?

- The May 23rd event scheduled at Main City Park, should be specifically designated as a one-time event with dogs, for the foreseeable future.

- The Committee is recommending designating the following entire parks as dog-friendly, with *leash* requirements:

- Cove Park
- Eagle Park
- Mill Road Estates Park
- Private Kay Pete Murdock Jones Park

The County's South Field Park provides a huge amount of dog-friendly space on the west side of town. The committee sees a big need to have multiple smaller parks on the east side and south end of the City and believes this recommendation would provide a good balance.

- The Committee is also recommending two *off-leash, fenced* dog parks within the following existing parks in Heber City:

- Private Kay Pete Murdock Jones Park
- Jordan Park

SIGNAGE

It is recommended that signage be created and permanently installed at these parks. It would be written in a friendly yet firm language in both English and Spanish and would have visual symbols.

Some information being considered to be included on the signs at dog-friendly on-leash parks:

- Park hours
- Please be courteous and respectful.
- All dogs must be licensed.
- No more than three dogs per handler.
- Dogs must be on a leash and with the owner at all times.
- Maximum leash length: six feet
- Please immediately pick up and dispose of waste.
- Keep your dog from being aggressive toward people and other dogs.
- No digging holes.
- No persistent barking.
- Do not allow dogs on or near playgrounds, pavilions, food prep and eating areas, or sports courts.
- Do not approach a dog without the owner's permission.
- Website where dog owners can read the city's Animal Ordinances (including infractions, fees, and fine schedule).
- What to do in emergencies (include phone number for Animal Services and 911)

This is the current signage at the Muirfield Off-Leash Enclosed Dog Park, which the Committee will review:

DOG PARK RULES

- Use the park at your own risk.
- Owners are legally responsible for the behavior of their dog(s) at all times.
- Dogs must be leashed while entering and exiting the park.
- Dog waste must be cleaned up by their owners IMMEDIATELY.
- Owners must be within the dog park and supervising their dog(s) with a leash readily available.
- Dog handlers must be at least 16 years of age.
- Children under 13 must be accompanied by an adult and supervised at all times.
- Aggressive dogs must be removed immediately.
- Dogs should be under voice control.

PROHIBITED:

- Human & Dog food/treats
- Glass Containers
- Dogs in heat
- Sick Dogs
- Aggressive Dogs
- Puppies (under 4 months)

DISCUSSION

The purpose of this review and discussion is threefold:

- 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 support/feedback on these recommendations, and the Council’s support for increased funding, staffing, and enforcement.

What administrative issues arise with increased access, i.e., ongoing costs, waste management, and personnel?

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

What is the impact on the enforcement officer and parks staff?

It is important to remember that transitioning to a new city culture, allowing dogs, will likely increase use during “off-hours” (pre / post-normal business hours). This will be challenging to ensure compliance and cleanup when the public or staff are not present to help self-enforce.

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FISCAL IMPACT

This change in policy and potentially revision of the Ordinance would require additional budgetary allocations for signage, maintenance, cleanup, and enforcement.

CONCLUSION

There appears to be public support for a more permissive dog in parks policy. Implementation of such will require additional staff support and costs.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

Department: Administrative
Staff member: J. Mark Smedley, Asst. City Manager

EXHIBITS

1. Dogs in Parks Presentation

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

Proposal for Dog Access in Select City Parks

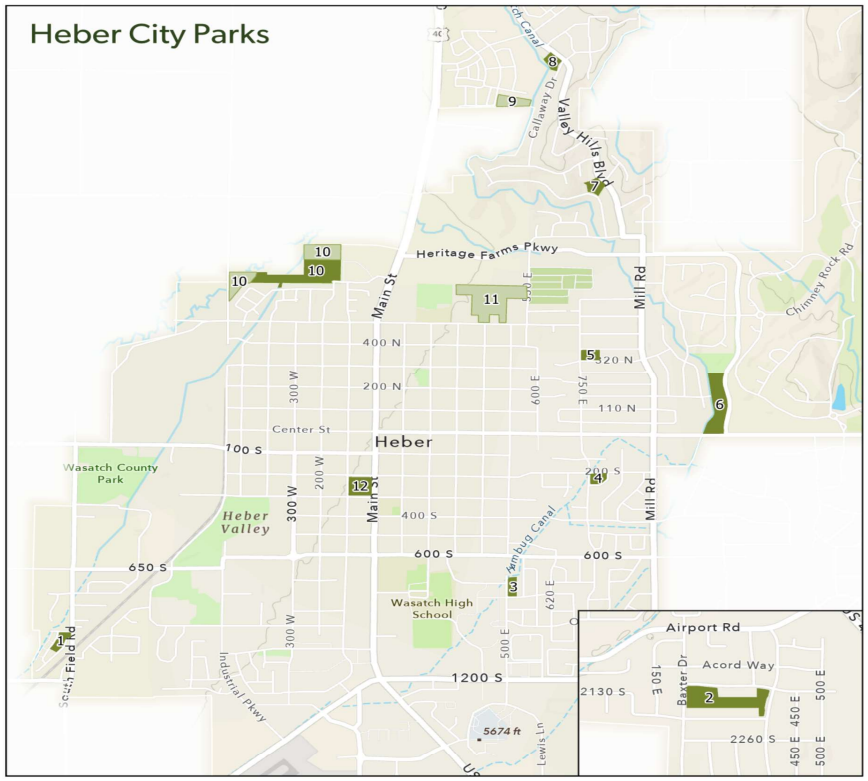
On-Leash & Off-Leash Park Plan

Animal Policy Ad Hoc Committee

Proposal Overview

- Expand dog access to some designated city parks
- Four proposed on-leash parks
- Two proposed off-leash, fenced dog parks
- Improve accessibility and community recreation

Map of all Heber City Parks



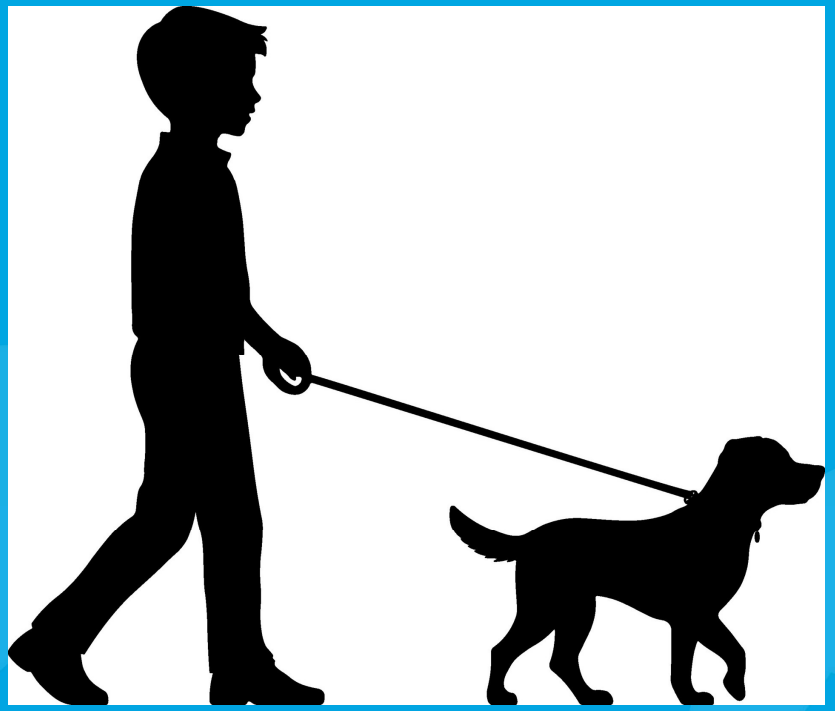
Tour Order	Name
1	Rock Wall Park
2	Kay Peter Murdock Jones Veterans Park
3	Wasatch Vista Park
4	Mill Road Estates Park
5	Eagle Park
6	Jordan Park
7	Valley Hills Park

Tour Order	Name
8	The Cove Park
9	Coyote Springs Park
10	Murfield Park
10	Murfield Park Expansion 1
10	Murfield Expansion 2
11	Duke Park
12	City Park

On-Leash Dog Parks

Controlled on-leash use in the following existing neighborhood parks:

- Eagle Park
- Mill Road Estates Park
- Cove Park
- Private Kay Pete Murdock Jones Park



Eagle Park (On-Leash)

- Location: 750 East 380 North
- Size: 1.75 acres
- Amenities: Pavilion, playground, basketball court, walking path, large lawn
- Dense residential area with open space



Mill Road Estates Park (On-Leash)



- Location: 890 Millers Lane
- Size: 1.5 acres
- Amenities: Playground, walking path, lawn, shaded trees
- Highly dense residential area

Cove Park (On-Leash)

- Location: 1871 N. Valley Hills Blvd.
- Size: 2 acres
- Amenities: Playground, pavilion, benches, picnic tables, walking path, lawn
- Densely populated area



Private Kay Pete Murdock Jones Veterans Park (On-Leash)

- Location: 2120 South 400 East
- Size: 4 Acres
- Amenities: Playground, walking path, large lawn
- Located on opposite end of town for balanced access





Proposed Off-Leash Dog Parks

- Private Kay Pete Murdock Jones Veterans Park
- Jordan Park

Fenced, designated dog areas for off- leash recreation



Private Kay Pete Murdock Jones Veterans Park (Off-Leash)

- Location: 2120 South 400 East
- Size: 4 Acres
- Amenities: Playground, walking path, large lawn
- Located on opposite end of town for balanced access





Jordan Park (Off-Leash)

- Location: 1472 E. Center Street
- Size: 8 acres
- Amenities: Playground, pavilion, picnic tables, benches, drinking fountain, walking path
- The city owns multiple acres north of the existing Jordan Park which are being considered as a fenced dog area.





Dog waste stations to be added to the Red Ledges and Humbug Trails.





Community Benefits

- Increased park accessibility
- Safe designated dog areas
- Improved community recreation
- Reduced unauthorized dog use in restricted parks

Next Steps

- Council review and feedback
- Additional community input
- Planning
- Final approval
- Phased implementation
- Ongoing feedback and evaluation

Heber City Council Staff Report

MEETING DATE: 5/19/2026

SUBJECT: Review State-Level Water Declarations and Heber City's Water Shortage Plan

RESPONSIBLE: J. Mark Smedley

DEPARTMENT: Administrative

STRATEGIC RELEVANCE:

SUMMARY

Given the limited snow accumulation throughout the Wasatch Back for this water season of 2025-2026, Staff submits this status Staff Report on the current drought statewide and local situation and associated protocols.

The City has a Water Shortage Plan, “Plan” that addresses and incorporates policy and local code regarding water use and triggering phases for drought conditions.

In anticipated drought seasons or situations, the City Public Works and Engineering have traditionally, and are currently employing recommendations and suggested practices for water use, and as circumstances dictate, under the directives of the City Council, and subject to City Code and the City’s Plan, implement water restrictions.

Currently, as a proactive conservation measure during ongoing drought conditions, the City, through its Public Works Department and in coordination with the City’s Social Media Official, is issuing media releases, newsletter updates, and public service announcements encouraging voluntary water conservation. These communications provide residents and businesses with recommendations, conservation tips, and reminders to use water responsibly in light of below-average water accumulation and limited seasonal water supplies.

At this time, these measures are voluntary and are intended to promote responsible water use and help preserve available water resources consistent with State guidance and sound water management practices under Utah water law.

Historically, the City has limited its actions to voluntary water conservation measures unless additional restrictions or directives are issued by the State, local water districts, or Central Utah Water Users. When such notices, advisories, directives, or mandates are issued, City staff provides recommendations to the City Council, which then considers and implements appropriate measures consistent with the applicable Plan and State guidance.

Although it is anticipated that the State may issue an emergency drought declaration, no mandatory statewide water-use restrictions are currently in effect.

Heber City's Water Shortage Plan, the City's conservation guidelines, and current water efficiency ordinances are found on the City's website, www.heberut.gov.

RECOMMENDATION

Have the City's Engineering and Public Works Departments continue to monitor statewide information, and facilitate the dissemination of any Statewide declarations or mandates. In the case of a triggering event for the City's Water Shortage Plan, discuss and give further directives.

BACKGROUND

Currently, at the state level, an **emergency drought declaration is pending**, but no **statewide usage restrictions** are in place yet. The state is **directing local leadership to act** according to regional conditions.

- **Local-level**: Across the state, **water districts and municipalities have enacted various mandatory and voluntary restrictions**, such as usage cutbacks, irrigation bans during peak hours, delayed or reduced seasonal watering schedules, and penalty surcharges.

Statewide Actions by Utah

Emergency drought declaration recommended: On May 7, a joint state–federal Drought Response Committee—comprising agencies like NOAA, USGS, and the Utah Division of Water Resources—recommended Gov. Spencer Cox issue an **emergency drought declaration** for the entire state to free up resources for water providers, agriculture, and municipalities.

- **Governor preparing declaration**: Governor Cox confirmed an emergency drought declaration is **"coming fairly soon"**, with timing under review; current law limits such declarations to 30 days unless the legislature extends them.
- **No current statewide mandate**: As of May 12, no statewide mandates restricting water use have been issued. Instead, the **state is urging county leaders and water providers** to review drought contingency plans and **consider localized drought declarations.**

The City's Public Works Department is trying to monitor outdoor watering during the day, to determine and verify that secondary water use is within the City's schedule for watering, (limiting watering between the hours of 10:00 a.m. and 6:00 p.m.), and that watering is limited during periods of rain, and windy days. Also, as indicated above, the Department is preparing social notices and formulating a way to demonstrate and show the amount of water use.

Regardless of drought conditions, all residential and commercial developments are required to verify and provide sufficient water shares to support the proposed development before authorization is granted to proceed with the development application process.

Cities and developers own water, through various types of water shares. Some shares are higher than others in value/use priority. The higher the water share priority (date of initial acquisition of the water right), the higher priority use that water share is granted. First in time of acquiring the water right, first use is recognized.

Under Utah water law, all water users—including the City, residents, businesses, and developers—are subject to the same State-administered water rights system during drought conditions. Development projects are not exempt from drought-related restrictions simply because they hold or acquire water shares.

When water shortages occur, the State administers water use according to the priority of established water rights. Senior water rights, or those established earlier in time, are entitled to receive available water before junior rights are served. As a result, during severe drought years, holders of junior water rights, including certain development-related rights, may face reductions or curtailment of water use.

Accordingly, developers are subject to the same restrictions and regulatory oversight as the City and its residents. Any limitations, conservation measures, or State-imposed curtailments apply consistently across all water users based on the legal priority of their water rights, not on the type of user or development status.

DISCUSSION

Water Use Priorities The risks to public health from water shortages can be high and include issues of water quality, water quantity, sanitation, and hygiene for personal use and food preparation. To help address these issues, the Heber City Water Shortage Plan “The Plan” establishes priorities for use in developing demand reduction programs and allocations during a water shortage emergency. Priorities for use of available water, from highest to lowest priority, are:

1. Health and safety: residential home interior uses, medical, sanitation, and firefighting

2. Commercial, industrial, and governmental: maintain jobs and economic base

3. Existing landscaping: primarily trees and shrubs 4. New demand: projects without permits when a shortage is declared.

Authorization The Heber City Council directs the implementation of the applicable provisions of the Plan upon recommendations from City Staff in the determination that such implementation is necessary to protect public health, safety, and welfare. The City Council has the authority to initiate or terminate drought or other water supply emergency response measures as described in the Plan.

Water Shortage Phases Heber City coordinates with the Central Utah Water Conservancy District, along with other local agencies and water suppliers, to determine the extent of the drought impact to the Heber Valley and its water supplies, and will take appropriate action as described in the Plan.

Based on current water supply and conditions, the City may implement an appropriate water shortage phase for a given time frame, as outlined below. Each phase is enacted by the City Council after receiving recommendations from City Staff.

Water shortage levels have been categorized into four phases according to water availability. The Plan labels and color codes each phase to illustrate when a phase should be in effect.

- Phase I: Normal Water Conditions – Standard Conservation Goals (Green)
- Phase II: Moderate Water Shortage (Yellow)
- Phase III: Moderate to Severe Water Shortage (Orange)
- Phase IV: Severe Water Shortage (Red)

The Plan instructs that Heber City water users should be informed of which phase is in effect through public messages on City-owned websites, social media, or through utility bills. In the case of Phase IV restrictions, additional means will be used to ensure City residents are aware of the current restrictions. Each phase includes unrestricted, voluntary, and/or mandatory water conservation actions to preserve the current water supply and mitigate further water shortages. The Plan provides a table as a summary of the restrictions required for each phase of the Plan.

Here is a description of the phases, as they are outlined in the Plan's Table.

Phase I: Normal Water Conditions – Standard Conservation Goals During this phase, water conservation and efficiency are primarily directed through the current water conservation plan and goals of overall more efficient use of water through maintenance and repair of the City's water systems and ongoing City efficiency projects.

Water users are not required to make water use changes, but are encouraged to take steps to conserve water. Under these conditions, Heber City has determined that the water supply is adequate to meet demand but that the supply may not be as healthy as historic levels.

Trigger: There is no specific trigger for implementing this phase. This phase is ongoing and intended to educate and encourage the public to conserve water.

Objective: To educate water users on conservation techniques and make Heber City's water infrastructure as efficient as possible to prevent future shortages, thereby allowing all water users time for planning and coordination.

Water Use Reduction: No specific water use reduction target for this phase.

Phase II: Moderate Water Shortage – Voluntary Action Required. This phase is a cautionary phase in which water users are informed that the City is experiencing drought conditions, and all indications are that this condition will extend for the rest of the outdoor water season (April 15 to October 15).

Water users are asked to follow the voluntary conservation measures of this phase.

Voluntary Measures Lawn Watering: Limit watering during periods of precipitation, windy days, and between the hours of 10:00 a.m. and 6:00 p.m. Outdoor watering should be limited to three days each week for residential and commercial users during peak months (June, July, and August).

Outdoor watering for off-peak months (April, May, September, and October) should be limited to twice per week.

Vehicle Washing: If washing vehicles at home, limit to bucket washing with a hose nozzle. Wash the vehicle on a permeable surface such as a lawn. Swimming Pools: Cover pools when not in use and reduce the water level in pools by four inches below the spill line to prevent water loss.

Hard Surface Washing: Limit hard surface washing except for health and safety reasons.

Trigger: This phase can be initiated when CUWCD and/or the Provo River Commissioner notify the City and other local communities that snowpack, river flows, and reservoir levels are below normal and secondary water supplies may not last through the entire irrigation season. Other supporting data show that supply levels are not projected to improve. Demand levels indicate the need for a more systematic response to manage the current water supply.

Objective: Reduce demand to meet target consumption levels achieved by voluntary conservation measures; Postpone the enactment of Phase III and more stringent action; Minimize the impact on water users while meeting the targeted water use.

Termination of Phase: the City Council may revert to Phase I when the conditions and triggers listed have ceased to exist for a reasonable period of time. Upon termination of Phase II, the Normal Water Conditions Phase becomes effective unless otherwise stated.

Water Use Reduction: A target of a City wide 5% reduction in water usage.

Phase III: Moderate to Severe Water Shortage – The Plan outlines Voluntary and Mandatory Restrictions, and applies to residential, commercial, and government users.

Mandatory Measures Lawn Watering: Restrict watering during periods of precipitation, windy days, and between the hours of 10:00 a.m. and 6:00 p.m. Outdoor watering is restricted to three days each week for residential and commercial users during peak months (June, July, and August).

Outdoor watering for off-peak months (April, May, September, and October) is restricted to twice per week. Swimming Pools: Cover pools when not in use and reduce the water level in pools by four inches below the spill line to prevent water loss.

Hard Surface Washing: Limit hard surface washing except for health and safety reasons.

Voluntary Measures Vehicle Washing: If washing vehicles at home, limit to bucket washing with a hose nozzle. Wash the vehicle on a permeable surface such as a lawn. Washing vehicles at commercial car lots is restricted to once per month and at the time of sale.

Outdoor Fountains: Turn off fountains that spray above the water level of the pond or fountain surface.

Recreation Sprinklers and Outdoor Water Toys: Limit outdoor activities that waste water.

Trigger: This phase can be initiated when the Governor of the State of Utah or other applicable local water suppliers issue a State of Emergency due to drought or the City water supply is 30% lower than normal, and supply levels during Phase II have not improved, or if demand levels require a greater need for a systematic response to manage the situation.

Objective: Reduce demand to achieve target consumption levels and goals by restricting water use. Ensure adequate water supply during the period of restriction to protect public safety and minimize disruption to water users while meeting consumption goals.

Termination of phase: the City Council may revert to Phase II (Moderate Water Shortage) when the Phase III conditions and triggers cease to exist for a reasonable period of time. Upon termination of Phase III, Phase II becomes effective unless otherwise stated.

Water Use Reduction: A target of a City wide 15% or greater reduction in water usage.

Phase IV: Severe Water Shortage – Mandatory Watering Restrictions Measures in Phase IV are mandatory, and the City will begin enforcement of these measures immediately following enactment of Phase IV by the City Council. The City Council may prohibit using water for certain non-essential uses in addition to the stated measures within Phase IV.

Mandatory Measures Lawn Watering: restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m. Outdoor watering is prohibited for residential and commercial users except for once weekly watering to trees and shrubs.

Swimming Pools: pools shall be covered when not in use, and the water level of the pool shall be four inches below the spill line. Pools are also prohibited from being filled or replenished.

Outdoor Fountains: water from fountains shall not spray above a fountain or pond surface. Ponds and fountains are prohibited from being filled or replenished.

Vehicle Washing: prohibited in all areas of the City except at commercial car wash stations and at commercial car dealership lots, where it shall only wash its vehicles once per month and at the time of sale.

Hard Surface Washing: Prohibited except for health and safety reasons.

Recreation Sprinklers and Outdoor Water Toys: Prohibited.

Triggers: This phase is initiated when the supply of water is not able to keep up with the demand for an extended period of time, or there is a possibility of initiating a mandatory shut-off of water service. Conditions when this phase may be initiated are:

· Extreme drought: A region-wide drought that has gotten to the point where the utility cannot maintain service to a portion of the city.

· Significant system failure: A significant water system component fails, and a large section of the city is without water for an extended period.

· State-wide or regional water reduction mandate.

This phase is an emergency in which the public utility may need to prioritize water service to keep the most critical uses and industries supplied and shut off other types of non-essential use. Critical industries will include hospitals, nursing homes, and other life and health-preserving enterprises. This phase may require working closely with state drinking water authorities to assist in mitigating and managing the situation.

Objective: Achieve targeted consumption levels and goals by restricting water use. Ensure adequate water supply during the period of restrictions to protect public safety. Minimize disruption to water users while meeting consumption goals through periods of shortage.

Termination of phase: The City Council may revert to Phase III (Moderate to Severe Water Shortage) when the conditions and triggers listed have ceased to exist for a reasonable period of time. Upon termination of Phase IV, Phase III becomes effective unless otherwise stated.

Water Use Reduction: A target of a City wide 30% minimum reduction in water usage, or as otherwise required for sustainability.

Exception Protocols Administrative exceptions to the restrictions in the Water Shortage Management Plan may be granted by the City Council, provided that the general intent of the Plan and its measures are met. Exceptions may also be granted if compliance is proving to cause practical difficulties and unnecessary hardship, and all reasonable options for abatement through modified water management have been exhausted. The criteria for determining hardship shall include, but not be limited to, the level of shortage and time required to achieve compliance. Exceptions may also be issued for a time-specific period and shall stipulate both short-term and long-term measures and a schedule for termination of the exception. Such exceptions may be renewed for good cause shown. A decision to approve or deny exception requests will be based upon consideration of criteria, including, but not limited to, impact on water demand, expected duration of the current water shortage, alternative water supply options available to the city, social and economic importance, purpose of water use, and the prevention of structural damage.

FISCAL IMPACT

N/A

CONCLUSION

See Above.

ALTERNATIVES

N/A

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: J. Mark Smedley, Asst. City Manager

EXHIBITS

1. Heber Water Shortage Plan 230213_202309201208494396

HEBER CITY CORPORATION

WATER SHORTAGE PLAN



January 2023

Prepared by:

HEBER CITY

HEART OF THE WASATCH BACK

Heber City Corporation
75 North Main Street
Heber City, Utah 84032

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Heber City Water Shortage Plan

Residential and Commercial Water Conservation Guide

What is the Water Shortage Plan?

The Heber City Water Shortage Plan is intended to preserve and protect public health, safety, and welfare during periods of drought, temporary water shortage and supply interruption. This Plan is used to support current water efficiency ordinances and Heber City's Water Conservation Plan.

It is necessary for City water users to know what action is needed to protect the City's water supply during times of shortage and drought. This document outlines the need for water conservation and when watering restrictions are needed, along with how the City will enforce those conservation efforts and restrictions. This Plan applies to all persons, customers, and properties utilizing water provided by the City.

The Water Conservation Plan and current water efficiency ordinances can be found on the City's website, www.heberut.gov.

Water Use Priorities

The risks to public health from water shortages can be high and include issues of water quality, water quantity, sanitation, and hygiene for personal use and food preparation. To help address these issues, this Plan establishes the following priorities for use in developing demand reduction programs and allocations during a water shortage emergency. Priorities for use of available water, from highest to lowest priority, are:

1. Health and safety: residential home interior uses, medical, sanitation, and fire fighting
2. Commercial, industrial, and governmental: maintain jobs and economic base
3. Existing landscaping: primarily trees and shrubs
4. New demand: projects without permits when shortage declared

The primary focus is placed on best management practices to manage water use demand, while evaluating options for alternative water supply sources. Water uses regulated or prohibited under the Plan are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply conditions are deemed to constitute a waste of water which subjects the offender(s) to potential penalties which can be defined at the Heber City Council's direction as necessary.

Authorization

The Heber City Council will direct the implementation of the applicable provisions of this Plan upon recommendations from City Staff in the determination that such implementation is necessary to protect public health, safety, and welfare. The City Council shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

Notification and Education

The City Council shall initiate the applicable Plan phase and corresponding conservation measures, or the termination of a Plan phase and corresponding conservation measures at their discretion or based on recommendations from City Staff. The public will be notified of these recommendations by one or more of the following means:

- Publication of notices in a newspaper of general circulation
- Direct mail to each customer on the utility bill, as a bill insert, and/or as a special mailing Public Service Announcement
- Signs posted in public places
- Public meetings/city council meetings
- Heber City municipal website

Heber City may also provide customers with information about the plan through periodic updates in City newsletters or other publications. These updates may include information about the Plan, including information about water conditions under which each phase of the Plan is to be initiated or terminated, the response measures to be implemented in each phase, as well as any Plan updates.

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.

Water Shortage Phases

Heber City will coordinate with Central Utah Water Conservancy District along with other local agencies and water suppliers to determine the extent of the drought impact to the valley and its water supplies and will take appropriate action as described in this Plan. Heber City has a large number of irrigation shares in Wasatch Irrigation Company and Timpanogos Irrigation Company. As such, these shares are subject to the Provo River Decree and the Provo River Commissioner Reports to the State Engineer. Throughout the irrigation season, the Provo River Commissioner utilizes the decree and real-time river flows to adjust the allowed amount of water to be diverted from surface water sources and informs water right holders of these adjustments. 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.

Localized data used to evaluate potential drought conditions is available from the Utah State Division of Natural Resources. The Division publishes the data for snow pack, precipitation and reservoir storage. This data will be used to quantify and support the recommendations to the Council by looking at the snow packs and reservoir levels that directly impact Heber City's water supply. Including but not limited to the following:

- Provo River Basin snow pack data
- Provo River Basin soil moisture data
- Provo River flow rate
- Jordanelle Reservoir storage levels

The data for these indices are available on the World Wide Web at:
https://www.nrcs.usda.gov/wps/portal/nrcs/main/ut/snow/

Heber City also carefully monitors water supply and usage information as well as water table fluctuations from our well monitoring equipment. The City can also use this data to help determine current drought and water conditions.

Based on current water supply and conditions, the City may implement an appropriate water shortage phase for a given time frame, as outlined below.

Each phase will be enacted by the City Council after receiving recommendations from City Staff. Water shortage levels have been categorized into four phases according to water availability. Each phase is labeled and color coded to illustrate when a phase is in effect.

Phase I: Normal Water Conditions – Standard Conservation Goals (Green)

Phase II: Moderate Water Shortage (Yellow)

Phase III: Moderate to Severe Water Shortage (Orange)

Phase IV: Severe Water Shortage (Red)

Heber City water users will be informed of which phase is in effect through public messages on City owned websites, social media, or through utility bills. In the case of Phase IV restrictions, additional means will be used to ensure City residents are aware of the current restrictions. Each phase includes unrestricted, voluntary, and/or mandatory water conservation actions to preserve the current water supply and mitigate further water shortages. The table below is a brief summary of the restrictions required for each phase of the plan.

	Phase 1	Phase II	Phase III	Phase IV
Lawn Watering	Unrestricted	Voluntary	Mandatory	Mandatory
Swimming Pools	Unrestricted	Unrestricted	Voluntary	Mandatory
Outdoor Fountains & Ponds	Unrestricted	Unrestricted	Voluntary	Mandatory
Vehicle Washing	Unrestricted	Voluntary	Mandatory	Mandatory
Recreational Sprinklers & Outdoor Water Toys	Unrestricted	Unrestricted	Voluntary	Mandatory
Hard Surface Washing	Unrestricted	Voluntary	Mandatory	Mandatory

The following sections describe each phase including the triggers that will cause the implementation of a phase and the intended objectives of each phase.

Phase I: Normal Water Conditions – Standard Conservation Goals

During this phase, water conservation and efficiency is primarily directed through the current water conservation plan and goals of overall more efficient use of water through maintenance and repair of the City's water systems and ongoing City efficiency projects. Water users are not required to make water use changes but are encouraged to take steps to conserve water. Under these conditions Heber City has determined that water supply is adequate to meet demand but that the supply may not be as healthy as historic levels.

Trigger: There is no specific trigger for implementing this phase. This phase is ongoing and intended to educate and encourage the public to conserve water.

Objective: To educate water users on conservation techniques and make Heber City's water infrastructure as efficient as possible to prevent future shortages thereby allowing all water users time for planning and coordination.

Water Use Reduction: No specific water use reduction target for this phase.

Phase II: Moderate Water Shortage – Voluntary Action Required

This phase is a cautionary phase in which water users are informed that the City is experiencing drought conditions and all indications are that this condition will extend for the rest of the outdoor water season (April 15 to October 15). Water users are asked to follow the voluntary conservation measures of this phase.

Voluntary Measures

Lawn Watering: : Limit watering during periods of precipitation, windy days, and between the hours of 10:00 a.m. and 6:00 p.m. Outdoor watering should be limited to three days each week for

residential and commercial users during peak months (June, July, and August). Outdoor watering for off peak months (April, May, September, and October) should be limited to twice per week.

Vehicle Washing: If washing vehicles at home, limit to bucket washing with hose nozzle. Wash vehicle on a permeable surface such as lawn.

Swimming Pools: cover pools when not in use and reduce the water level in pools by four inches below spill line to prevent water loss.

Hard Surface Washing: Limit hard surface washing except for health and safety reasons.

Trigger: This phase can be initiated when CUWCD and/or the Provo River Commissioner notify the City and other local communities that snowpack, river flows, and reservoir levels are below normal and secondary water supplies may not last through the entire irrigation season. Other supporting data shows that supply levels are not projected to improve. Demand levels indicate the need for a more systematic response to manage current water supply.

Objective: Reduce demand to meet target consumption levels achieved by voluntary conservation measures. Postpone the enactment of Phase III and more stringent action. Minimize the impact to water users while meeting the targeted water use.

Termination of Phase: the City Council may revert to Phase I when the conditions and triggers listed have ceased to exist for a reasonable period of time. Upon termination of Phase II the Normal Water Conditions Phase becomes effective unless otherwise stated.

Water Use Reduction: A target of a City wide 5% reduction in water usage.

Phase III: Moderate to Severe Water Shortage – Voluntary and Mandatory Restrictions

Mandatory and Voluntary restrictions are outlined as follows and apply to residential, commercial, and government users.

Mandatory Measures

Lawn Watering: Restrict watering during periods of precipitation, windy days, and between the hours of 10:00 a.m. and 6:00 p.m. Outdoor watering is restricted to three days each week for residential and commercial users during peak months (June, July, and August). Outdoor watering for off peak months (April, May, September, and October) is restricted to twice per week.

Swimming Pools: Cover pools when not in use and reduce the water level in pools by four inches below spill line to prevent water loss.

Hard Surface Washing: Limit hard surface washing except for health and safety reasons.

Voluntary Measures

Vehicle Washing: If washing vehicles at home, limit to bucket washing with hose nozzle. Wash vehicle on a permeable surface such as lawn. Washing vehicles at commercial car lots is restricted to once per month and at time of sale.

Outdoor Fountains: Turn off fountains that spray above the water level of the pond or fountain surface.

Recreation Sprinklers and Outdoor Water Toys: Limit outdoor activities that waste water.

Trigger: This phase can be initiated when the Governor of the State of Utah or other applicable local water suppliers issue a State of Emergency due to drought or the City water supply is 30% lower than normal and supply levels during Phase II have not improved, or if demand levels require a greater need for a systematic response to manage the situation.

Objective: Reduce demand to achieve target consumption levels and goals by restricting water use. Ensure adequate water supply during the period of restriction to protect public safety and minimize disruption to water users while meeting consumption goals.

Termination of phase: the City Council may revert to Phase II (Moderate Water Shortage) when the Phase III conditions and triggers cease to exist for a reasonable period of time. Upon termination of Phase III, Phase II becomes effective unless otherwise stated.

Water Use Reduction: A target of a City wide 15% or greater reduction in water usage.

Phase IV: Severe Water Shortage – Mandatory Watering Restrictions

Measures in Phase IV are mandatory and the City will begin enforcement of these measures immediately following enactment of Phase IV by the City Council. The City Council may prohibit using water for certain non-essential uses in addition to the stated measures within Phase IV.

Mandatory Measures

Lawn Watering: restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m. Outdoor watering is prohibited for residential and commercial users except for once weekly watering to trees and shrubs.

Swimming Pools: pools shall be covered when not in use and the water level of pool shall be four inches below the spill line. Pools are also prohibited from being filled or replenished.

Outdoor Fountains: water from fountains shall not spray above a fountain or pond surface. Ponds and fountains are prohibited from being filled or replenished.

Vehicle Washing: prohibited in all areas of the City except at commercial car wash stations and at commercial car dealership lots, where it shall only wash its vehicles once per month and at time of sale.

Hard Surface Washing: Prohibited except for health and safety reasons.

Recreation Sprinklers and Outdoor Water Toys: Prohibited

Triggers: This phase is initiated when the supply of water is not able to keep up with the demand for an extended period of time or there is a possibility of initiating a mandatory shut-off of water service. Conditions when this phase may be initiated are:

- Extreme drought: A region wide drought that has gotten to the point where the utility cannot maintain service to a portion of the city.
- Significant system failure: A significant water system component fails and a large section of the city is without water for an extended period.
- State wide or regional water reduction mandate

This phase is an emergency situation by which the public utility may need to prioritize water service to keep the most critical uses and industries supplied and shut off other types of non-essential use. Critical industries will include hospitals, nursing homes and other life and health preserving enterprises. This phase may require working closely with state drinking water authorities to assist in mitigating and managing the situation.

Objective: Achieve targeted consumption levels and goals by restricting water use. Ensure adequate water supply during the period of restrictions to protect public safety. Minimize disruption to water users while meeting consumption goals through periods of shortage.

Termination of phase: The City Council may revert to Phase III (Moderate to Severe Water Shortage) when the conditions and triggers listed have ceased to exist for a reasonable period of time. Upon termination of Phase IV, Phase III becomes effective unless otherwise stated.

Water Use Reduction: A target of a City wide 30% minimum reduction in water usage or as otherwise required for sustainability.

Culinary and Secondary Water Shortage Enforcement

Heber City is committed to protecting its culinary and secondary water supply and ensuring there is a continual supply of water for the health, safety, and welfare of its citizens. Therefore the City has established an enforcement strategy that is intended to educate culinary and secondary water users about proper use of water and conservation measures. This enforcement strategy also reserves punitive action for repeat violators at the discretion of the City Council.

Exception Protocols

Administrative exceptions of the restrictions in the Water Shortage Management Plan may be granted by the City Council provided that the general intent of the Plan and its measures are met. Exceptions may also be granted if compliance is proving to cause practical difficulties and unnecessary hardship, and all reasonable options for abatement through modified water management have been exhausted. The criteria for determining hardship shall include, but not be limited to, the level of shortage and time required to achieve compliance.

Exceptions may also be issued for a time specific period and shall stipulate both short-term and long-term measures and a schedule for termination of the exception. Such exceptions may be renewed for good cause shown.

A decision to approve or deny exceptions requests will be based upon consideration of criteria including but not limited to impact on water demand, expected duration of the current water shortage, alternative water supply options available to the city, social and economic importance, purpose of water use, and the prevention of structural damage.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
May 5, 2026

DRAFT Minutes

6:00 p.m. Regular Meeting

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

City Council Present:	Council Member Yvonne Barney Council Member Aaron Cheatwood - remotely Council Member Mike Johnston Council Member Morgan Murdock Council Member Sid Ostergaard
City Council Absent:	Mayor Heidi Franco
Staff Present:	City Manager Matt Brower Assistant City Manager Mark Smedley Community Development Director Tony Kohler Planning Manager Jamie Baron City Engineer Russ Funk Finance Manager Sara Jane Nagel City Attorney Jeremy Cook City Recorder Trina Cooke Chief of Police Parker Sever Fleet Manager Preston Hicken

Staff Participating Remotely: J. Mark Smedley, IT Specialist Anthon Beales, Planner Jacob Roberts, Finance Director Sara Nagel, Human Resources Manager Cherie Ashe, and Public Works Director Matthew Kennard.

Also Present: Lindy Reioux, Allison Salisbury, Jason Talley, Michelle Mort, Bryce Mount, McKenzie Manteer, Linda L Middleton, Sandi Brower, Tracy Taylor, Luis Morales, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Louise, Paiulina, CP, Jami Hewlett, AB, Alexandra, Andrew, ATC, B, Cannon Taylor, Dallin, Emily Seang, Grace Doerfler KPCW, Guest, H. Wall, JS, Kylemair, Maren Meibos, Michael, MTN, S, Shorty5, and Tal Adair.

1. Call to Order

Mayor Pro-Tem Aaron Cheatwood called the meeting to order at 6:04 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Heidi Franco, Mayor)

Council Member Barney led the recitation of the Pledge of Allegiance.

Mayor Pro-Tem Aaron Cheatwood was participating remotely and asked for one of the Council Members that was physically present to be the Mayor Pro-Tem for the night.

Motion: Council Member Ostergaard nominated Council Member Mike Johnston to be the acting Mayor Pro-Tem for the evening.
Second: Council Member Murdock made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

3. Prayer/Thought by Invitation (Morgan Murdock, Council Member)

Council Member Murdock shared a prayer.

II. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Proclamation of National Day of Prayer: May 7, 2026

Mayor Pro-Tem Mike Johnston read the Proclamation for a Day of Prayer on May 7, 2026, as included in the meeting materials. He informed everyone that there would be a gathering at 3:00 p.m. on May 7th, at the Main Street Park, for observation of the Day of Prayer.

III. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts disclosed.

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

1. Public Hearing and Approval of Ordinance 2026-08, vacating a portion of Wasatch Commons Blvd (Jamie Baron, Planning Manager) -

Planning Manager Jamie Baron explained the road realignment that would shift an existing roundabout slightly.

Mayor Pro-Tem Mike Johnston opened the public hearing at 6:14 p.m. With no one from the public coming forward to comment, the public hearing was closed.

Motion: Council Member Ostergaard moved to approve Ordinance 2026-08 to vacate a portion of Wasatch Commons Boulevard.
Second: Council Member Barney made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

V. CONSENT AGENDA:

Assistant City Manager Mark Smedley recommended the Specialized Aviation Service Operator (SASO) agenda item be approved conditionally, upon legal review. He recommended the length of time for the leases be extended from three to five years.

Motion: Council Member Ostergaard moved to approve the Consent Agenda with the condition of legal review for the Elemental Aviation SASO Application outlined in agenda item four and extending the Airport Commercial Agricultural Leases to five years rather than three as stated in agenda item five.
Second: Murdock
Voting Yes: Council Members Ostergaard, Johnston, Barney, and Murdock.
Voting No: None.
Council Member Cheatwood was not present for the vote.
The **Motion Passed 4-0.**

1. April 7, 2026, City Council Meeting Minutes and April 21, 2026, City Council Meeting Minutes (Trina Cooke, City Recorder)

2. Approval of Resolution 2026-07 in support of naming HWY40 & SR 32 intersection as Hathcock Junction (Parker Sever, Chief of Police)

3. Contract Award to J. Lyne Roberts & Sons for construction of the Old Mill Village - Project Completion Bond Work (Russ Funk, City Engineer)

4. Elemental Aviation SASO (Specialized Aviation Service Operator) Application (J. Mark Smedley, Asst. City Manager)

5. Airport Commercial Agricultural Leases (J. Mark Smedley, Asst. City Manager)

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

Luis Morales read the following statement: hundreds of residents signed a petition and waited more than two hours to speak only to be told that their voices would not be heard. They were told that written comments didn't matter, and the Council would vote how it wanted. Matt Brower's contract was renewed for another three years.

Mr. Morales said that was unacceptable. He told the Council that they were elected to serve the public and not to ignore the public. Now, City Manager Matt Brower was asking to raise taxes by 5% to build a privately run, revenue generating, event center on public park land. Effectively replacing the park that residents currently used and valued. He said that asking taxpayers for more money while dismissing public participation was a breach of public trust. He respectfully asked the Council to, number one, reject any tax increases until there was a transparent public process that generally considered resident input, preserve the park, explore alternative funding options that did not privatize public land, commit to meaningful public engagement, include written comments and deliberations, and allow community members to speak. He said the voters had elected the Council to represent them. He asked the Council to please listen to the people who lived here and protect their public spaces. He appreciated the City's investment in the underground power for the Festival Street, which hadn't been officially named yet, but he felt the continued use of the loud generators by the food trucks undermined the work and harmed the residents' quality of life. He asked that the City please enforce the hookup requirements, noise limits, and require vendors to use the City-provided power. He thought that if enforcement wasn't possible yet, the City should set a clear timetable and communicate it to the residents. He felt the residents deserved quieter streets during all events.

Lindy Reioux, Heber City resident, was present to discuss the proposed tax increase. She read numbers from her tax bill. In 2020, the Heber City portion was $311.90. In 2025, it was $438.52, an increase of 40%. Now, the City was asking for another five percent increase. She claimed that the general fund went up 8.9%, Parks and Rec 5.9%, and the library went up 33%. She said the total, including Heber City, went up 20%. She asked why Heber City, at 40%, was asking for more. She said the City had annexed more property and the population had increased. Ms. Reioux said that, in 2020, the population in Heber City was 16,980, according to the U.S. census. In 2025, the estimated population was 19,500. That was using the number from 2024, plus a 2.4% increase. She said, right now, according to the tax rates from filetax.utah.gov, using the 2025 tax rate by area: Hideout Town was at 6.25%, Daniel Town was at 2.9%, Midway was at 6.4%, and Heber was at 7.7%. She said the additional 5% would bring Heber City to 8.085. She asked why Heber residents had to pay 30% more taxes than Hideout, 27% more than Midway, and 173% more than Daniel. She acknowledged that Daniel didn't have the infrastructure and said it was absolutely crazy how much more Heber City residents had to pay to live in Heber City versus her neighbor who lived across the street in Daniel. She said it did not make any sense to her. She said that when she couldn't afford to buy new furniture, she didn't buy new furniture. She felt it was the same with the park and C Street. She wasn't saying they were bad ideas, but felt they needed to be put on hold. The City couldn't afford to do everything all at once. She proposed getting rid of some of the consultants that were needed for these projects, suggested the City sharpen their pencils, and go back to where needed to live within the budget.

Allison Salisbury appreciated the open houses for the different plans for the park. She was disappointed there was not an option to do nothing more than fix the bathrooms. She felt that one person speaking was speaking for the hundreds or thousands of others. She loved the park and said other people did not even know what was happening to the park. She felt it was already a done deal and people were discouraged. She recalled when residents had previously fought against Ranked Choice Voting and the Council had listened to the residents.

Jenna Strom felt the park options only offered drastic options. She agreed with what Ms. Salisbury had said, and Mr. Morales about not being allowed to speak.

Jami Hewlett said people were moving out of town because they could not afford to live in Heber. She said people who had lived in Heber for generations could not afford to pay the utility bills and taxes. She felt the City should look into spending less money, not more. She wanted the Council to go back to the drawing board and find a way to cut spending. She felt the park should remain the historic park it was, not the circus that was proposed. She said the Council had made a complete disaster of Heber City and property values were decreasing. She asked if anyone on the Council had looked into cutting costs in the budget. She felt the Council shouldn't be thinking about spending millions more for a park to turn it into a circus. She claimed that the City's founding fathers had created the park when Heber became a City.

Alexandra Folmer claimed that Matt Brower had, once again, illegally, failed to disclose he was on the CAMS Board. She said the park would cost an astounding $23 million, as budgeted, for a resident population of about 19,000 full-time residents. She said 2024 saw a net migration into Heber Valley of only 110 people. She added that there were thousands and thousands of new homes being built in the valley, and there was not going to be the demand. She said the data was showing that the demand had crested and was starting to go down. She felt there was about to be an economic recession. She felt a $23 million expenditure when families were about to lose their jobs, go bankrupt, have to sell their secondary vacation homes, their third vacation homes, their fourth vacation homes, was high risk in the valley. She added that the real estate in the valley was currently 40% overpriced according to what the average person could afford to pay. She said any increase in taxes further put the people that loved the valley, and had their hearts and souls in the valley, at risk of bankruptcy on their homes, having to move out, and having to leave their community. The valley was on the verge of a real estate bubble crisis with oversupply of thousands of houses in the pipeline for construction. Ms. Folmer felt the tax base was astronomical and called the park plan fiscally irresponsible and reckless.

Catherine Moore was against the 5% tax increase. She said the electricity was going up as well as gas, and property tax. She felt that everything was going up and did not support a 5% tax increase for pet projects like the park. She lived across the street from the park and loved watching the kids at the park. She felt the survey did not allow for no improvements at the park. She felt the park was being crammed down their throats.

Ms. Moore felt the kids weren't going to have a place to run around, a place to have fun, to play catch with their dad or run around and play tag. The kids were going to have to pay money to go skating and bring in a bunch of vendors to sell a bunch of stuff that nobody wanted. She felt the survey didn't have an option to say that you wanted nothing done at the park except new bathrooms and to update a few things. Ms. Moore said they didn't want the park and had yet to talk to one person that wanted it unless they were on the City Council, Matt Brower, or Rachel Kahler. She felt the City should do a better job of getting the word out about the proposed park updates. She had met the woman who grew up in her house in the 30s. Ms. Moore said she was not from here, but she was learning about it and volunteered to learn about the history, not destroy it like the City Council was doing and Matt Brower.

Linda Middleton, Heber City resident, was glad the City had banned cryptocurrency. She treasured the view the Valley offered, and the open space. She had to deal with constant construction with the dust and the noise. She had to breathe dust when it was windy. The brand new sewers were filling with silt. There was either mud or dust. She did not think the City should be competing with local business. She asked for one year with no construction on Southfield Road. She asked the City to slow down on projects. She appreciated the infrastructure and new bathrooms. She wanted a break from the constant construction. She did not feel like Heber should be competing with the Main Street businesses for parking.

VII. GENERAL BUSINESS ITEMS:

1. Finance Director Intends to State that the Tentative Budget Includes a Proposed Property Tax Rate Increase. (Sara Nagel, Finance Manager) - *10 min*

Finance Director Sara Nagel explained the new requirements established in the State Code for the budget process. She clarified the Council was not adopting a tax increase that evening but was complying with State guidelines. She said she would be providing a brief precursor for the Budget Workshop meetings scheduled for that week. Ms. Nagel showed everyone how to access the tentative budget online. She explained that the State was seeking better transparency. Mayor Pro-Tem Johnston clarified that the City was required to declare the possibility of consideration of a tax increase in order to be allowed to impose a tax increase if so decided.

This agenda item was specifically providing notice that there was a proposed tax increase in the City's Tentative Budget.

2. Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule (Sara Nagel, Finance Manager) - *10 min*

Finance Director Sara Nagel read the prepared Fiscal Impact Statement as included in the meeting materials. Mayor Pro-Tem Johnston clarified that the amount of property tax increase proposed was to cover the City's inflationary costs. He noted that only 6% of the City's budget came from property taxes.

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

1. Resolution 2026-08 to Tentatively Adopt the Tentative Budget for Fiscal Year 2026-2027, to Adopt the Proposed Property Tax Impact Schedule and to Establish a Public Hearing Date to Consider the Tentative Budget. (Sara Nagel, Finance Manager, Matt Brower, City Manager) - *30 min*

Finance Director Sara Nagel reviewed the dates and times for the three upcoming Budget Workshops. She reviewed the purpose of the proposed resolutions. She stated there were 27 funds within the City budget and provided a graph reflecting the City-wide budget fund allocations.

Mayor Pro-Tem Johnston opened the discussion for public comment.

Alexandra Folmer stated that the public sector and State Employees might be getting higher wages and cost of living (COLA) wage increases but that was not the case with most of the private sector.

Catherine Moore asked if she could get a copy of the Tentative Budget. Mayor Pro-Tem Mike Johnston informed her how to access all the budget documents from the City website. City Manager Matt Brower added that there was also a PowerPoint presentation that could be found with the budget document, attached in the meeting materials, that acted as a guide for understanding the budget document.

Jenna Strom asked what time the budget meeting would begin the following day. Mayor Pro-Tem Mike Johnston informed her the meeting would begin at six p.m. and go until at least nine o'clock.

Jami Hewlett inquired why the Council would pass a resolution if the City needed State and County approval. She said that was not accurate. She then shared that she had purchased her home for $115,000.00 and it was now probably worth over a million dollars. She said she was paying tax on that amount. She said the taxes had gone up with the price of her house. She said Council was incorrect because her house value had gone up a hundred or thousand percent. She said she was not getting any younger and she was making less money, getting a lot older, and her tax rate was going up. She said that she purchased her home when she was 20-years old and was paying more for it now, due to the cost of taxes and utilities, than she originally had for just her mortgage. She claimed the City had raised her taxes because it had raised the value of her home. She asked for an explanation for why the City was passing resolutions that night if it was just a friendly discussion.

Mayor Pro-Tem Mike Johnston explained the process was strictly mandated by the State, and the proposed resolutions were to keep the City compliant with the State regulations. The budget would not be adopted that night. Finance Director Sara Nagel explained that the budget adoption code was different from the truth in taxation code. City Attorney Jeremy Cook informed that the Tentative Budget Code could be found in Titles ten, six, and 11 of the State Code, and Truth in Taxation was in Title 59, Chapter two. Mayor Pro-Tem Johnston provided an explanation of how inflation affected home values and property tax increases. He reiterated the amount of property taxes that went to the School District, Fire Department, Library, and other services, noting that Heber City received only 8.3% of the property taxes collected. The proposed tax increase was $18.00 a year for the average household in Heber City.

Linda Middleton felt like majority of the taxes were falling on the residents of Heber City. She said there was Daniels, Midway, and all the rest of Wasatch County, and then there was the School District. She felt like Heber was dealing with all the infrastructure improvements. She said the rest of the County and State were benefiting from the infrastructure that was paid for by Heber City residents tax dollars. She said the infrastructure work was causing all the dust and the mud and ruining the view. She said the Valley was being destroyed and a bisect was going to be put through it, and dealing with all of the mess and construction and noise and disruption of lives. She proposed taking a picture of the rock pile and dust storm along US 189 by the Airport to advertise for the Valley.

Allison Salisbury asked who was going to pay for the parking.

With no one further coming forward to comment, the public comment period was closed.

Motion: Council Member Ostergaard moved to approve Resolution 2026-08, as presented by staff, and to set the Tentative Budget Public Hearing date for June 2, 2026.
Second: Council Member Murdock made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

2. Resolution 2026-09 Acknowledging that the Finance Director stated as a separate item from the budget and in a public meeting that the tentative budget includes a proposed property tax increase and presented a property tax impact schedule. (Sara Nagel, Finance Manager, Matt Brower, City Manager) - *15 min*

Council Member Barney wished to commend Ms. Nagel and her department for the hard work and time invested putting together the budget.

Council Member Barney said she recognized that it was fairly difficult and wanted the citizens to understand Council and Staff had to adhere to the State Code, especially with all of the code changes that were constantly passed down from the State. She felt it was very confusing at times, very frustrating, and trying to make sure that the City complied with everything that the State was requiring could be tedious at best. Council Member Barney wanted to make a statement that she would not vote for this particular resolution to allow the Council to consider a potential tax increase.

Council Member Cheatwood confirmed appreciation for the Budget Staff. He wished to clarify that this particular resolution merely confirmed that the budget officer complied with State Code.

Motion: Council Member Ostergaard moved to approve Resolution 2026-09 acknowledging that the Finance Director had stated, as a separate item from the budget and in a public meeting, that the Tentative Budget included a proposed property tax increase.
Second: Council Member Cheatwood made the second.
Voting Yes: Council Members Ostergaard, Johnston, Cheatwood, and Murdock.
Voting No: Council Member Barney.
The **Motion Passed 4-1.**

3. Resolution 2026-10 Acknowledging the City's Intent to Increase Property Tax Revenue and Setting a Hearing Date for the August Truth in Taxation Hearing. (Sara Nagel, Finance Manager, Matt Brower, City Manager) - *15 min*

Motion: Council Member Johnston to adopt Resolution 2026-10 acknowledging that the City could potentially have a property tax revenue increase and, if so, there would be a public hearing for truth in taxation in August.
Second: Council Member Cheatwood
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

4. Main Street Park (aka Trailhead Plaza) Survey Results and Design Tenets for Preferred Master Plan for the Plaza (Lars Erickson)

Terracon Design Team, Lars Erickson, Dave Harris, and Ryan Wallace shared the goals and objectives of their presentation regarding the proposed park design project as included in the meeting materials. They provided park project details and the potential for C Street connecting the park and tabernacle block plaza. Mr. Wallace explained the survey process and results. The representatives detailed the community feedback regarding amenity preferences for the park design. Council provided feedback and expressed appreciation for the work done by Terracon. Discussion continued.

Council asked for two weeks to better review the presentation and proposed design options before offering detailed feedback or making a decision.

Allison Salisbury was thrilled with the community feedback for majestic trees and lawn in the park. She did not feel the design presented offered enough lawn and questioned what several of the symbols were. She felt the City was losing its population of young children because they couldn't afford to live here. She questioned that people wanted change in the community. She claimed that four or five out of every ten people she spoke with did not want change in the park. She said the feedback she received was for better bathrooms and an improved playground. She felt there was not enough parking to support the proposed events at the park.

Alexandra Folmer expressed gratitude for the presentation and appreciated that the designers had scaled back from the original model. She shared that she was also a consultant and designer. It looked to her that the proposed design would eliminate approximately two thirds of the old growth trees and she suggested an old growth tree overlay. She encouraged the designers to incorporate modular space usage, increase the overall green footprint, and reduce the impact of removing old growth trees. She felt it would be risky to rely on volunteers to run the park and unlikely that the City could get 40 of them as implied. She thought better data was necessary to project the vendor space needed. She felt there would be too much competition brought in with the Slope development offering commerce, restaurants, and social space, and proposed the City let the Slope development have it as the City couldn't afford it. She felt it was too warm for an ice rink and noted there was a rink in Midway.

Lindy Reioux asked why the option of no changes had not been offered. She felt the data results were warped and she did not want the proposed park upgrades. She wanted bathrooms upgraded and the pavilion. She wanted the Council to not change the Main Street Park.

Tracy Taylor wished to reiterate the comments she had heard from many citizens that had given up on trying to complete the survey. She did not care for the survey format and felt it took too long. She wanted to know what the survey process had cost the City. She said she had forwarded approximately 400 Facebook comments to the Council for free. She claimed that the Midway ice rink lost money every year. Ms. Taylor said there were parks in the community that needed repairs, and noted there were weeds on the eastern bypass. She felt the City should build a new park on the east side of town rather than spend 25 million to redesign the Main Street Park. She felt the City should be more frugal. Ms. Taylor expressed concern with the proposed vendors competing with the Main Street business owners that were already struggling to pay their leases or mortgages.

Catherine Moore did not think Heber City should be compared to Midway. She felt there was an identity issue as everything was referred to as Heber Valley. She reminded Council that they worked for the Heber City residents and not the rest of the Valley.

Linda Middleton said she had spoken to the business owners that had trees depicted on their property in the proposed park design and said it needed to stop. She said Olson Design had gone out of business and sold to Kora, whose building had been flooded due to the plaza construction. She felt the City was competing with the existing businesses for internet, parking, sunlight, and snow. She said it was already an ice rink when trying to enter north facing buildings.

Jami Hewlett expressed surprise that Council Members Johnston and Ostergaard had not declared a conflict of interest at the beginning of the meeting. She felt the City did not need another splash pad and asked that the return on investment to be considered.

5. Ordinance 2026-09 to Temporarily Suspend City Restrictions for Dogs at the Main Street Park (J. Mark Smedley, Asst. City Manager) - *15 min*

Assistant City Manager Mark Smedley explained there was an event planned for dogs in the parks scheduled for May 23, 2026. The current City Code prohibited dogs in parks. The proposed ordinance would provide an exception to allow dogs in the park for the two-hour event that day. Council Member Murdock provided an update on the progress of the ad-hoc committee to rewrite the City Code regarding dogs in parks. The committee was considering the proposal of additional off-leash areas at certain parks and designating some parks to allow dogs and others to prohibit dogs.

Motion: Council Member Barney moved to approve Ordinance 2026-09, to temporarily suspend City restrictions for dogs at the Main Street Park on May 23, 2026, from 10:00 a.m. to 12:00 noon.
Second: Council Member Ostergaard made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

6. Recommendation to Nominate two Residents to Serve on the Airport Advisory Bylaws Review Committee (Matt Brower, City Manager) - *10 min*

Council Member Murdock read two emails from residents interested in serving on the Airport Advisory Board (AAB) Bylaw review ad-hoc committee as included in the meeting materials.

Motion: Council Member Murdock to nominate the two residents that submitted emails
Second: Council Member Barney made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

IX. COMMUNICATION:

City Manager Matt Brower reminded everyone of the dates and times for the coming Budget Workshops:

- Wednesday, May 6 from 6:00 p.m. to 9:00 p.m.
- Friday, May 8 from 6:00 p.m. to 9:00 p.m. and
- Saturday, May 9 from 9:00 a.m. to 12:00 noon, if needed.

Mr. Brower said the focus would be on the PowerPoint slides that would provide a more detailed view of the budget. He recalled the Council's requests to focus on certain initiatives.

Council Member Ostergaard provided an update on the efforts to obtain the necessary bids to install a backdrop for the stage at the Main Street Park before the summer events began. He added that the team was struggling to get the three bids due to the unique design, but had obtained two.

X. ADJOURNMENT:

Motion: Council Member Ostergaard made the motion to adjourn.
Second: Council Member Johnston made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**
The meeting adjourned at 9:31 p.m.

_____
Trina Cooke, City Recorder

XI. PUBLIC COMMENTS: received by email

From: Annette McRae
Sent: Sunday, April 26, 2026 1:39 AM
To: City Council <citycouncil@heberut.gov>; CC Public Comments <ccpublic@heberut.gov>; publiccomment@wasatch.utah.gov <publiccomment@wasatch.utah.gov>; info@wasatch.utah.gov <info@wasatch.utah.gov>
Cc: Heidi Franco <hfranco@Heberut.gov>; Aaron Cheatwood <acheatwood@heberut.gov>; Yvonne Barney <ybarney@heberut.gov>; Scott Phillips <sphillips@heberut.gov>; Sid Ostergaard <sostergaard@heberut.gov>
Subject: (EXTERNAL) Request for local parallel letter: US-40 through-hazmat watershed-risk analysis before Final EIS/ROD

Dear Heber City and Wasatch County officials,

I am asking Heber City and Wasatch County to submit parallel written requests to UDOT before the Heber Valley Corridor Final EIS/Record of Decision is finalized.

Earlier tonight, I submitted the attached supplemental request to the UDOT Heber Valley Corridor EIS team and UDOT Motor Carrier Division. The request asks UDOT to specifically analyze through-hazmat and crude-oil tanker watershed risk before the Final EIS/ROD becomes final, and to identify the correct process owner for a federally compliant non-radioactive hazardous materials routing study for US-40 watershed-sensitive segments.

This is not a request for a local truck ban. It is a request for a defensible route-risk study, source-water protection, emergency preparedness, and route certainty.

The core issue is simple: if Alternative B moves crude-oil tanker and other through-hazmat traffic away from Main Street, the Final EIS/ROD should disclose where that traffic goes, what watershed risk remains, and whether a safer designated industrial route, rail/transload option, pipeline option, or conditional restriction would reduce total public-safety and source-water risk.

UDOT's own record already identifies several facts that justify local government follow-up:

1. Crude oil from the Uintah Basin is frequently hauled on US-40 through Heber City to Salt Lake City-area refineries.

2. Uintah Basin black waxy crude oil is classified as a hazardous material because it is a flammable liquid with health hazards and risks.

3. About 600 to 700 oil tanker trucks per day were observed in 2020.

4. The Provo River, Snake Creek, and Heber Valley Aquifer are relevant receiving waters/resources.

5. The Heber Valley Aquifer is classified as Class 1A Pristine, and all project elements are within its contributing area.

6. The Provo River has beneficial uses that include domestic/drinking water with prior treatment, recreation, cold-water fishery/aquatic life, and agricultural uses.

I respectfully ask Heber City and Wasatch County to consider submitting a short parallel letter to UDOT asking that the Final EIS/ROD include a specific response item on through-hazmat and crude-oil tanker watershed risk under Alternative B, Alternative A, and the No-action Alternative.

The local-government ask could be as simple as:

Before the Heber Valley Corridor Final EIS/Record of Decision is finalized, UDOT should disclose how Alternative B affects through-hazmat and crude-oil tanker routing, whether watershed risk to the Provo River and Heber Valley Aquifer is preserved, increased, or reduced, and whether UDOT will scope a federally compliant NRHM routing study for US-40 watershed-sensitive segments.

The attached packet includes the supporting record facts, legal/process frame, talking points, requested follow-up sequence, and disclosure.

Please confirm receipt and let me know whether this can be routed to the appropriate city/county elected officials, staff, and public-record process.

From: Sheila Siggard
Sent: Monday, May 4, 2026 11:33 AM
To: CC Public Comments <ccpublic@heberut.gov>; City Council <citycouncil@heberut.gov>
Subject: (EXTERNAL) Heber City Park

Here is ANOTHER vote to put these park expenditures on the ballot! Let us Citizens vote about spending funds!!

Thank you!

Kerry & Sheila Siggard

Midway

From: allison larsen
Sent: Tuesday, May 5, 2026 9:14 AM
To: CC Public Comments <ccpublic@heberut.gov>
Subject: (EXTERNAL) Park

Council members,

Normally, I would write each one of you individually, and I have in the past, but I just found out about this and I know the meeting is tonight!

I believe it is outrageous to even be considering the destruction of our beloved Park and turning it into “Disneyland”. I talk to a lot of people and have seen so many comments on so many different pages, and have yet to see or hear anyone who is defending what is going on here!

Number one there is not an out cry and need for any of the three different options that were presented! And it begs the question why was there not an option four. That option would be don’t do anything except improve the bathrooms and maybe the playground!

To turn this beautiful gathering place into an Olympic venue, which is what I consider being done here, goes against the small town feeling that most people live here.

I don’t know the exact figure, but I do know that for one person who vocally speaks out or comes to meetings, they represent hundreds, and maybe even thousands of people. These people are either unaware of what is going on, busy, or have given up on our government representing them!

I will always have faith that government can change its mind given enough pressure from the citizens they represent! This was seen when rank choice voting was eliminated!

I will see you tonight!

Regards,
Allison Salisbury
Sent from my iPad

Heber City Council Staff Report

MEETING DATE:	5/19/2026
SUBJECT:	Temporary Ordinance 2026-10 establishing temporary regulations pertaining to the requirement for existing above-ground utilities to be buried underground upon development/redevelopment.
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Ordinance 2026-10 adopts a pending ordinance that clarifies that existing utlilites do not need to be buried by development or redevelopment. The pending ordinance would be effective for a period of 180 days to give the city time to adopt a permanent ordinance.

RECOMMENDATION

Staff recommends approval of Ordinance 2026-10.

BACKGROUND

On April 7, 2026, Council discussed and provided direction that redevelopment should not be burdened with placing existing utilities underground.

DISCUSSION

The requirement to bury existing power lines by development results in:

1. Financial impacts to development when burial of utilities is required off-site from their street frontage;
2. Aesthetic, functional and financial impacts to neighboring properties;
3. Aesthetic, system stability and financial impacts to the community and utility companies resulting from the transitions from "above ground to below ground utilities";
4. Inefficient use of public and private resources; and
5. A community with only partially buried utilities for the foreseeable future with no foreseeable plans or resources to complete the burial of existing above-ground utilities in the community.

FISCAL IMPACT

None

CONCLUSION

Adoption of the pending ordinance gives time for the city to adopt a permanent ordinance.

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: Tony Kohler, Community Development Director

EXHIBITS

1. Ord 2026-10 Power Pending Ordinance

ORDINANCE 2026-10

NOTICE OF PENDING ORDINANCE

UNDERGROUND PUBLIC UTILITIES

An ordinance establishing temporary regulations pertaining to the requirement for existing above-ground utilities to be buried underground upon development/redevelopment.

NOTICE is hereby given to all interested persons that Heber City is currently considering an ordinance modifying, amending and affecting the regulations pertaining to the requirement for the burial of existing above ground utilities by development/redevelopment.

In accordance thereto, and pursuant to State Code, **10-20-504 Temporary Land Use Regulations*;*** this Ordinance is proposed to put the public on notice that a Pending Ordinance entitled "Underground Public Utilities" is hereby adopted for a period not to exceed **one hundred eighty (180)** days from the effective date of this Ordinance, to allow Heber City time to either formalize the pending ordinance, amend the existing ordinance or determine not to adopt.

WHEREAS, Heber City through the City Council has determined that a compelling, countervailing public interest exists in enacting this temporary land use ordinance to allow the City to examine its Zoning Ordinance; and

WHEREAS, the City Council of Heber City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of Heber City to enact this Temporary Land Use Ordinance as set forth below.

NOW, THEREFORE, the City Council finds it in the public interest to adopt the Underground Public Utilities Pending Ordinance.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 18.117.030 C. of Heber City Municipal Code is hereby amended as shown in Exhibit A.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

To the extent that any ordinances, resolutions, or policies of Heber City materially conflict with the provisions of this Ordinance, they are hereby amended to comply with the provisions hereof.

This Temporary Land Use Ordinance does not involve any development activities within an area that is the subject of an Environmental Impact Statement or a Major Investment Study examining the area as a proposed highway or transportation corridor, pursuant to Utah Code, ***10-20-504, (3)(a)(b).***

This Ordinance shall become effective as set forth below and shall remain in effect for one-hundred eighty (180) days from the effective date.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 19th day of May, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne Barney	_____	_____	_____	_____
Aaron Cheatwood	_____	_____	_____	_____
Michael Johnston	_____	_____	_____	_____
Morgan Murdock	_____	_____	_____	_____
Sid Ostergaard	_____	_____	_____	_____

APPROVED:

_____
Mayor Heidi Franco

ATTEST:

_____ Date: _____
RECORDER

EXHIBIT A

18.117.030 Improvements

A. Requirements. The following improvements, designed according to the adopted Heber City Standard Specifications and Drawings, shall be installed in all subdivisions. The improvements shall include:
   1. Drinking Water, Pressurized Irrigation, Sewer, Storm Drain, Solid Waste:
      a. A potable water supply in amounts and manner as required under Section 17.28.030 of this chapter in accordance with the State Board of Health Standards;
      b. The installation of Drinking Water mains and Drinking Water laterals to each lot property line
      c. Sewer mains, and sewer laterals to each lot property line;
      d. Fire hydrants and locations as directed by the Fire Marshal
      e. Solid waste disposal facilities
      f. Storm drain system
      g. Pressurized irrigation system.

B. Streets:
   1. The grading and graveling of all streets and the installation of all required culverts
   2. The hard-surfacing of all streets.
   3. Curbs and gutters and sidewalks.

C. Public Utilities. Electric, cable/internet natural gas, and telephone lines shall be installed. These utilities shall be located underground.~~, except when major transmission lines are on site and when other adjacent property owners would be impacted~~. Existing above ground utilities are not required to be placed underground.

D. Survey Monuments.

E. Sensitive lands and environmental hazards shall be addressed as per Chapter 18.67.

F. Street lighting.

Heber City Council Staff Report

MEETING DATE: 5/19/2026
SUBJECT: Market on Main Event Plan and Summer Event Schedule
RESPONSIBLE: Rachel Kahler
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. CAMS May 19 2026 Heber City Council Meeting

Community Alliance for Main Street

Heber City Council

5.19.2026

Community Alliance for Main Street: Mission & Purpose



Main Street Transitional Strategic Focus

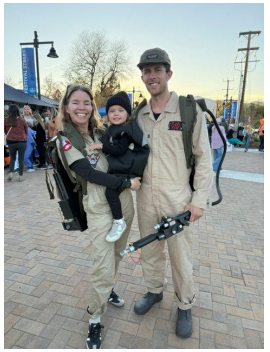
Vision: Heber City will transform its downtown into the economic and cultural heart of the Heber Valley—a thriving center for commerce, entrepreneurship, and community connection. This vision focuses on cultivating a vibrant business district that attracts investment, supports local enterprises, and enhances the visitor experience, all while preserving the historic character and charm that define downtown Heber.

Goal #1: ***Business Activation + Development***

Goal #2: **Historic Preservation**

2026 Programming at Main Stage/Park

- **Market on Main — 12 Weeks**
- **Saturday Sunset Music Series — 18 Weeks**
- **Soulful Sundays — 12 Weeks (Yoga & Live Music)**
- **Cinco de Mayo Block Party — Tuesday, May 5 | 5–8 PM**
- **Dogs Day in the Park — Saturday, May 23 | 10 AM–12**
- **Heber Valley Wellness for Everyone — Thursday, September 10 | 5–8 PM**
- **Halloween Fest — TBD**
- **Old Fashioned Christmas — Friday, December 4**
- **Lights on Festival Street - Saturday, Dec 5 - 24**
- **60 Individual Events, plus Coordinating Community Events**









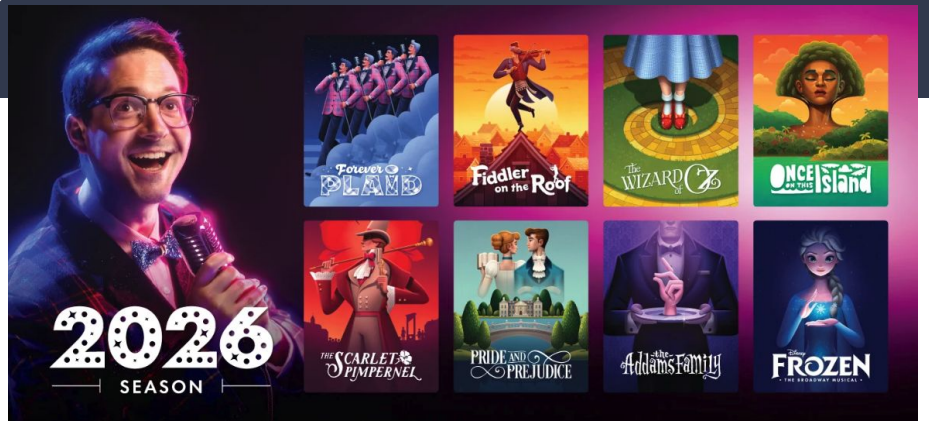
Additional Community Events at the Main Street Park

A. **Back to the 50's Car Show**
   Saturday, June 27 | All Day
B. **Red, White & Blue Festival**
   Friday, July 3 Concert 7 PM/Drone S
   Saturday, July 4 | All Day
C. **Wasatch Back Arts Festival**
   July 24–26 | All Day
D. **Mustang Car Show**
   August 15 | All Day

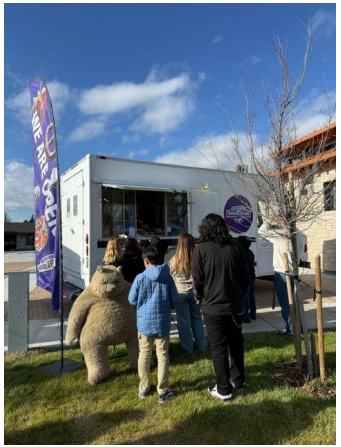


Market on Main : Vendors

82+ Vendors at the Market on Main
Including:
Food Booths
Food Trucks
Farmers
Retail/Craft
Non Profits
Education
Promotions
Art











Market on Main : Bank of Utah Title Sponsor









Plus an additional 18 Weekly Sponsors

Historic Preservation Initiatives

Revive & Reside Rural Grant: $50,000 Melvin's Public House Renovations
Heber City Historic Walking Tour - Request for TAP TAX Funding to add 13 additional homes to tour
Reconnaissance Level Survey RFP - Historian selection in progress (Target completion: Late 2026)
$40,000 committed by Heber City Council + $15,000 CLG Grant for State Historic Preservation Office
Preservation Overlay Zone - Heber Historic Preservation Commission exploring code adoption Target implementation: 2027



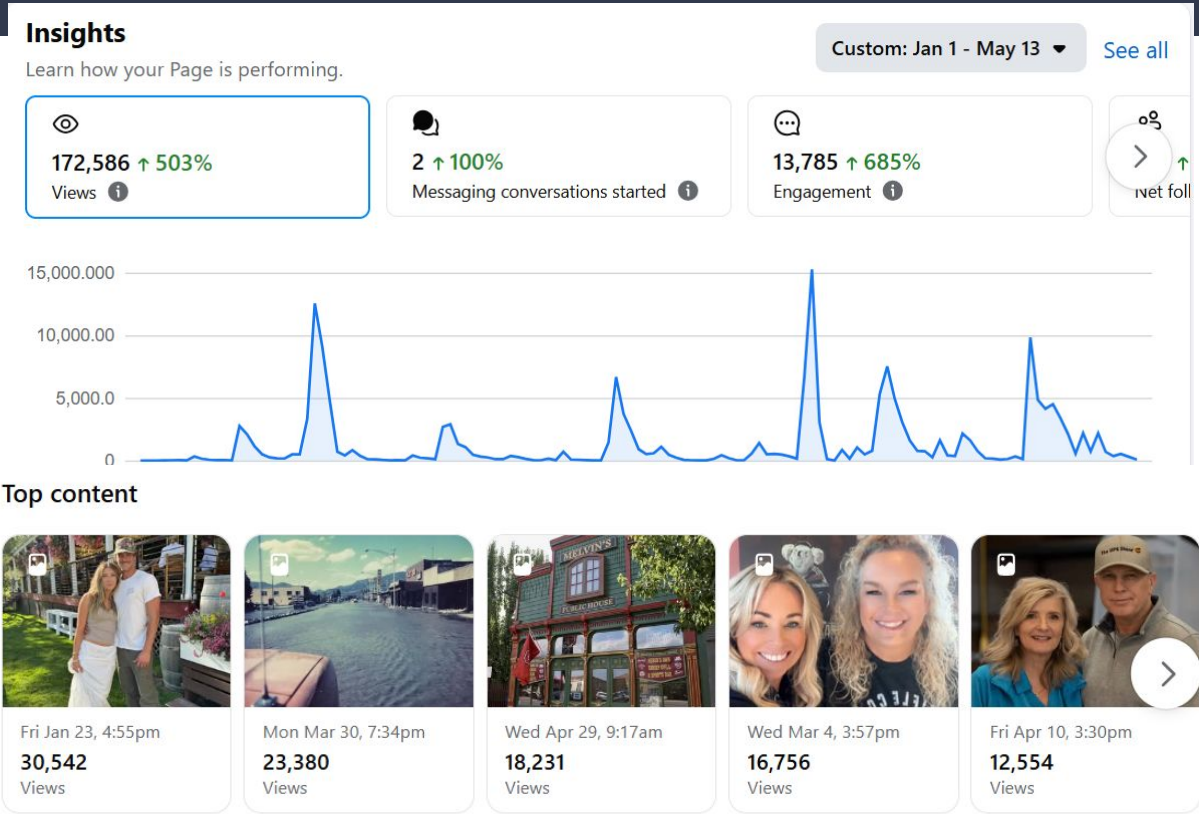


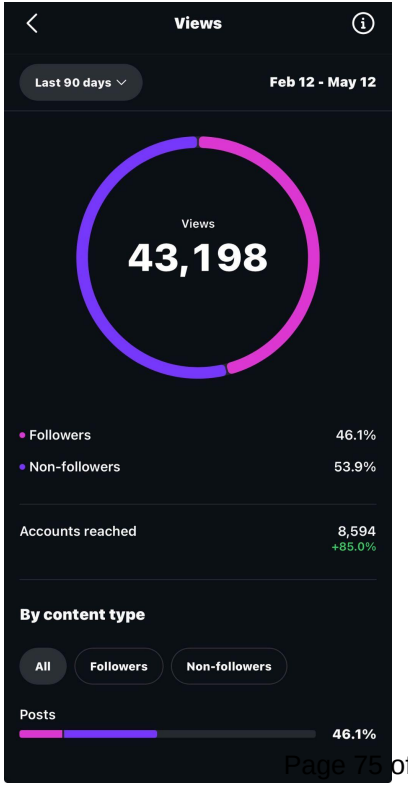






CAMS Social Channels Statistics





“Hello Heber” Mural at 525 S. Main Street: CasaGo



Heber City Council Staff Report

MEETING DATE:	5/19/2026
SUBJECT:	Proposed Development at 850 East 1200 South
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Austin Arellano has applied for a zone change on a portion of the Barker properties at approximately 850 East 1200 South. Mr. Arellano is asking Council for feedback on his proposed development. Policy questions include:
1. Does Council support a zone change at this location to support a small lot cottage home-style development?
2. What changes does Council want to see with the proposed concept?

RECOMMENDATION

Staff recommends Council discuss the proposed zone change and provide feedback to Mr. Arellano.

BACKGROUND

The property is located within the R-2 Residential zone, which permits detached single-family dwellings on lots 8,000 square feet and 80 feet wide.

The General Plan's Land Use Map designates the area as South Town, characterized by regional commercial office uses, health services, light manufacturing and tech businesses, which secondary uses including medium to high density residential, 14 to 20 units per acre and up to 3 story heights. The area is anticipated to have a characteristic mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities.

Properties to the north are developed as detached single family dwellings; to the west and south include high density condominiums and agriculture to the east.

DISCUSSION

The concept includes moderate density detached single-family dwellings, including both detached and interior accessory dwelling units. Potential zones for the zone change could include the PC Zone or CHOZ; the petitioner has discussed utilizing the Central Heber Overlay Zone (CHOZ), as it incorporates the mixture of housing proposed for the development. The ADUs are intended to provide for more affordable smaller housing units, as well as provide an opportunity for the

homeowner to offset the cost of their housing with ADU rental income. A development agreement may be necessary for affordable housing and potential flexibility for design and layout of the development.

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

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

EXHIBITS

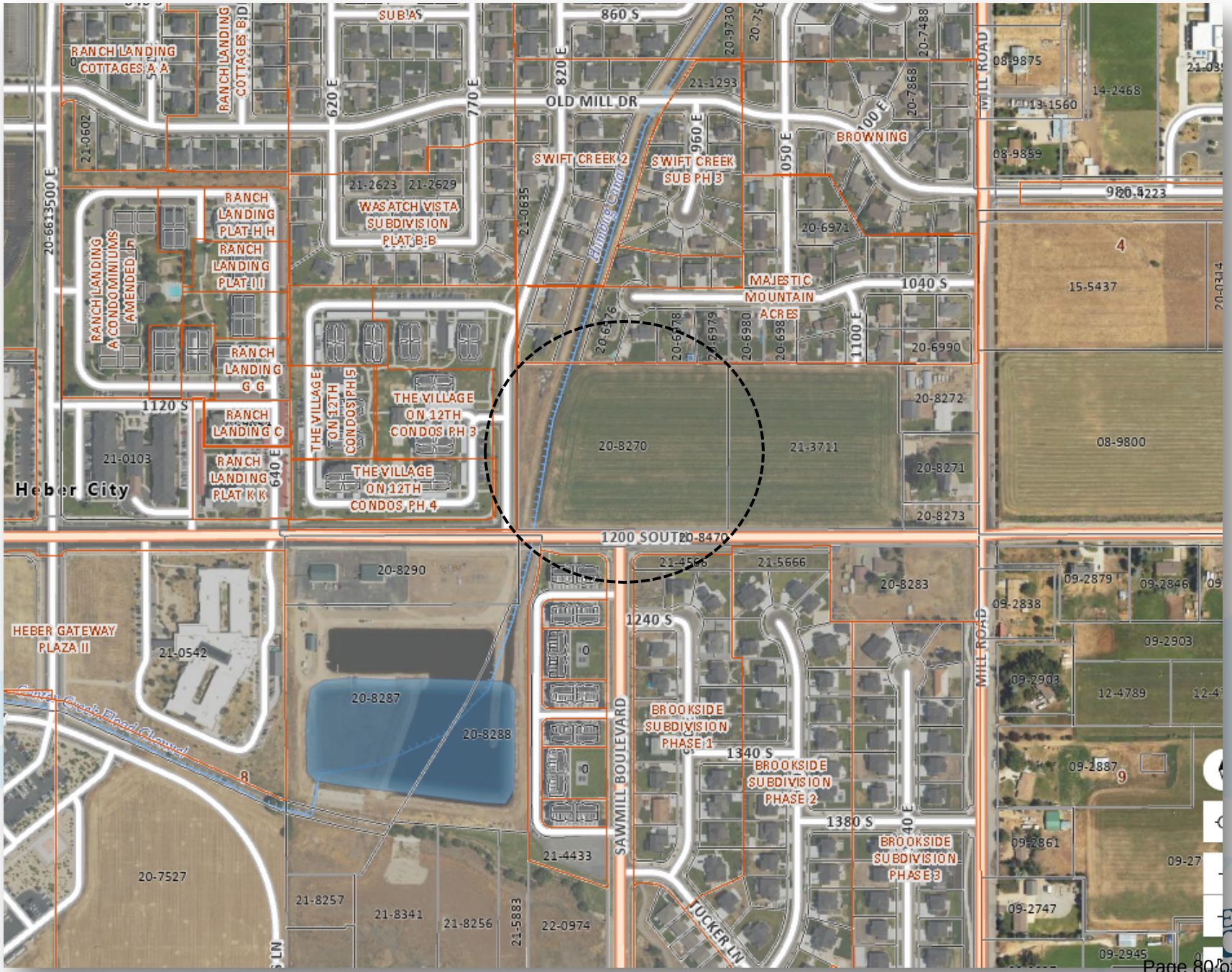
1. Arellano Housing
2. Small SF Lots

HEBER CITY
EST 1889
PLANNING

Proposed Zone Change 850 East 1200 South

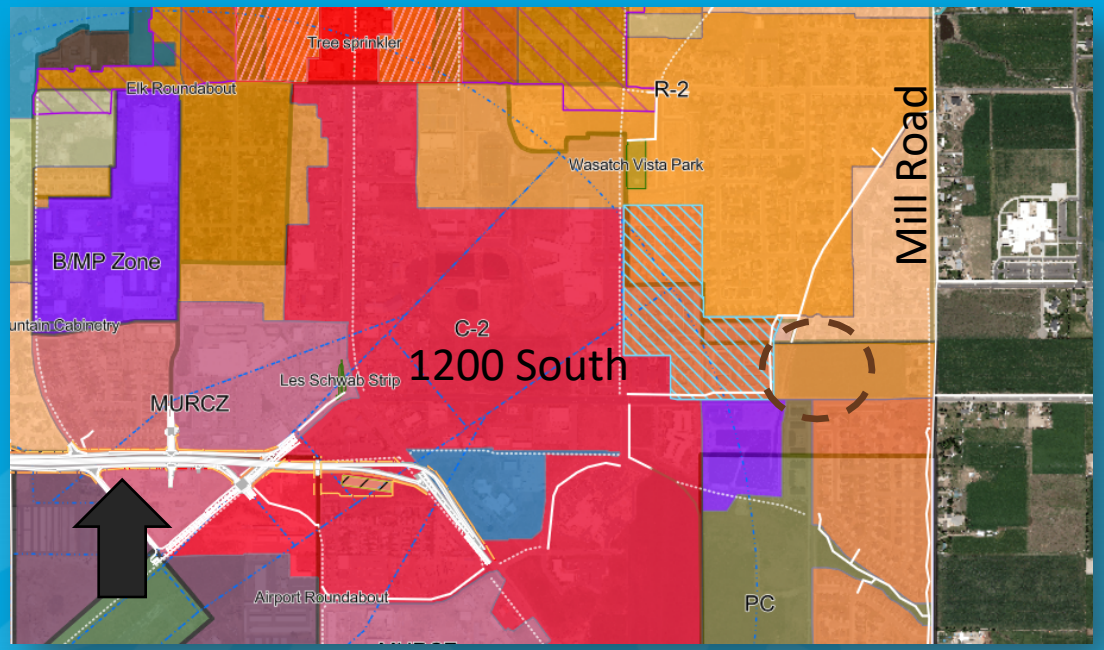
May 19, 2026

Location

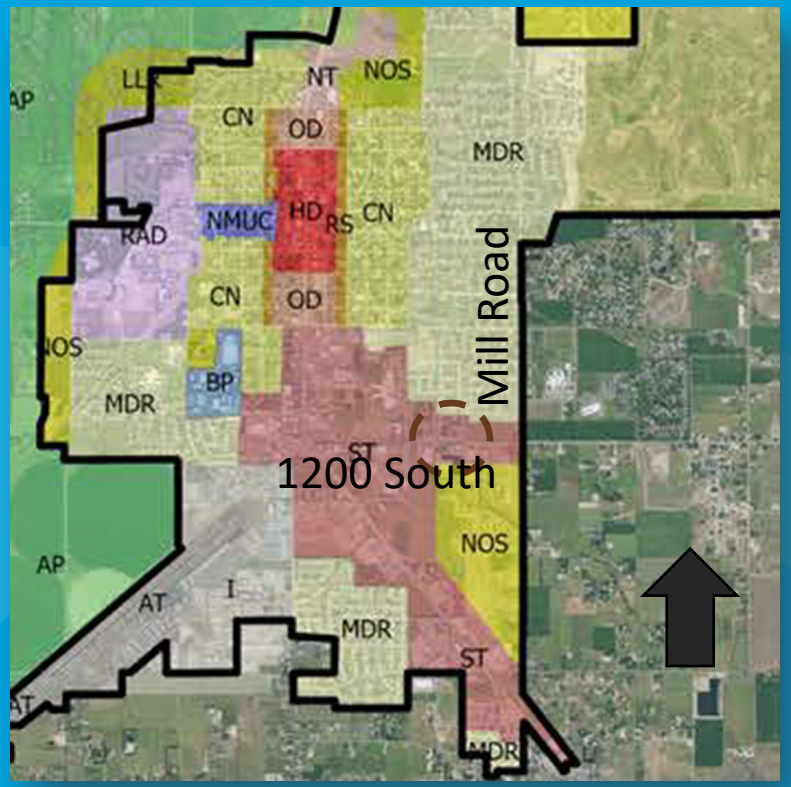

RANCH LANDING COTTAGES A A
RANCH LANDING COTTAGES B ID
SUB AS
860 S
OLD MILL DR
620 E
770 E
820 E
960 E
1050 E
1100 E
BROWNING
MILL ROAD
SWIFT CREEK 2
SWIFT CREEK SUB PH 3
WASATCH VISTA SUBDIVISION PLAT B B
RANCH LANDING PLAT H H
RANCH LANDING PLAT I I
RANCH LANDING A CONDOMINIUMS AMENDED
RANCH LANDING G G
RANCH LANDING C
RANCH LANDING PLAT K K
THE VILLAGE ON 12TH CONDOS PH 5
THE VILLAGE ON 12TH CONDOS PH 3
THE VILLAGE ON 12TH CONDOS PH 4
MAJESTIC MOUNTAIN ACRES
1040 S
1120 S
1200 SOUTH
1240 S
1340 S
1380 S
640 E
1100 E
Heber City
Jimmy Creek
20-8270
21-3711
20-8271
20-8272
20-8273
20-8470
20-8290
20-8287
20-8288
20-8283
21-5666
21-4566
20-7527
21-8257
21-8341
21-8256
21-5883
22-0974
21-4433
21-0103
21-0542
HEBER GATEWAY PLAZA II
SAWMILL BOULEVARD
BROOKSIDE SUBDIVISION PHASE 1
BROOKSIDE SUBDIVISION PHASE 2
BROOKSIDE SUBDIVISION PHASE 3
TUCKER LN
20-6613500 E
20-6990
20-6971
20-7868
20-7488
20-9730
21-1293
21-0635
21-2623
21-2629
21-0602
08-9875
13-1560
14-2468
08-9859
20-4223
15-5437
08-9800
09-2879
09-2846
09-2838
09-2903
12-4789
09-2887
09-2861
09-2747
09-2945

Zoning Map

Zoning Map



Land Use Map



HEBER CITY

Small SF lots with SDU AND ADU COMMUNITY

50-110 percent AMI across the development for

ENTITLEMENT DISCUSSION DRAFT

Presented by Austin Arellano | Arellano Land & Estates



TEAM

Development Group

Austin Arellano

Arellano Land & Estates

- Developer who controls the land entitlement to vertical
- Background in Real estate brokering affordable homes to land in utah -wasatch county
- wants to provide an affordable community solving issues presented to owners and renters in Heber
- background in traditional and land gives great insight to what buyers need in this market

Summit Luxury Dwellings

Builder Partner

- Modular Home builder out of Mapleton Utah
- Builds Modular homes out of Texas to seven States
- Builds Tiny Homes as detached income producing units already
- Can Customize design to fit needs of this development
- Background in lending, warranties, brokering before building affordable housing
- One of the Owners Tanner Gappmeyer will be present

PROJECT

Executive Summary

6.63 ac	≈31	≈0.12 ac	50-110%
GROSS SITE AREA	CONCEPT LOTS	AVG. LOT SIZE	TARGET AMI BAND

The housing problem

Detached housing units to rent aren't as common, but offer affordable monthly's in less dense neighborhoods.

The current zoning pushes the land cost per home too high.

The 50–100% AMI buyer needs lower basis to purchase, lower monthly cost, or both.

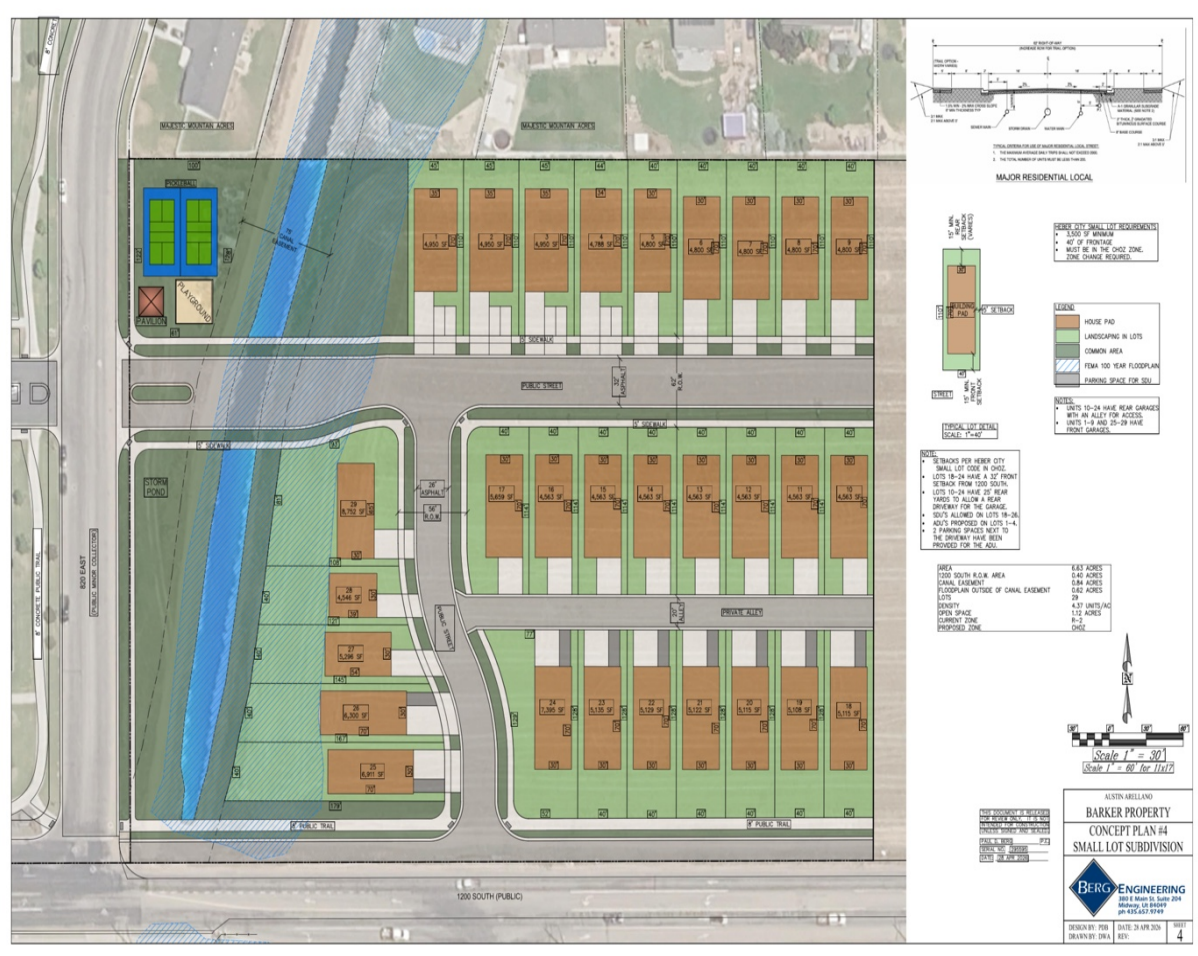
Townhomes and condos are pushed as affordable

Interest rates and rising home and land cost are increasing or stagnant

The proposed response

This Community will offer purchase solutions in the 50 - 110 percent AMI Range for 2-4 person households. Ask me how!
Rent at 50 % AMI
HIghest Listing with an SDU at 749k with rent collected it's the same monthly as 535k
ADUs and SDUs create mortgage-offset with(1,200$) rent collected the monthly and help the owner qualify for the home!
GOAL to rezone to the CHOZ overlay adding SDUS not just interior above garage ADUS

Site & Concept Metrics



Current concept basis

- 6.63-acre neighborhood concept
- .12 acre average lot
- Fully Fenced in yards with every lot
- Driveways 25 Length
- 70 Pad has a 20 ft length yard and 50 ft of length for home and garage we work off of
- Detached single-family format with ADU/SDU options in 28 lots.
- Integrated open space / trail / amenity areas

ADU LOTS 8 see below

- LOTS 10-17 & 29

SDU LOTS 19 see below

- LOTS 1-9 will be 126 length with 10 ft Front yard
- LOTS 18-24 126 length with 15 ft front yard
- LOTS 27-29 support SDU with 15 ft yard

Conceptual Community Plan



Design Principles

Neighborhood Scale

Detached homes, smaller lots, that's all single-family rather than large multifamily.

Cost Efficiency

Lot depth, street lengths, and utility runs should be disciplined to reduce cost per home.

Flex Housing

ADUs and SDUs allow homeowner support, multigenerational living, workforce rental options.
Keeping Locals local: options for owning and renting for young families or widows who would otherwise leave.

City Compatibility

Amenities, sidewalks, landscaping, and parking strategy with Heber City Envision 2050 in mind.

PRODUCT

Main 1,230 sq ft Exterior Design Concepts





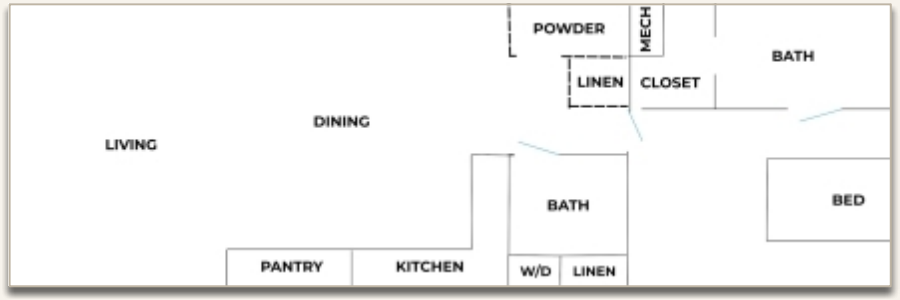


Standing Seam Metal Roof, 2x6 exterior walls, Black Cap Stock Windows, LP Wood Composite Siding
MODULAR HOMES: IRC/IBC STANDARD AND ICC 1200 standard.

PRODUCT

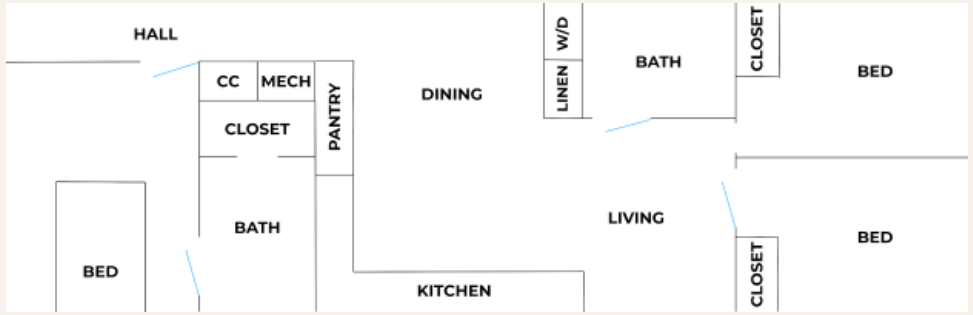
Floor Plan Concepts

quartz countertops and LVP Standard

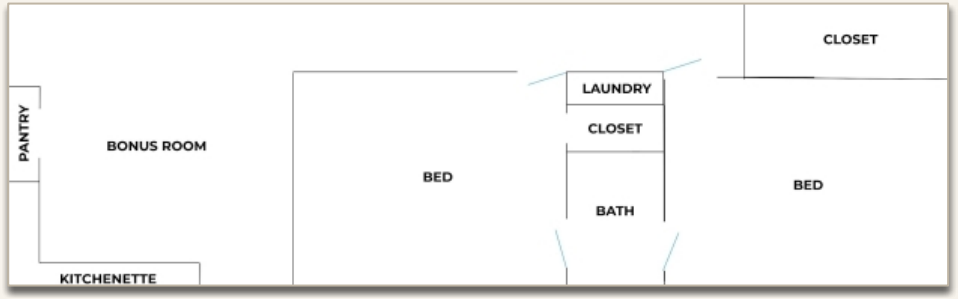


BASE SINGLE-FAMILY PLAN

750 SQFT 1-3 bed



ABOVE GARAGE ADU OR TWO BEDPLAN



480 sq Ft that can be two extra bedrooms or ADU



SDU FLOOR PLAN AND EXTERIOR

1 Bed one Bath 308 sq ft



ADU + SDU Affordability Strategy

Base Home

Lower land basis through smaller lots

Going Modular without sacrificing quality, but staying affordable

Detached ownership product or interior ADU above the garage

Targeted to families, widows, young couples

With a rental option per home the whole community has access

Lower starting price

ADU Option

Accessory unit can create rental income

Improves effective monthly ownership cost

Can serve extended family, young families, widows or local workforce

Only homeowner occupants can rent it out

Mortgage offset

SDU / Flex Option

Second dwelling to own or rent based off the lot number

Supports more household types without a large multifamily form

can be deed restricted as a rental or to be sold off by homeowner

Only homeowner occupants can rent it out

More efficient affordability

AMI Calculator — Wasatch County / Heber Area

l4-person household example

Editable assumptions

Household size: 4 persons

DTI ratio: 33% gross income

Mortgage: 30-year fixed

Interest rate: 6.3%

Down payment: 5% and 20% cases

Tax: 0.50% of price/year

Insurance: $150/month

HOA: $100/month

PMI: 0.50% if <20% down

AMI	Annual income	Mortgage Budget	Price @ 5% down	Price @ 20% down
80% AMI	$108,960	$3,000	$610k	$830k
100% AMI	$136,200	$3,750	$800k	$925k
120% AMI	$163,440	$4500	$925k	$1.075M

At current rates, an 80–100% AMI buyer generally needs either a lower sale price, a larger down payment, subsidy, or a rent offset from an ADU/SDU to make homes more affordable. See next slide.

Source: Mountainlands Community Housing Trust 2026 Wasatch County AMI limits; affordability outputs are illustrative underwriting estimates, not lender quotes.

Monthly Cost at AMI Purchase Price

Shows how an ADU rent offset changes the owner's effective monthly cost

Scenario of 80-100% AMi	AMI Budget	Est. PITI+HOA	ADU offset	Effective owner cost
80% AMI 3,000 Budget	$250,000 5% Down (SDU if sold)	$1,648	NA	**50% AMI this row**
80% AMI $3,000 Budget	749,000 20% Down	$3,750	$1,200	**$2,550**
100% AMI 3,750 Budget	$749,000 5% Down (Home And SDU)	$4,892	$1,200	**$3,692**

What this means

Affordability without townhomes or condos

Supports single family homes with fenced in yards.

Supports local owners who would otherwise be priced out of owning or renting in Heber

*Very Conservative analysis of only 5 percent down in hand and only 1,200 rent. PITI included and HOA 100$.
*NOTE: Two person Homeowners fit the 50-110 percent of a similar scenario. 80% AMI Two Person household is achievable at 1. 749 k and 20 percent down or buying a home and 2 buying a home at 749 k and selling the SDU.
*Buying a home at 749,000 with 12-1300 in rent is like buying a home with the same down, interest rate, taxes, lot size of $535,000!! It really makes a true difference for homeowners

BENEFITS

Community Benefits

Attainable ownership

Creates a lower-cost entry point than standard detached lots. Helps owner qualify for loans by having a rentable accessory Unit!

Local & Workforce Retention

Supports households who are otherwise priced out without options to stay.

Flexible household types

ADUs/SDUs serve multigenerational living, young families and locals needing affordable options..

Density not by condos or Townhomes

Efficient infrastructure

Smaller lots can reduce the public/private cost burden per home.

Owner occupied Offering

Owner-occupied product uplifts communities, that’s why this development supports them with income producing accessory units to Rent.

Next Steps

Project Contacts

Austin Arellano
Arellano Land & Estates

HEART OF THE WASATCH BACK

HEBER CITY

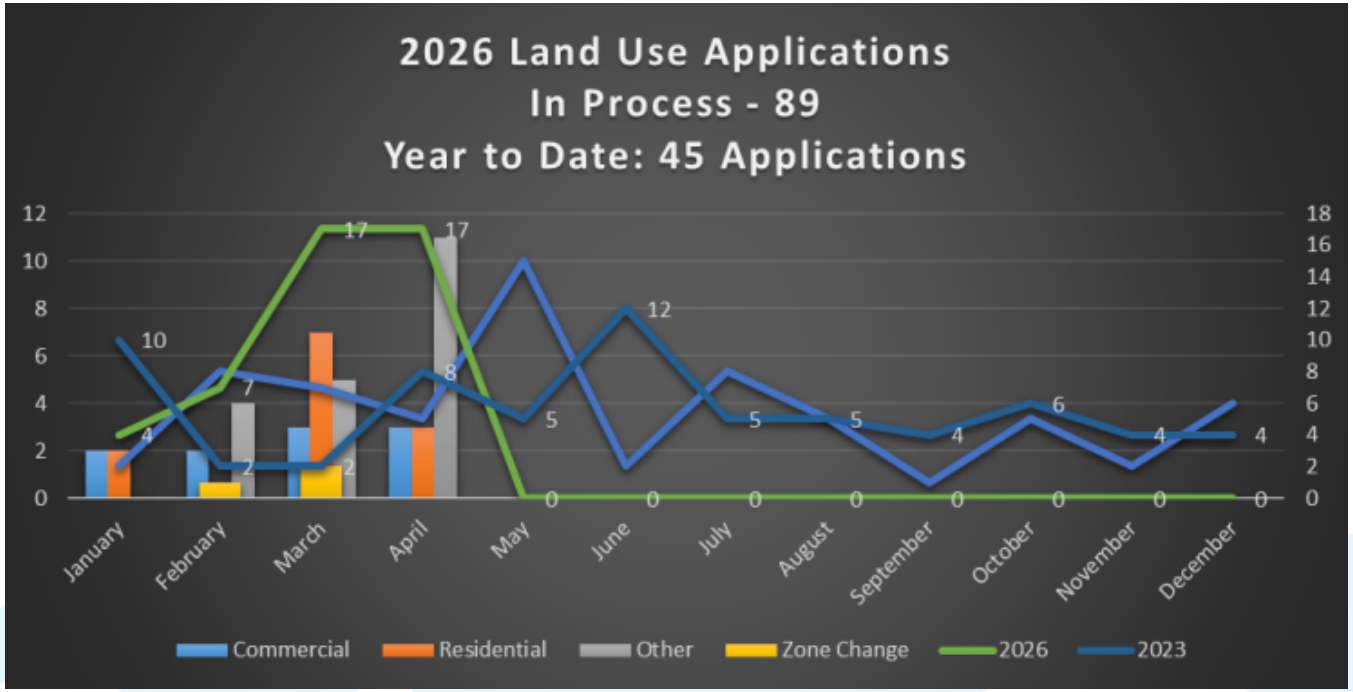
EST 1889

Monthly Development Report

May 2026

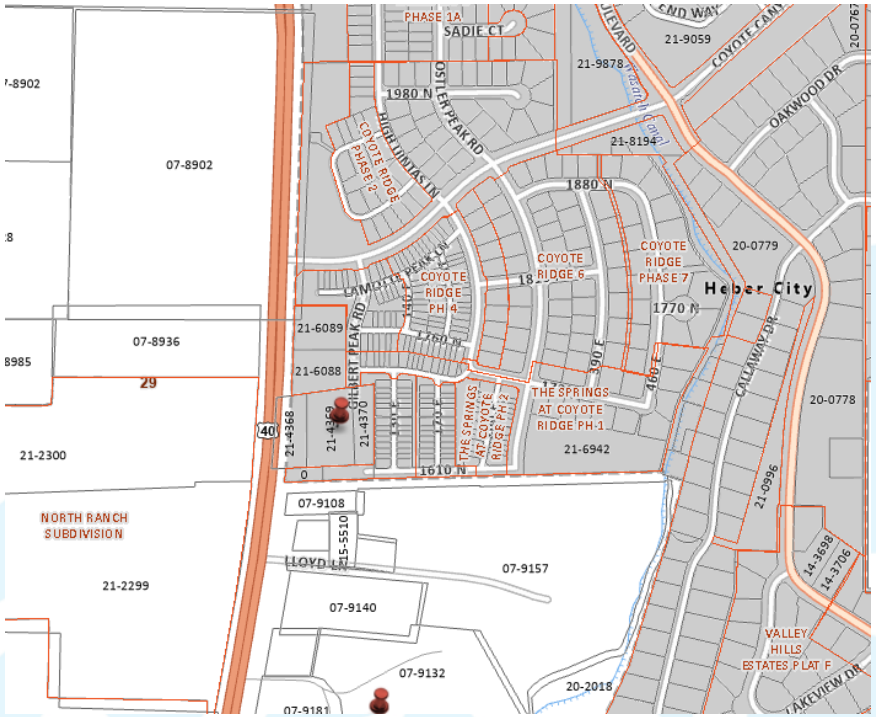
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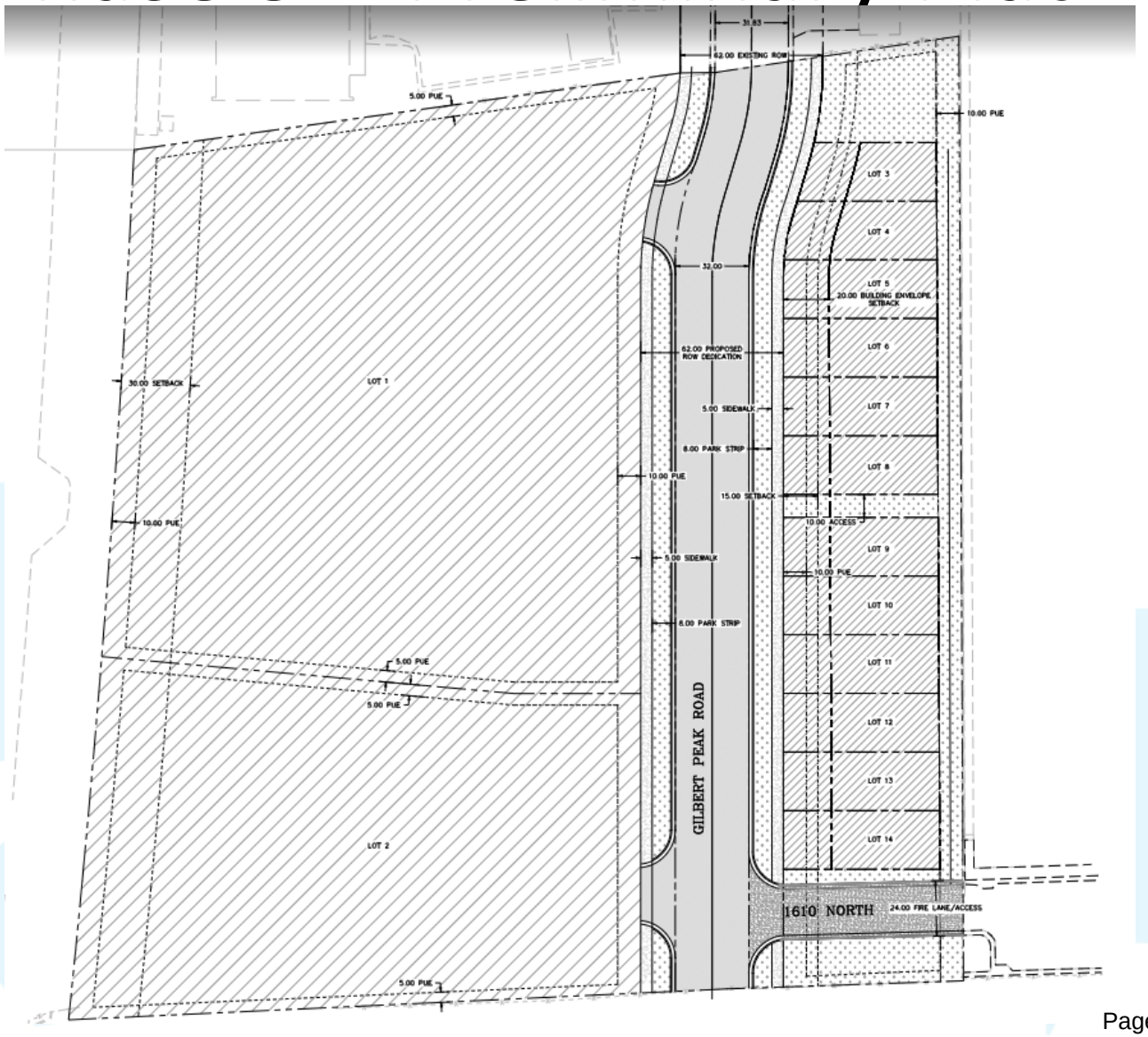
Applications to Date by Year					
2026	2025	2024	2023	2022	2021
45	17	22	22	34	33



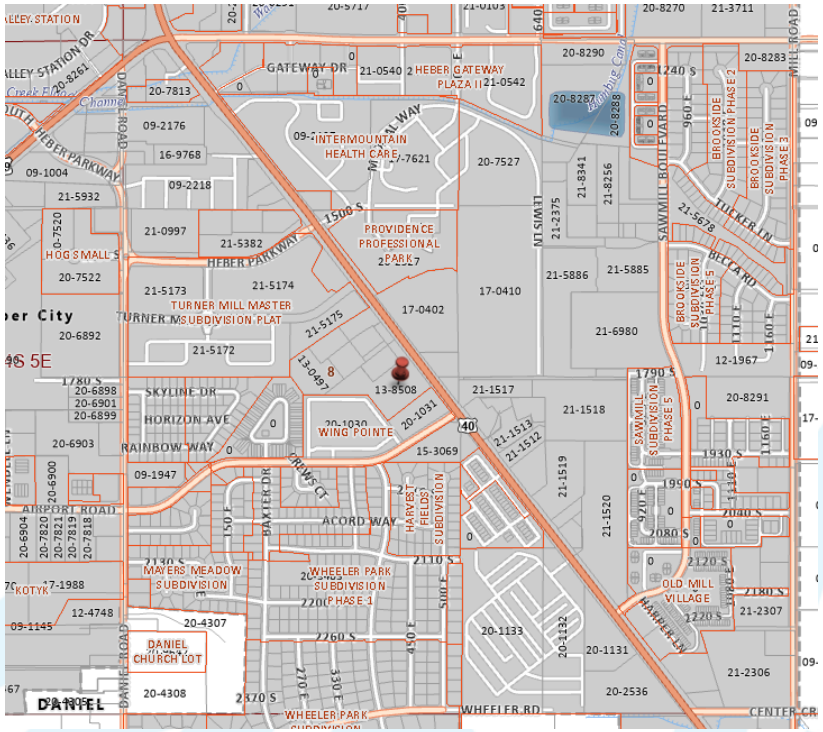
Applications by Year					
2026	2025	2024	2023	2022	2021
45	52	66	67	80	95

Springs At Coyote Phase 5 – Preliminary Plat

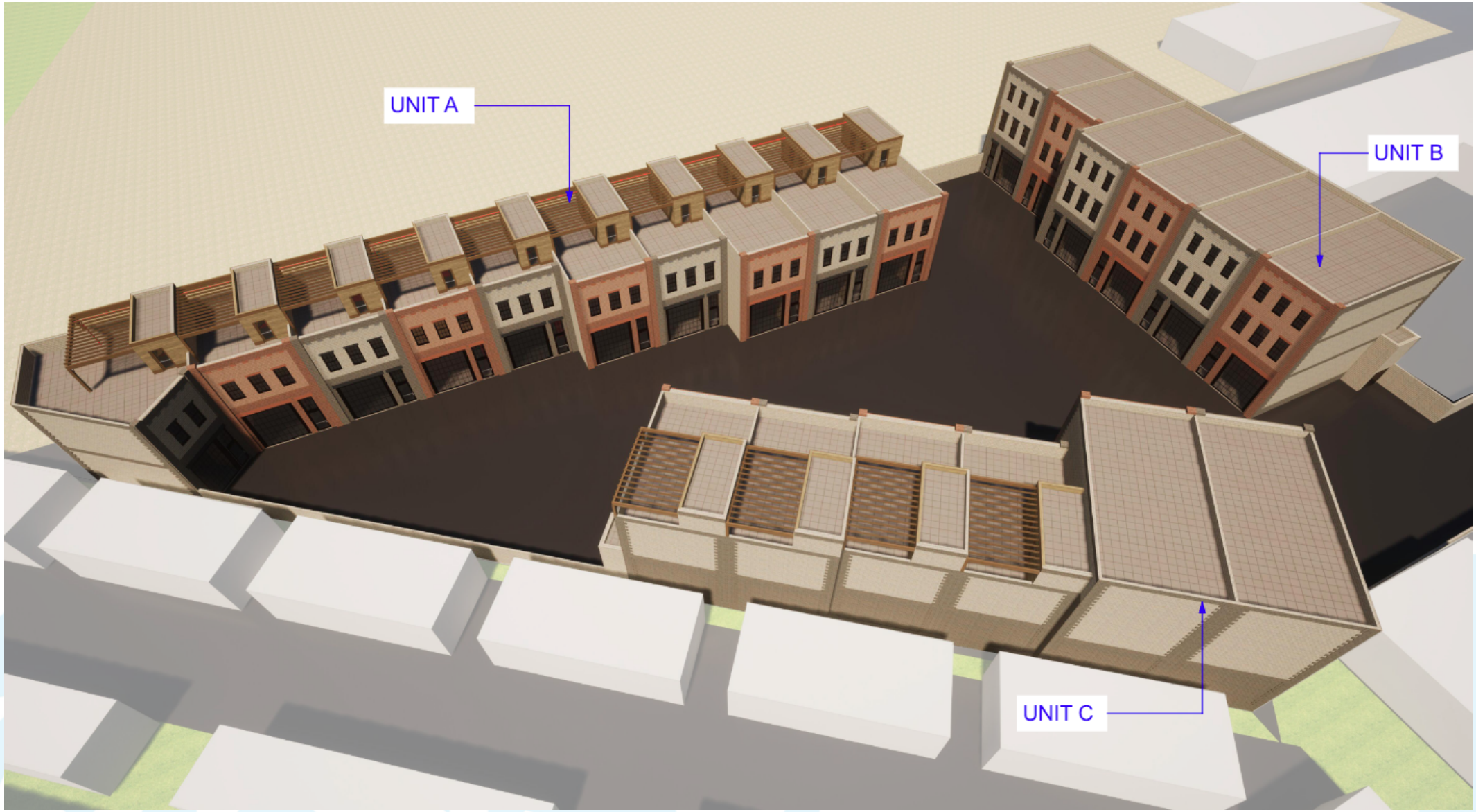




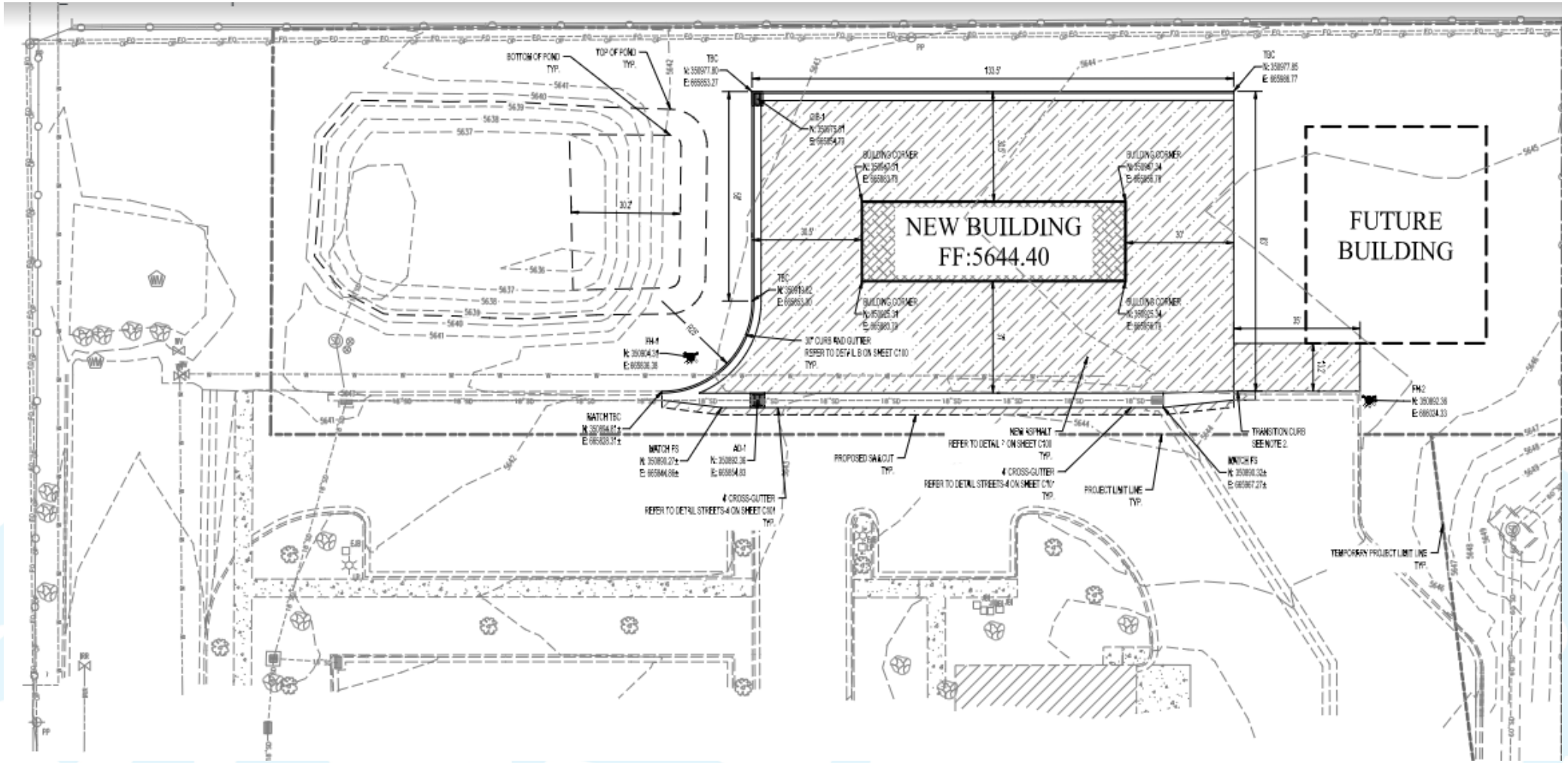
Fortra Flex Space – Site Plan and CUP

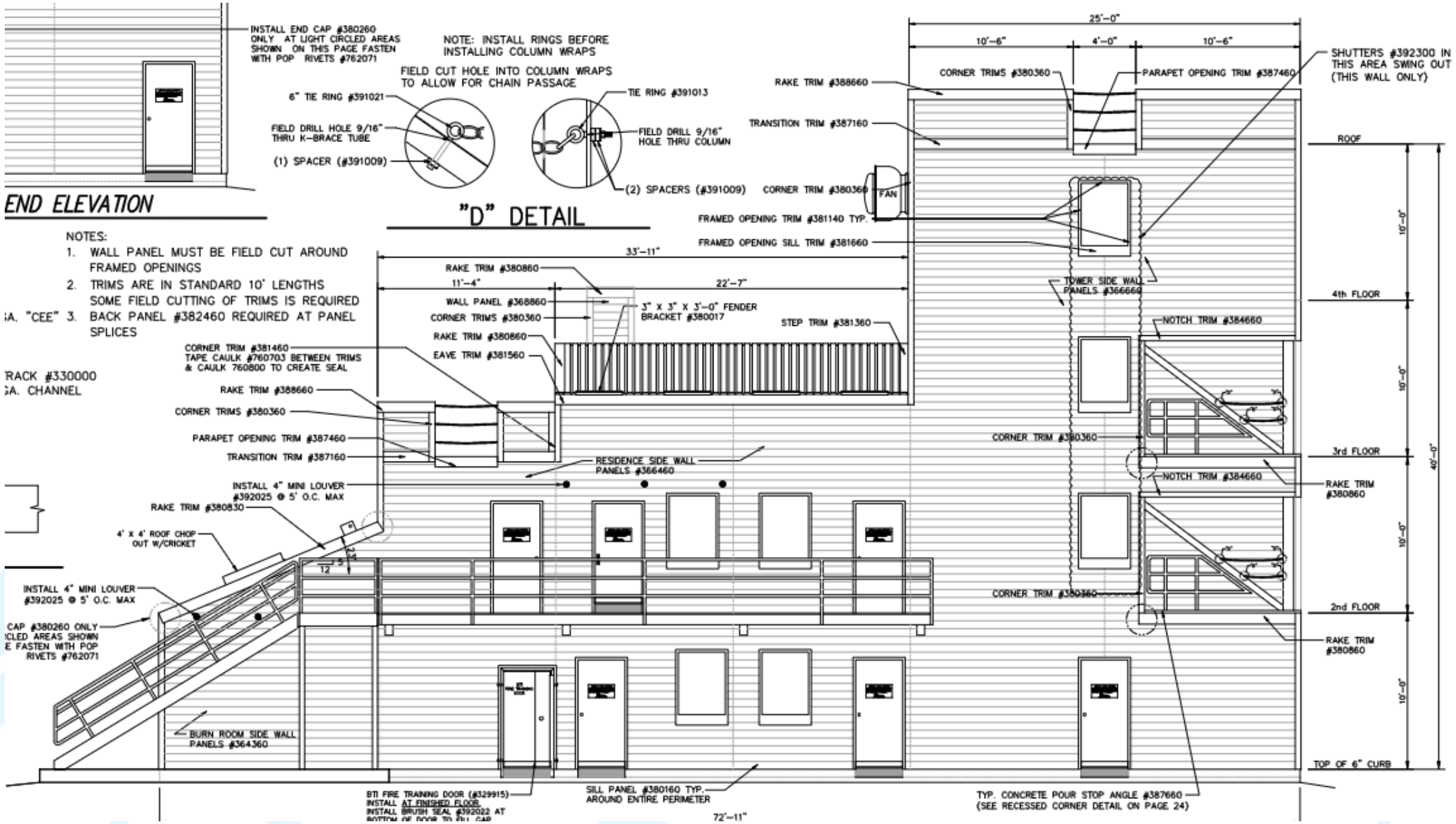




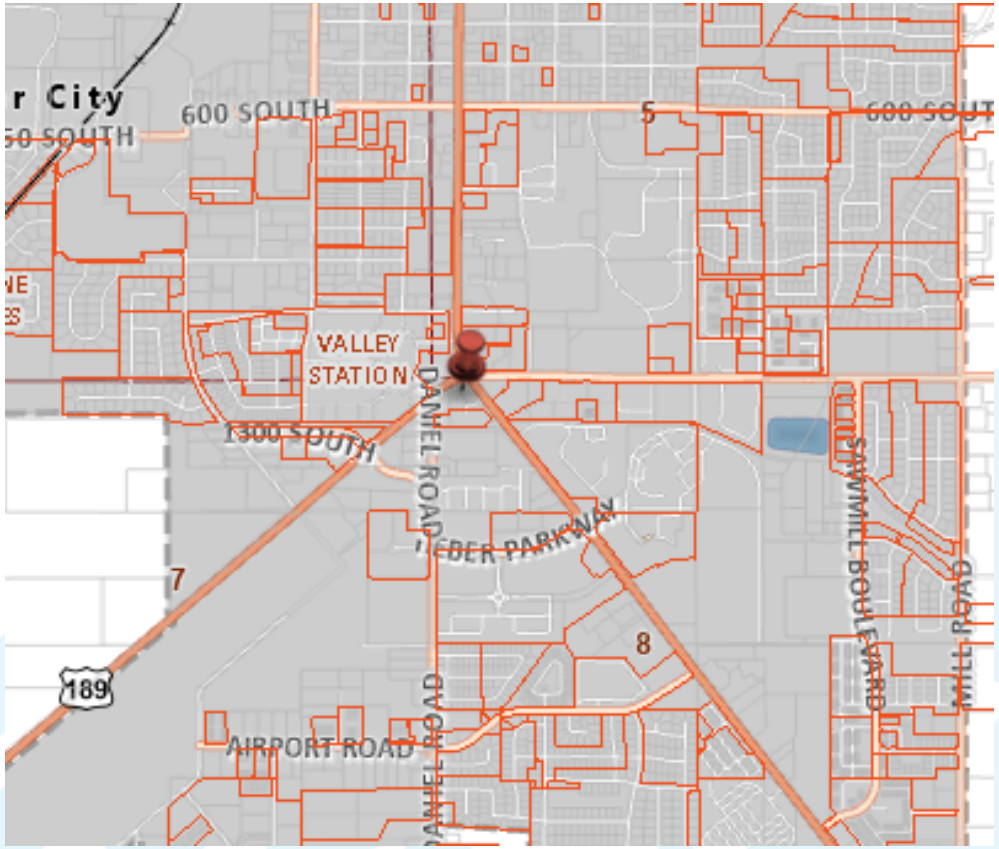

UNIT A
UNIT B
UNIT C

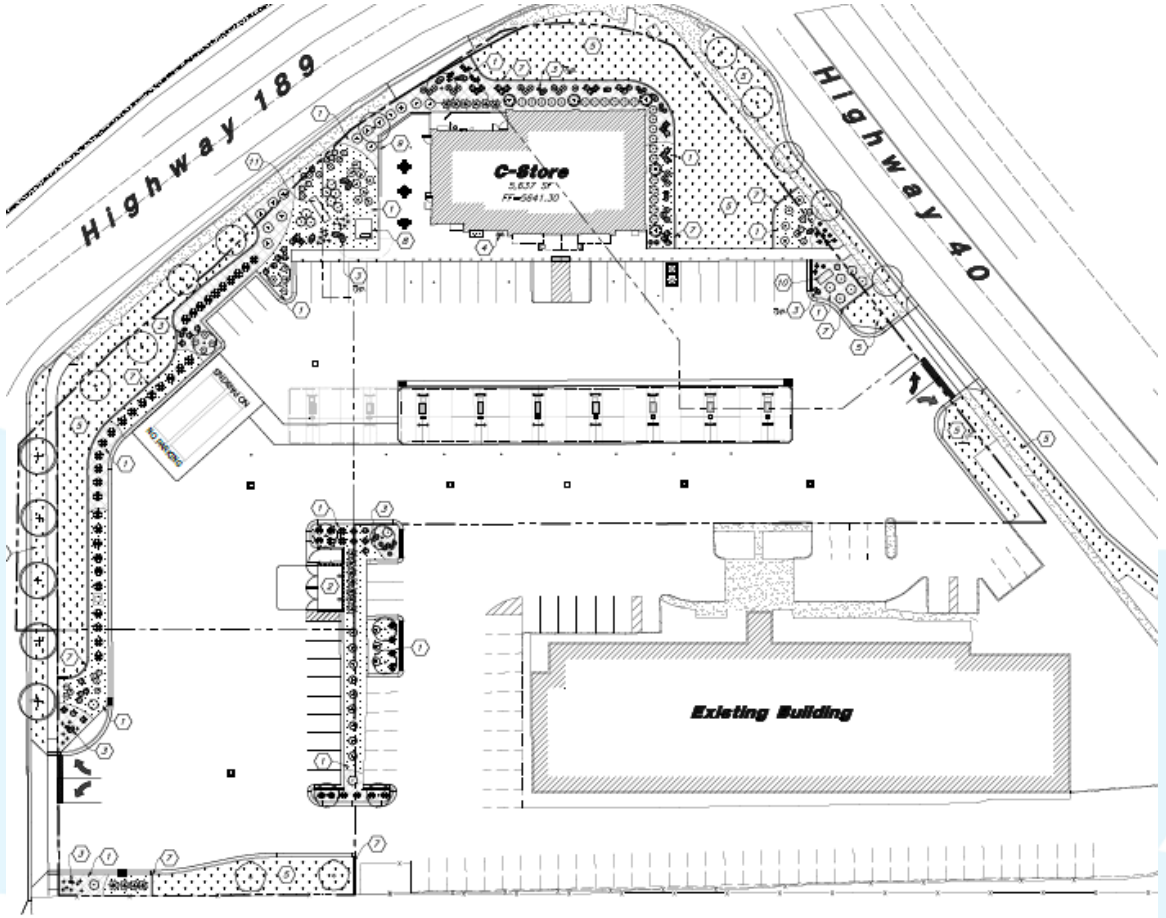
Heber Fire Station Training Tower




INSTALL END CAP #380260 ONLY AT LIGHT CIRCLED AREAS SHOWN ON THIS PAGE FASTEN WITH POP RIVETS #762071
END ELEVATION
NOTE: INSTALL RINGS BEFORE INSTALLING COLUMN WRAPS
FIELD CUT HOLE INTO COLUMN WRAPS TO ALLOW FOR CHAIN PASSAGE
6" TIE RING #391021
FIELD DRILL HOLE 9/16" THRU K-BRACE TUBE
(1) SPACER (#391009)
TIE RING #391013
FIELD DRILL 9/16" HOLE THRU COLUMN
(2) SPACERS (#391009)
"D" DETAIL
NOTES:
1. WALL PANEL MUST BE FIELD CUT AROUND FRAMED OPENINGS
2. TRIMS ARE IN STANDARD 10' LENGTHS SOME FIELD CUTTING OF TRIMS IS REQUIRED
3. BACK PANEL #382460 REQUIRED AT PANEL SPLICES
RACK #330000
A. CHANNEL
A. "CEE"
25'-0"
10'-6"
4'-0"
10'-6"
SHUTTERS #392300 IN THIS AREA SWING OUT (THIS WALL ONLY)
CORNER TRIMS #380360
PARAPET OPENING TRIM #387460
RAKE TRIM #388660
TRANSITION TRIM #387160
CORNER TRIM #380360
FAN
FRAMED OPENING TRIM #381140 TYP.
FRAMED OPENING SILL TRIM #381660
ROOF
4th FLOOR
3rd FLOOR
2nd FLOOR
TOP OF 6" CURB
10'-0"
40'-0"
33'-11"
11'-4"
22'-7"
RAKE TRIM #380860
WALL PANEL #368860
CORNER TRIMS #380360
RAKE TRIM #380860
EAVE TRIM #381560
3" X 3" X 3'-0" FENDER BRACKET #380017
STEP TRIM #381360
TOWER SIDE WALL PANELS #366660
NOTCH TRIM #384660
CORNER TRIM #381460 TAPE CAULK #760703 BETWEEN TRIMS & CAULK 760800 TO CREATE SEAL
RAKE TRIM #388660
CORNER TRIMS #380360
PARAPET OPENING TRIM #387460
TRANSITION TRIM #387160
RESIDENCE SIDE WALL PANELS #366460
INSTALL 4" MINI LOUVER #392025 @ 5' O.C. MAX
RAKE TRIM #380830
4' X 4' ROOF CHOP OUT W/CRICKET
5
12
INSTALL 4" MINI LOUVER #392025 @ 5' O.C. MAX
CAP #380260 ONLY CLED AREAS SHOWN E FASTEN WITH POP RIVETS #762071
BURN ROOM SIDE WALL PANELS #364360
CORNER TRIM #380360
NOTCH TRIM #384660
RAKE TRIM #380860
CORNER TRIM #380360
RAKE TRIM #380860
BTI FIRE TRAINING DOOR (#329915) INSTALL AT FINISHED FLOOR. INSTALL BRUSH SEAL #392022 AT
SILL PANEL #380160 TYP. AROUND ENTIRE PERIMETER
72'-11"
TYP. CONCRETE POUR STOP ANGLE #387660 (SEE RECESSED CORNER DETAIL ON PAGE 24)

Heber Maverick– Site Plan







2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

PROPOSED MAVERIK C-STORE

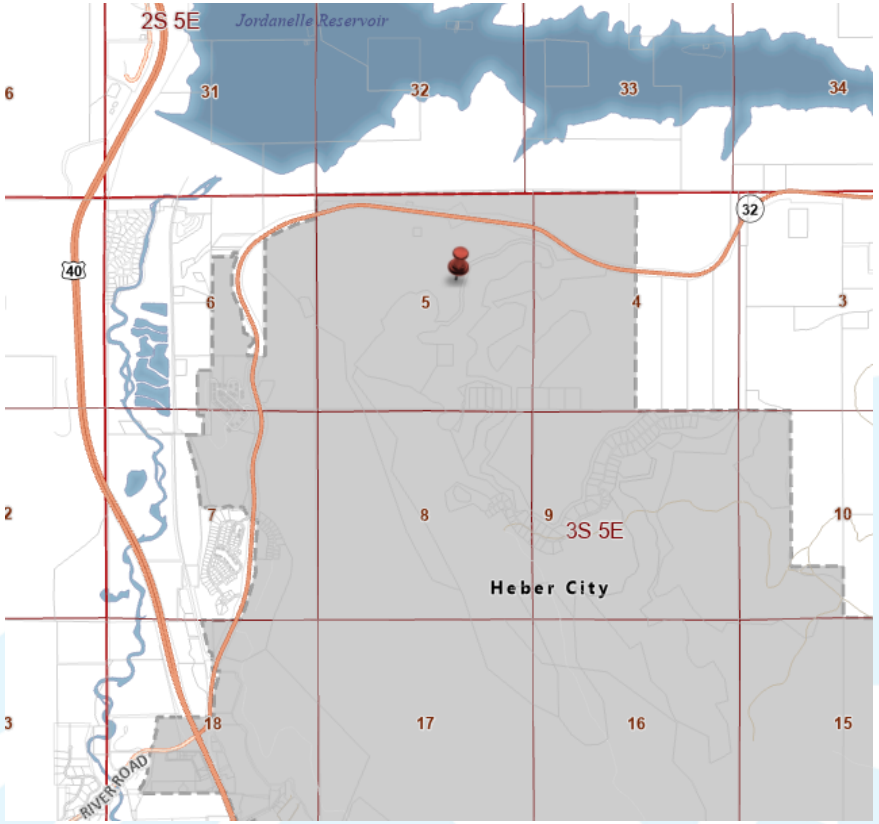
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Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

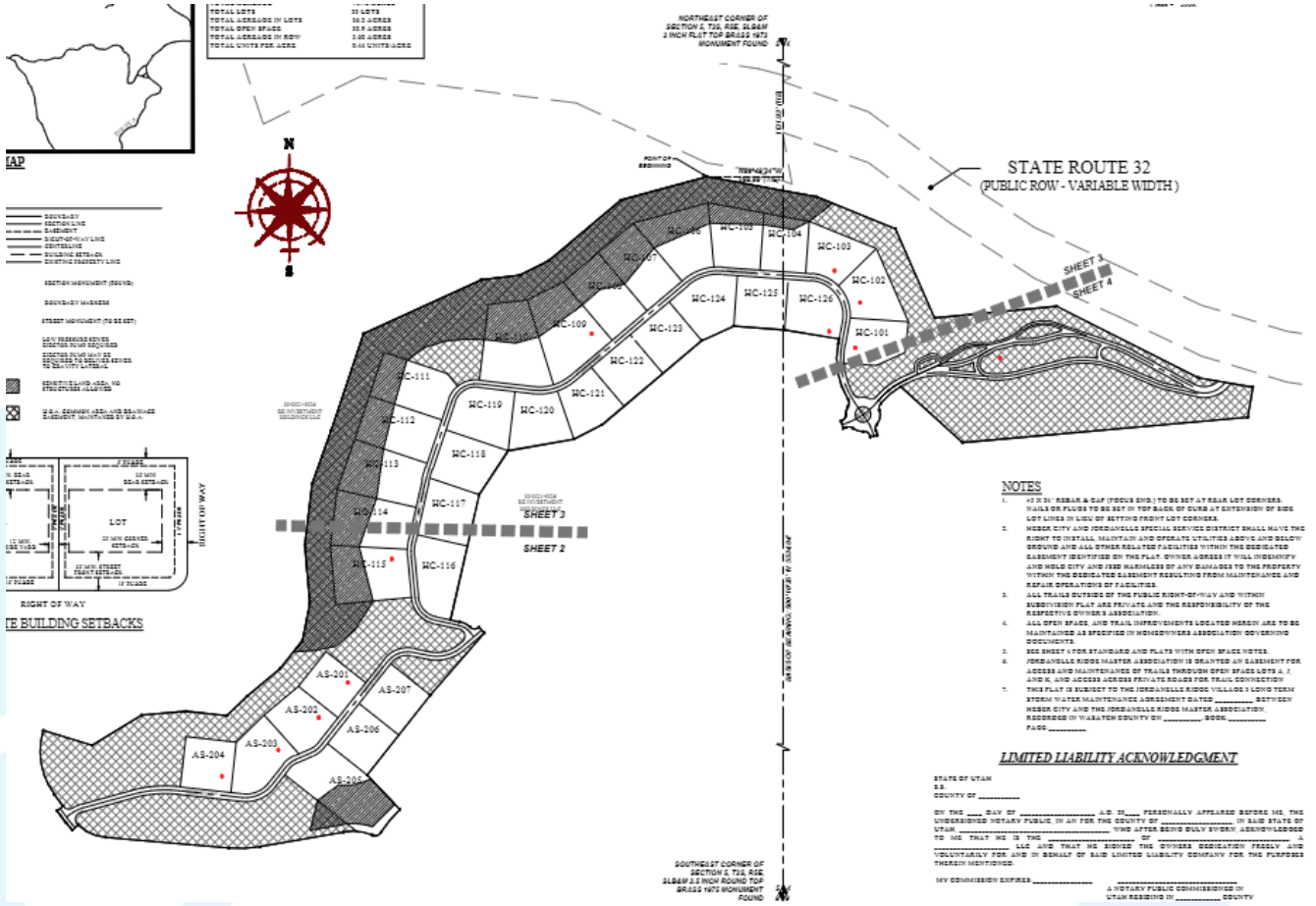
A-3 | PERSPECTIVE VIEWS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

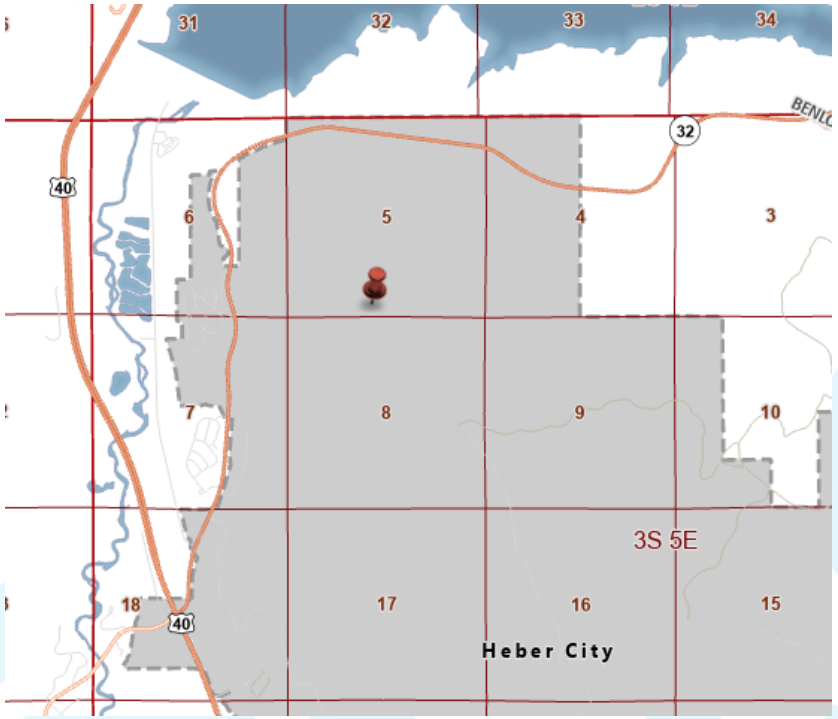
HEBER CITY

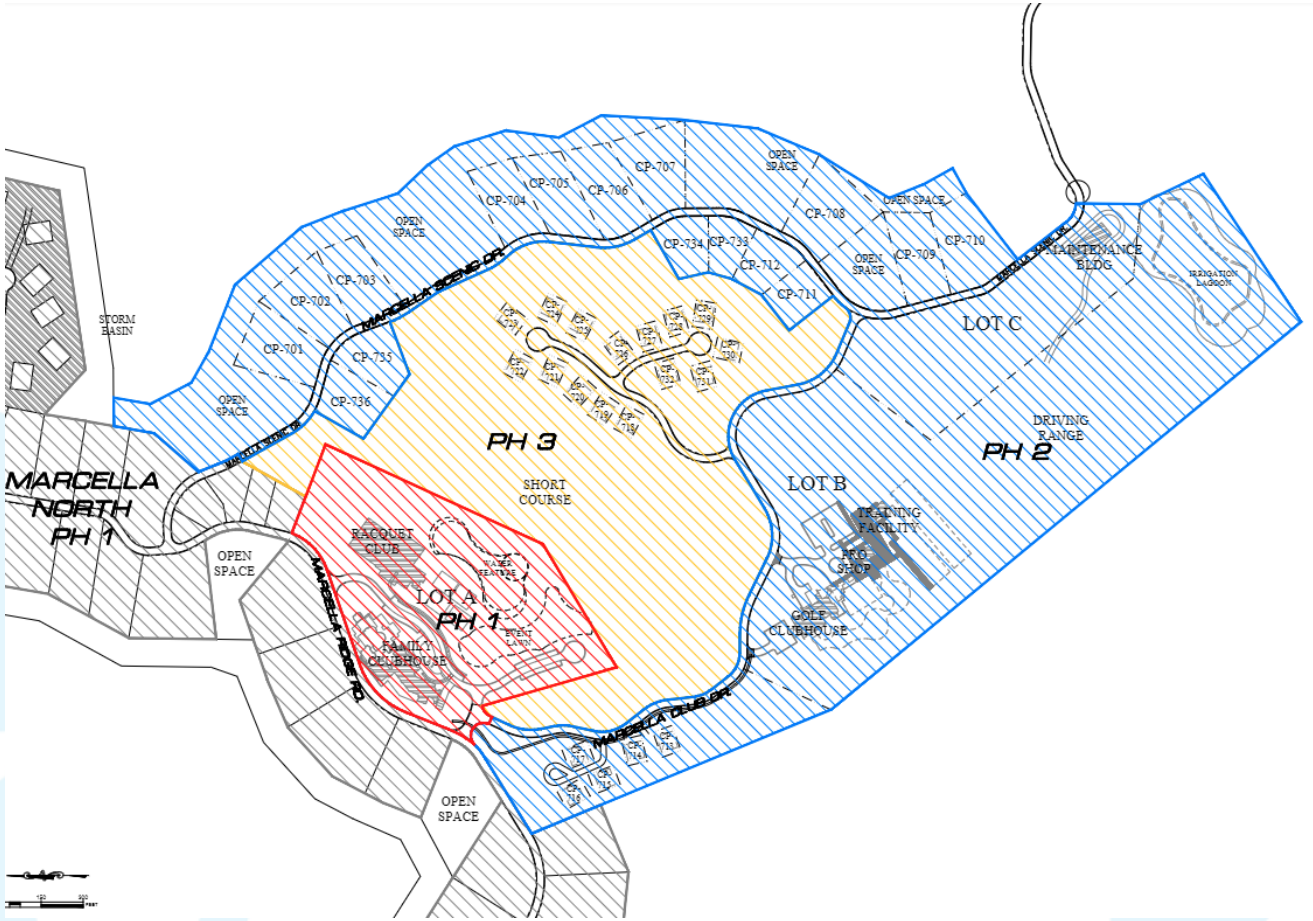
JR V3 Marcella Phase 2 – Final Plat



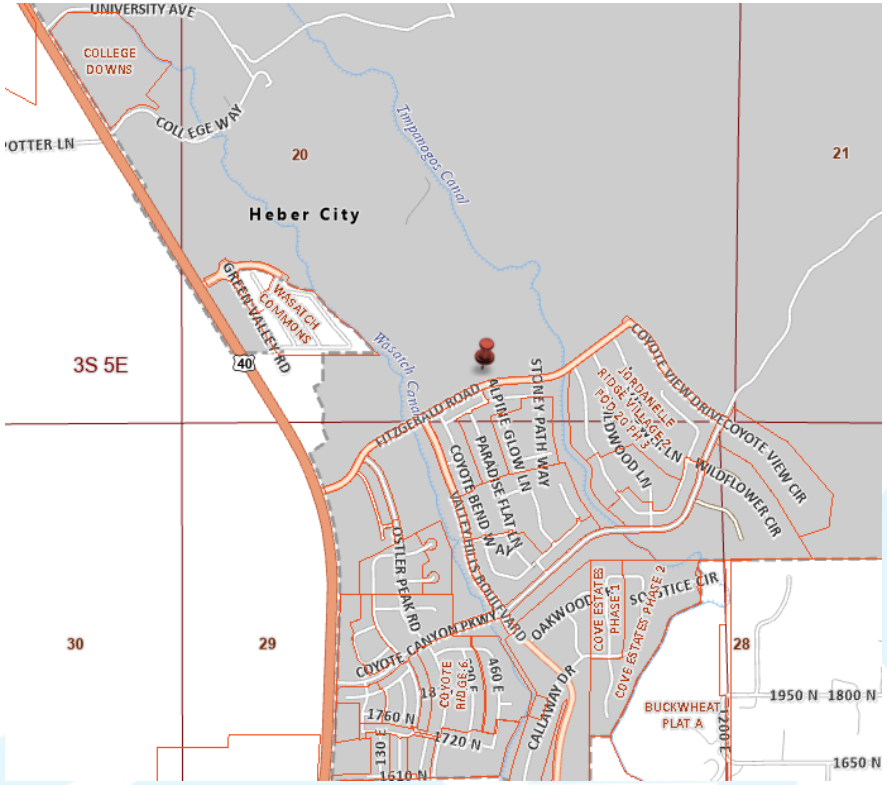


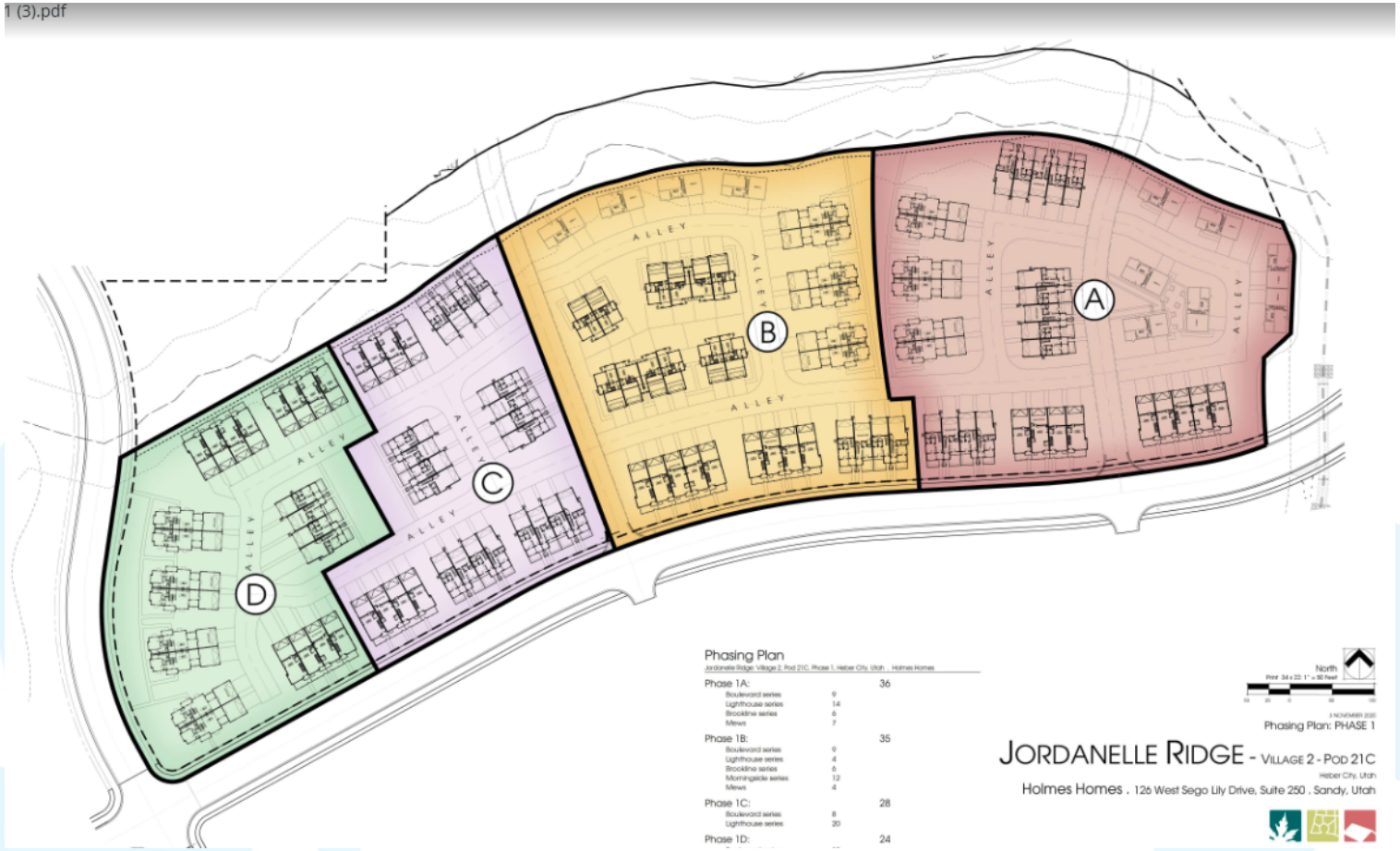
JR V3 Marcella Central Park – Prelim Plat



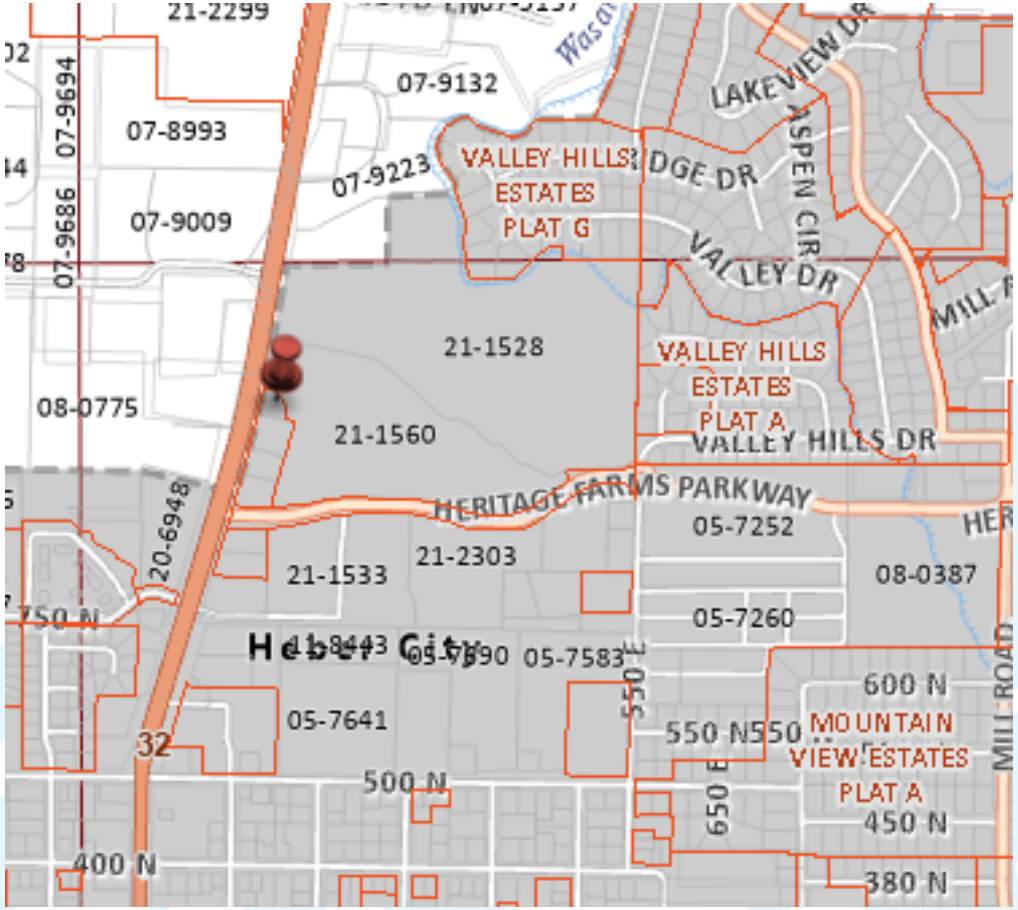


JR V2 Pod 21C – Prelim Plat





Savory Swig - Concept





Honorable Mentions

- Walmart Telecom – Antenna Update
- Plat Amendments/Lot Line Adjustments
  - Gilliland Industrial
  - Springs at Coyote Ridge Phase 4
  - Simpson Lot Line Adjustment
  - Fortra Flex Space Lot Line Adjustment
  - Red Ledges 4C 2nd Amendment
  - Maverick Heber Plat Amendment
  - Red Ledges Lot 523
  - Red Ledges Phase 1 Amended Lot 174
- Medical Way Road Dedication Plat
- Commons Road Dedication/Vacation Plat
- JR V3 Jordanelle Ridge Dr. Ph 1b and Ph 2 Road Dedication Plats
- JSSD and NVSSD
- Blue Sign Annexation
- Riverhawk Road Annexation
- Downtown Food Truck Court

Heber City Council Staff Report

MEETING DATE: 5/19/2026

SUBJECT: Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule

RESPONSIBLE: Sara Nagel

DEPARTMENT: Finance

STRATEGIC RELEVANCE:

SUMMARY

The following is direction from the Utah State Tax Commission (USTC) regarding their interpretation of the Truth in Taxation provisions that were created by HB 236.

- At every public meeting and public hearing where the budget is discussed from the first meeting in May until final budget adoption before September 1st:
    - The property tax impact schedule should be included as a separate item on the meeting or hearing agenda (except for the August hearing- allowable agenda items are specifically outlined in 59-2-919(8)(b)(i)(B))
    - Printed copies of the property tax impact schedule should be made available to the public at the meeting or hearing.

- At the first meeting in May and any public hearing on the budget before June 30th:
    - The property tax impact schedule must be presented to the public in addition to meeting the requirements listed above.

- The property tax impact schedule should be available on your entity's website from the first meeting in May until final budget adoption.

The City is following all USTC recommendations.

RECOMMENDATION

BACKGROUND

During the 2026 General Legislative Session, the Utah Legislature adopted HB 236, which modified certain requirements related to municipal budget adoption and the Truth-in-Taxation process under Utah Code §59-2-919.

HB 236 introduces an additional step earlier in the budget process. Specifically, if a municipality is considering a property tax rate that exceeds the certified tax rate, the Budget Officer must publicly state, at the time the tentative budget is presented, that the tentative budget includes a proposed property tax increase. This statement must include:

- The approximate dollar amount of additional ad valorem tax revenue to be generated;
- The purpose of the additional revenue;
- The approximate percentage increase in property tax revenue; and
- Notice that a formal Truth-in-Taxation hearing will be scheduled if the City proceeds with the proposed increase.

This requirement is intended to improve transparency by informing the public and governing body earlier in the budget process that a property tax increase is being contemplated, rather than waiting until the formal Truth-in-Taxation notice and hearing phase.

The presentation of the property tax impact statement requirement was satisfied during the May 5, 2026 City Council meeting.

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: Finance
Staff member: Sara Nagel, Finance Manager

EXHIBITS

1. Proposed Property Tax Impact Schedule

Proposed Property Tax Impact Schedule

Finance Director Statement: As part of the Fiscal Year 2027 Tentative Budget, Heber City will consider an increase to its property tax rate from 0.00077 to 0.00081 (estimated) to generate an additional $174,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted. The City shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase.

Heber City's Current Property Tax Rate		0.00077
Heber City's Current Property Tax Revenue	$	3,347,780
Proposed Revenue with Tax Change	$	3,521,780
New Property Tax Revenue to Heber City	$	174,000
Estimated Increase to Heber City's Property Tax Revenue		5.20%
Estimated annual increase to a primary residence of $850,000	$	18.72
Estimated annual increase to a business valued at $850,000	$	34.03

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Legislative	$ 275,700	$ 272,940	$ 2,760

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Judicial	$ 399,400	$ 395,400	$ 4,000

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Administrative	$ 1,462,400	$ 1,447,750	$ 14,650

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
General Gov't Buildings	$ 353,500	$ 349,960	$ 3,540

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Attorney	$ 127,200	$ 125,930	$ 1,270

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Human Resources	$ 169,900	$ 168,200	$ 1,700

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Information Technology	$ 486,300	$ 481,430	$ 4,870

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Engineering	$ 269,500	$ 266,800	$ 2,700

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Building	$ 1,564,600	$ 1,548,920	$ 15,680

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Planning	$ 904,700	$ 895,630	$ 9,070

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Police	$ 7,133,100	$ 7,061,600	$ 71,500

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Animal Control	$ 460,700	$ 456,080	$ 4,620

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Roads	$ 1,745,800	$ 1,728,310	$ 17,490

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Parks	$ 1,127,500	$ 1,116,200	$ 11,300

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Cemetery	$ 883,300	$ 874,450	$ 8,850

Impact of Tax Increase: Departments across the city are experiencing increased costs in materials, services and labor. This increase will maintain the City's most stable revenue source at a level sufficient to providing essential services.

Total General Fund Change $ 174,000

Heber City Council Staff Report

MEETING DATE: 5/19/2026

SUBJECT: Resolution 2026-11 Acknowledging the City's Intent to Increase Property Tax Revenue and Setting a Hearing Date for the August Truth in Taxation Public Hearing

RESPONSIBLE: Sara Nagel, Matt Brower

DEPARTMENT: Finance

STRATEGIC RELEVANCE:

SUMMARY

Consistent with guidance from the Utah League of Cities and Towns, Staff is presenting this resolution to formally acknowledge compliance with newly enacted requirements under HB 236. This legislation introduces a new and untested provision in Utah Code requiring the Budget Officer to separately state the intent to consider a property tax increase and present a proposed property tax impact schedule. Given the lack of established precedent or administrative guidance, this resolution provides a clear and documented record that the City has satisfied the statutory requirements as part of the budget process.

RECOMMENDATION

Staff recommends approval of Resolution 2026-11 setting the date, time, and place for the City's Truth-in-Taxation public hearing in accordance with Utah Code §59-2-919. The proposed hearing date needs to comply with statutory requirements that the hearing be held on a date when no other City business is conducted, no other taxing entities within the county are holding Truth-in-Taxation hearings, and the hearing begins no earlier than 6:00 p.m. Approval of this resolution will allow staff to proceed with the required noticing and coordination with the Utah State Tax Commission and the county auditor.

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: Finance
Staff member:

EXHIBITS

1. Resolution 2026-11 Acknowledging the City's Intent to Increase Property Tax Revenue and Setting a Date for the August Truth in Taxation Hearing
2. August 2026 Calendar

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF HEBER CITY, UTAH, ACKNOWLEDGING COMPLIANCE WITH UTAH CODE §59-2-919 REGARDING NOTICE OF INTENT TO CONSIDER A PROPERTY TAX INCREASE; SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING; AND DIRECTING REQUIRED NOTIFICATIONS TO THE UTAH STATE TAX COMMISSION AND WASATCH COUNTY AUDITOR

WHEREAS, the City Council of Heber City, Utah (the "City"), is required to comply with the provisions of Utah Code §59-2-919 when considering a property tax increase; and

WHEREAS, Utah Code §59-2-919(4)(b) requires that a separate item be included on the agenda of a public meeting notifying the public that the Budget Officer or Executive intends to make a statement regarding a proposed property tax increase; and

WHEREAS, a separate item was included on the agenda for the public meeting held on May 5, 2026, notifying the public of such intent; and

WHEREAS, the Budget Officer has made the required statement in a public meeting, as required by Utah Code §59-2-919(4), indicating that the City is considering a property tax increase; and

WHEREAS, Utah Code §59-2-919 requires the City to establish the date, time, and place of a public hearing on the proposed property tax increase; and

WHEREAS, Utah Code §59-2-919 further requires that notice be provided to the Utah State Tax Commission and the Wasatch County Auditor of the City's intent to consider a property tax increase, including the date, time, and place of the required public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HEBER CITY, UTAH, AS FOLLOWS:

Section 1. Acknowledgment of Agenda Item.

The City Council hereby acknowledges that a separate item was included on the agenda for the public meeting held on May 5, 2026, notifying the public that the Budget Officer intended to make a statement as required by Utah Code §59-2-919(4)(b).

Section 2. Acknowledgment of Statement.

The City Council hereby acknowledges that the Budget Officer made the statement as required by Utah Code §59-2-919(4), indicating that the City is considering a property tax increase.

Section 3. Public Hearing Established.

The City Council hereby establishes the public hearing on the proposed property tax increase as follows:

Date: [Insert Date]
Time: [Insert Time]
Location: Heber City Council Chambers, 75 N Main Street, Heber City, Utah

Section 4. Direction to Provide Notice.

The City Council hereby directs the Budget Officer, or designee, to provide notice on or before June 1, 2026, to the Utah State Tax Commission and the Wasatch County Auditor stating that the City is considering a property tax increase and specifying the date, time, and place of the public hearing, as required by Utah Code §59-2-919.

ADOPTED and PASSED by the City Council of Heber City, Utah, this _____day of _____, 2026, by the following vote:

	AYE	NAY
Council Member Yvonne Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Mike Johnston	_____	_____
Council Member Morgan Murdock	_____	_____
Council Member Sid Ostergaard	_____	_____

APPROVED:

_____
Mayor Heidi Franco

ATTEST:

_____
City Recorder

August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 **- CITY COUNCIL** **- INTERLAKEN TNT**	5	6	7	8
9	10	11 **- PLANNING COMMISSION**	12	13	14	15
16	17	18 **- CITY COUNCIL**	19	20	21	22
23	24	25 **- PLANNING COMMISSION** **- CUWD TNT**	26	27	28	29
30	31					

Heber City Council Staff Report

MEETING DATE: 5/19/2026
SUBJECT: Children's Justice Center Presentation and Donation Request
RESPONSIBLE: Kurt Hoffman
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

None

Heber City Council Staff Report

MEETING DATE: 5/19/2026
SUBJECT: Final Recommendations for the 2026 TAP Arts Grants
RESPONSIBLE: TAP Tax Advisory Committee
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

Online Applications for 2026 TAP Tax Art's Projects opened January 5, 2026, and closed February 27th, 2026.

Pursuant to Council's Policy, and directives at prior City Council Meetings, and at the most recent Council Retreat at the first of the year, the Arts projects portion of the TAP Tax is ten (10%) of the total TAP Tax monies collected. That projected amount for this year's TAP Tax Arts Projects is **$66,000.00,** representing 10% of the City's total share of the anticipated TAP Tax collection ($667,000.00).

Notwithstanding the anticipated ten percent (10%) policy amount of **$66,000.00,** the Applications' requests totaled **$143,004.75,** with the qualifying applicants seeking **$119,774.70;** and as a result, the Art's Advisory TAP Tax Committee is requesting that the Council consider awarding more than the anticipated $66,000.00, up to said $119,774.70, well above the 10% policy.

RECOMMENDATION

Staff advises that the Council first determine whether it wishes to adjust the Arts allocation at all this year, or maintain the established policy of awarding 10% ($66,000.00). Should the Council choose to increase that amount, staff further recommends clarifying both the total increase and how it should be applied.

BACKGROUND

On March 6th, the TAP Arts Advisory Committee and City Staff Review were initiated and ended on April 14th. The review process graded the applications by score cards developed by the Committee, and recommended percentages of the available TAP Tax monies to qualifying applications.

The grades were tabulated, and then final recommendations were recorded and are now submitted to the City Council.

The Arts Advisory PowerPoint outlines the applicants that received a positive recommendation, along with their respective requests and the Committee's recommended amounts, and establishes a hierarchy of scoring, from highest to lowest.

DISCUSSION

These TAP Tax Applications for Arts and Cultural Projects have been discussed, vetted, and these recommendations are now forwarded to the City Council.

Does the City Council desire to adjust any of the recommendations submitted by the Committee?

Does the Council desire to adjust the ten percent (10%) of the total TAP Tax allocation to fund Art's Projects?

The City Council is tasked to make the final decision on funding, and then direct financial staff to allocate funds from accrued ten percent (10%) TAP Tax resources, or, amend the budget to allocate additional TAP Tax revenues in order to fund more of the requested and recommended projects.

There were fourteen (14) applications submitted (compared to fifteen (15) last year), two of which did not meet all the criteria and were not included in the recommendation process.

Council has also directed funding towards trails and parks projects, including the ongoing maintenance of those facilities, and is currently considering additional improvements to existing parks. As a result, available TAP Tax revenues are subject to multiple competing priorities, and future allocations will depend on the Council's desired funding direction and overall budget priorities.

Regardless of the funding level the Council selects, Staff's initial recommendation is to follow the Committee's scoring hierarchy. Under this approach, the Council would award funding to applicants in order of their respective rankings under the Committee's rubric, from highest to lowest.

In doing so, the Council may choose from several approaches:

1. **Fully fund** the highest-ranked applications until the available $66,000.00 is exhausted;
2. **Apportion** the $66,000.00 among the top-ranked applicants by awarding partial funding, thereby distributing support more broadly; or
3. **Amend the budget** to allocate additional TAP Tax revenues to fund more of the requested and recommended projects.

Staff offers these options to support the Council's policy discussion and stand ready to implement whichever direction the Council determines is most appropriate.

The Art Advisory Committee is also considering policy revisions and additions for the 2026- 2027 TAP Tax Art Evaluation and recommending process, which is anticipated to assist in the application method. These will be discussed and presented in a future City Council Meeting.

Whatever is not expended from the projects is returned to the TAP Tax Fund. *(TAP Tax funds need to be spent within 10 years).*

FISCAL IMPACT

It is anticipated that next year the City could receive close to the same amount or slightly less.

Unless revised by the City Council, ten percent of said TAP Tax would be available for the Arts Advisory Committee to make recommended allocations for financing cultural facilities, recreational facilities, zoological facilities, botanical organizations, and cultural organizations within the city or within the geographic area of Wasatch County.

No direct negative impact, liability, or risk to Heber City.

CONCLUSION

See above.

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: J. Mark Smedley, Asst. City Manager

EXHIBITS

1. 05 19 26 TAP Arts Advisory Results Report to Council att

HEART OF THE WASATCH BACK

HEBER CITY EST 1889

TRAILS ARTS Wasatch TAP PARKS Your TAP Tax Dollars at Work

HEBER CITY EST 1889

ART COMMITTEE

TAP Arts Advisory Committee Report

May 19, 2026

Summary

- Committee membership / 2026 Work Process / Eligibility
- Scoring Rubric
- 2026 Applications / Final Scores
- Funds Requested / Funding Recommendation

Supporting and promoting recreational, cultural, arts and parks facilities and programs to benefit the Heber Valley Community.

TAP Arts Advisory Committee

Crista Bazoian
2024-27 Secretary

Jessica Christensen
2024-26 Member

Phil Jordan
2024-26 Co-chair

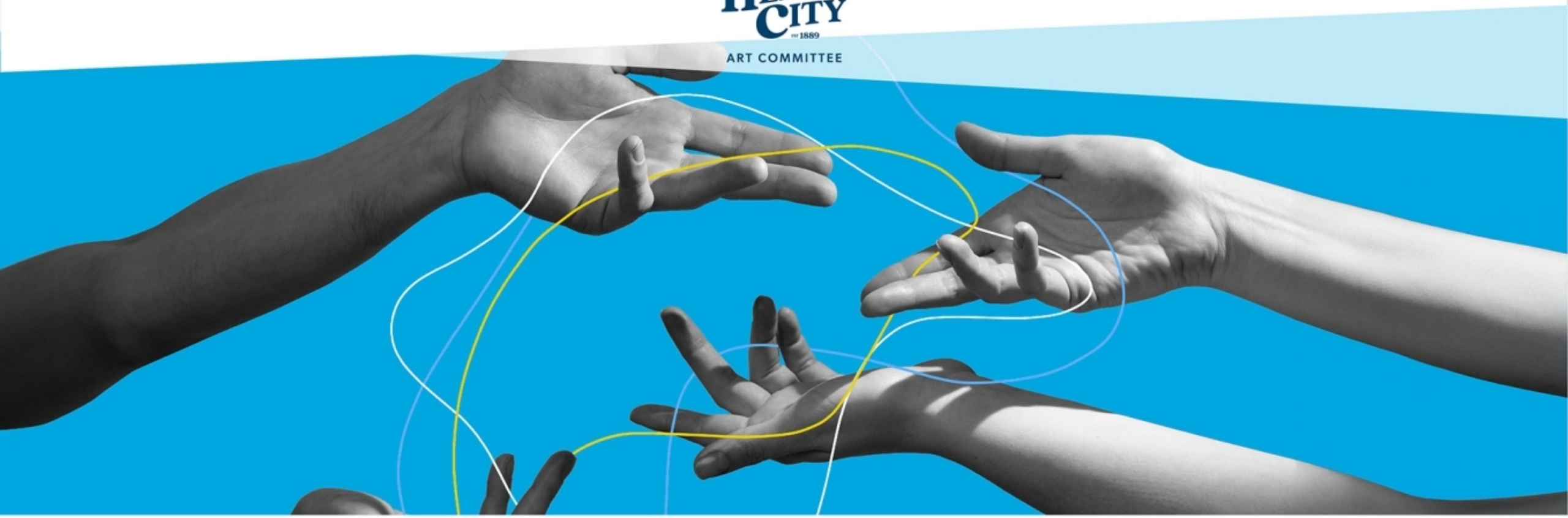
Missy Maughan
2024-27 Member

Farah Sanders
2024-27 Co-chair

2026 Process Timeline

January 5	Online Application OPEN
February 11	Public Workshop for this application process
February 27	Online Application CLOSE
March 6	TAP Arts Advisory Committee / City Staff Review START
April 14	Review ENDS / Committee Scoring & Funding Recommendation
May 2026	City Council Review / Year Award All applications notified of funding decisions
June 30	City Council Adoption of 2027 City Budget including Year 4 TAP Funds awarded in May, 2027

HEBER CITY
est 1889
ART COMMITTEE



Learn How to Apply for TAP TAX Art Grant Money

TRAILS ARTS
Wasatch TAP
PARKS
Your TAP Tax Dollars at Work

February 11, 2026

Eligibility 2026

- Applicants are NOT required to have a 501(c)(3) non-profit Federal and/or Utah State tax-exempt status to qualify for a grant.
- Separate Granting Organizations applications are ineligible.
- The location of the project MUST take place within Heber City limits.
- Projects must be completed within a period of up to 2 years of the date of funding.
- Capital projects must be completed within 3 years of the date of funding.

Eligibility 2026

- Projects must be matched by at least 25% funding.
- All granted funds distributed to Tap Tax grantees shall be in the form of reimbursement of their qualified costs and expenditures associated with their project.
- Grant awards may be distributed in two reimbursements up to 50% at the time of award and remaining balance at project completion and final reporting.
- Projects are required to announce and display that funding was provided by the Heber City TAP Tax Program.

Eligibility 2026

- Capital improvement / maintenance projects can ONLY apply to PRIVATE property(s) – not publicly owned-leased property(s) ** New **

Art Advisory Committee - TAP TAX Art Grant Applic[illegible]bric

Year 1

	Non-responsive 0	Unsatisfactory 1	Basic 2	Developing 3	Superior 4	Exemplary 5
Quality of proposed project: Budget	No budget provided	Makes attempt to provide a budget	Provided, but unclear on what the money would be used for	Budget provided with more than basic detail	Greater details provided, but lack of supporting data or information	Invoices, or bids provided for work with detailed cost estimates
Quality of proposed project: Timeline	No timeline provided	Project not well thought out or lacking details in timeline	Some details provided; better project timeline needed	Timeline provided with more than basic detail	Well-constructed outline of events and project details	Provides supporting data, or timelines to show project is clearly defined
Demonstrated Community Need	Does not address community need	Makes attempt to describe community need	Community need described in basic detail	Community need described with more than basic detail	Community needs details provided, but lacks supporting data or information	Addresses current need of community with supporting details, data & information
Benefits to the Community	Does not address benefits to the community	Makes attempt to describe benefits to the community	Community benefits described in basic detail	Community benefits described with more than basic detail	Community benefits provided but lacks specific data & tangible evidence	Addresses community benefits with tangible evidence & specific user groups, etc.
The Organization's History & Ability to implement Project & Financial Considerations	No history, evidence of ability to implement projects, or financial considerations provided	Makes attempt to give evidence of the organization's history, ability to implement projects & financial considerations	Basic supporting evidence of organizations history, ability to implement projects & financial considerations provided	Evidence of organization's ability to implement projects, history & financial considerations provided with more than basic detail	Evidence of organization's ability to implement projects, history & financial considerations provided but lacks detailed supporting data or information	Detailed supporting data or information is provided that gives clear evidence of organization's ability to implement projects, history & financial considerations

2026 Heber City TAP Arts Grant Applications

Application #	Applicant	Project/ Event	Request
26_03	Community Alliance for Main Street	Music On Main	$ 19,612.00
26_04	Community Alliance for Main Street	Hello Heber Mural	$ 2,850.00
26_13	Wasatch County Library	Community Concert Series - Year 2	$ 5,100.00
26_11	TVT 1	POSSESSIVE! The Musical	$ 4,999.00
26_10	TVT 2	Sponsorship of 1776 Musical	$ 12,000.00
26_12	Wasatch Community Foundation	Chief Tabby Statue	$ 25,000.00
26_09	Red, White & Blue Festival 2026	Free Community Music Programming	$ 12,000.00
26_08	Main Street Entertainment	Heber Tourist Shows	$ 17,000.00
26_14	Wasatch County Senior Center	Senior Arts Project Classes	$ 33,271.00
26_06	Heber City Historic Preservation	Home Tour Addition	$ 8,835.00
26_07	Heber Valley Children's Choir	Sing for America	$ 2,200.00
26_02	Commemorative Air Force	Signage / Crowd Control	$ 5,000.00
26_01	Art Around The Square	Whimsy! the musical	$ 21,130.00
26_05	Embasue Creative Services	Family-Friendly Dance Party	$ 10,960.00

2026 Heber City TAP Arts Grant Applications

Roll-up Scores

Application #	Applicant	Project/ Event	A	B	C	D	E	Total	Request	Eligible	Recc Award	Comments
26_03	Community Alliance for Main Street	Music On Main	350	475	475	455	500	451	$ 19,612.00	$ 19,612.00	$ 19,612.00	Concern for # of events per week at Park Stage
26_04	Community Alliance for Main Street	Hello Heber Mural	480	500	380	455	440	451	$ 2,850.00	$ 2,850.00	$ 2,850.00	
26_13	Wasatch County Library	Community Concert Series - Year 2	450	500	380	445	400	435	$ 5,100.00	$ 5,100.00	$ 5,100.00	
26_11	TVT 1	POSSESSIVE! The Musical	430	340	420	460	490	428	$ 4,999.00	$ 4,999.00	$ 4,999.00	Must be reviewed for x2 funding w County
26_10	TVT 2	Sponsorship of 1776 Musical	360	390	400	445	500	419	$ 12,000.00	$ 12,000.00	$ 12,000.00	
26_12	Wasatch Community Foundation	Chief Tabby Statue	415	500	375	420	360	414	$ 25,000.00	$ 25,000.00	$ 25,000.00	
26_09	Red, White & Blue Festival 2026	Free Community Music Programming	315	365	400	465	Recuse	386	$ 12,000.00	$ 12,000.00	$ 12,000.00	
26_08	Main Street Entertainment	Heber Tourist Shows	330	415	365	460	360	386	$ 17,000.00	$ 17,000.00	$ 17,000.00	$4250 Maximum for marketing
26_14	Wasatch County Senior Center	Senior Arts Project Classes	400	330	370	455	370	385	$ 33,271.00	$ 7,387.50	$ 7,387.50	
26_06	Heber City Historic Preservation	Home Tour Addition	410	380	340	375	410	383	$ 8,835.00	$ 6,626.25	$ 6,626.20	If HC declines ARTS then fund rhru TRAILS
26_07	Heber Valley Children's Choir	Sing for America	360	230	360	405	420	355	$ 2,200.00	$ 2,200.00	$ 2,200.00	Is there matching funds here?
26_02	Commemorative Air Force	Signage / Crowd Control	360	425	380	275	320	352	$ 5,000.00	$ 5,000.00	$ 5,000.00	
26_01	Art Around The Square	Whimsy! the musical	270	230	340	405	415	332	$ 21,130.00	$ 12,330.00	$ -	$34,540 Contract? | 2024 TAP Funds withdrawn NO CONFIDENCE that this project will happen
26_05	Embasue Creative Services	Family-Friendly Dance Party	265	195	220	405	180	253	$ 10,960.00	$ 10,900.00	$ -	NO CONFIDENCE this project will happen
									$ 143,004.75	$ 119,774.70		

Discussion



Heber City Council Staff Report

MEETING DATE:	5/19/2026
SUBJECT:	High Valley Arts Performing Arts Center
RESPONSIBLE:	Tony Kohler, Stu Waldrip
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Stu and Sue Waldrip are looking to locate a permanent facility in Heber City for the High Valleyt Arts Performing Arts Center. The are looking just north of the corner of Fitzgerald Road and Highway 40. Policy questions for Council include:

1. Would Council be amenable to annexation of the property?
2. Is Council supportive of the proposed use?
3. Would Council be amenable to creative solutions for parking on the property, such as sharing parking on adjoining property?

RECOMMENDATION

Staff recommends Council discuss the potential for annexation and partnering with High Valley Performing Arts Center for parking.

BACKGROUND

High Valley Performing Arts Center has been operating out of Midway and is looking for a permanent location. The Waldrips are looking to purchase the Fitzgerald property and annex the property into Heber City and build a new facility on that property. One challenge for the proposed development is parking. One potential opportunity is for Heber City and/or the Fire Station to consider sharing parking with the proposed facility, as the Fitzgerald Farms development has a future undeveloped public park and fire station just to the east of the Fitzgerald property in question.

DISCUSSION

The Fitzgerald property is part of Heber City's Annexation Policy Plan and the City has anticipated the property being annexed. The City's North Village Overlay Zone (NVOZ) would anticipate zoning of the property being low density residential. The City's moderate density mixed-use district of the NVOZ, the Neighborhoods with Open Space (NOS) District of the NVOZ, lies just to the north of the property. Currently, the City has a formal annexation petitioner for property adjoining and north of the Fitzgerald Property.

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

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

EXHIBITS

1. High Valley Arts Concept Plan
2. High Valley Arts Performing Arts Center

High Valley Arts Performing Arts Center



Preliminary Design

To be located on North Highway 40
Heber City, Utah

A HVAF Performing Arts Center in Heber City Will Meet the Growing Cultural Needs of Wasatch County

Size: 600-seat Main Theater
225-seat Black Box Theater
Two Dance Studios

1. A HVAF Arts Center will inspire artists with collaboration between HVAF, The Block Dance Studio and Primary Ballet Dance Studio:

Each studio will have a dance studio in the building (1) bringing people to the facility, (2) providing a performing venue, (3) stimulating creative synergism with dance and theater closely associated, and (4) engaging more donors in the project. Motto: *"Art with Heart – creating excellent theater and dance while honoring the worth of every individual."*

2. It meets a critical need:

Currently, there are **8** active theater and dance organizations which perform in Wasatch County with only **3** regular stages and **1** town hall stage on which to perform:

Wasatch High School – rarely rented out because it is so busy
TVT – rarely rented out because it is so busy.
Ideal Theater – very small, suitable for only a very limited cast.
Midway Town Hall – Limited backstage room for casts – used by 3 organizations for lack of another stage.

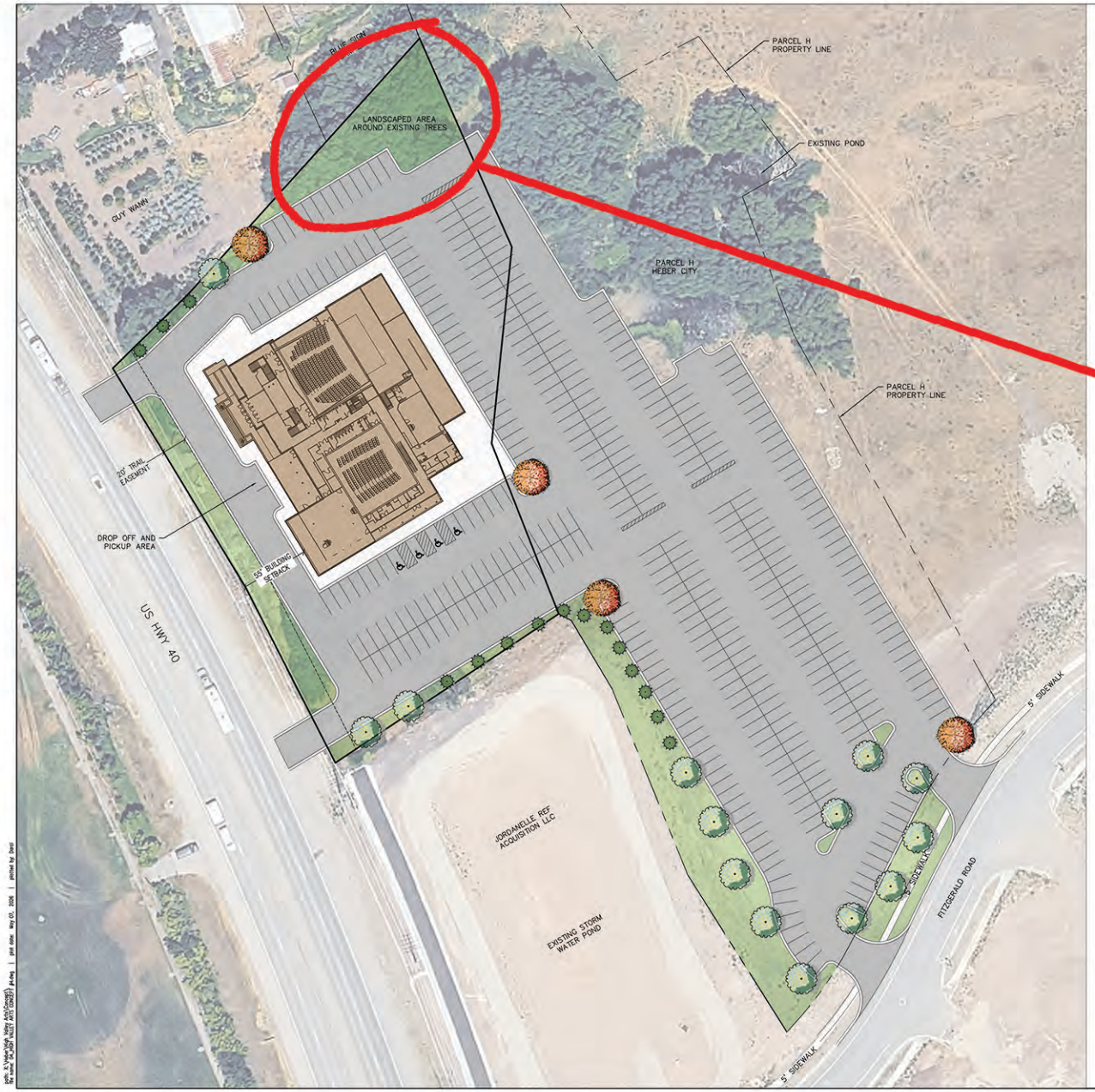
High Valley Arts would rent out its two stages periodically during the year to help fill these needs until the "Town Hall Concept" theater is built near UVU, which will function as a 100% rental facility.

4. It will bring TAX REVENUE to the City of Heber with the indirect spending of patrons.

5. It will provide a public/private partnership between Heber City and HVAF to provide landscaping, picnic tables, and parking for the Nature Reserve as well as sufficient parking for patrons of the Arts Center.

HIGH VALLEY Arts Foundation

Concept Plan - HVAF parcel plus Parcel H



PARKING CALCULATIONS			
	SEATS	PARKING CODE	PARKING NEEDED
CITY CODE FOR AUDITORIUMS	825	1 SPACE PER 2 SEATS	413
HVA ESTIMATE	825/2.3	+ 45 CAST MEMBERS AND DANCE COMPANY	404
CITY CODE FOR THEATERS	825	1 SPACE PER 4 SEATS	206

SPACES ON HIGH VALLEY ARTS PROPERTY 116 SPACES
SPACES ON CITY PROPERTY 290 SPACES
TOTAL 406 SPACES

CONCEPT NOTES:
1. THIS IS A CONCEPT PLAN ONLY. THIS PLAN HAS NOT BEEN APPROVED BY HEBER CITY.
2. ANNEXATION INTO HEBER CITY IS REQUIRED.

ZONING NOTES:
- PROPERTY IS CURRENTLY IN THE MOUNTAIN ZONE IN WASATCH COUNTY.
- ANNEXATION INTO HEBER CITY IS REQUIRED FOR THIS PLAN.
- FUTURE LAND USE IN THE HEBER CITY GENERAL PLAN: UNIVERSITY VILLAGE-UV
  - 4 STORY BUILDINGS ALLOWED
  - TRAINING CENTERS AND GATHERING PLACES ALLOWED
  - MOUNTAIN MODERN ARCHITECTURE REQUIRED.

Addition of landscaping, picnic tables, and paved parking for visitors to the nature reserve.

406 PARKING SPACES ON THIS SHEET

Parking standard used:

MAIN THEATER -	600 people
CAST/USHERS -	50 people
BLACK BOX -	225 people
CAST/USHERS	25 people
DANCE STUDIOS	30 people
TOTAL	930 people

2.3 people/car = 404 spaces

NORTH

0 20 40 80 120

SCALE: 1"=40'
Scale 1" = 80' for 11x17

WALDRIP
HIGH VALLEY ARTS CENTER
CONCEPT #4
WITH CITY PARCEL H

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 7 MAY 2026

BERG ENGINEERING
360 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 7 MAY 2026	SHEET
DRAWN BY: DWA	REV:	4

HVAF Performing Arts Center Parking

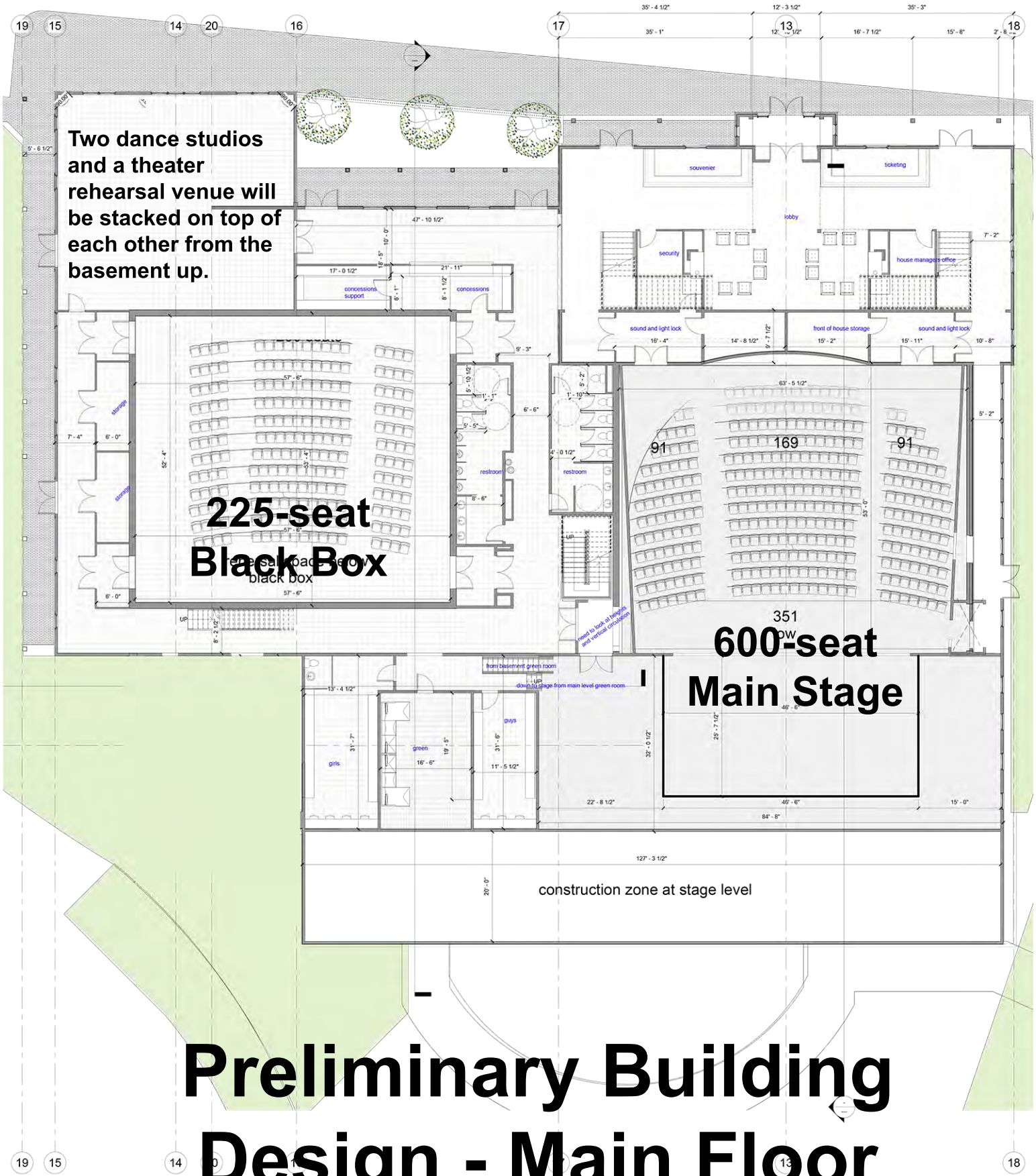
This model uses the parking standard of 2.3 people per car with the following number of theater seats:

MAIN THEATER –	600 people
CAST/USHERS –	50 people
BLACK BOX –	225 people
CAST/USHERS –	25 people
TWO DANCE STUDIOS –	30 people
TOTAL	**930 people at 100% occupancy**

930 people ÷ 2.3 people/car = space for 404 cars needed

EXPLANATION: The number parking spaces required in the HVAF theater parking lot Is dependent upon two factors:

1. Number of seats in the theater
2. People-per-car number used
   - A. HVAF's actual 2024 count of cars/patrons in a production yielded a low of 2.6 people per car. (See Appendix 1)
   - B. The number used in this study of 2.3 people per car has been mentioned in meetings with Heber City.
   - C. Heber City zoning regulations 187.72.030 list 2 people per car for auditoriums, which may be too few.
   - D. HVAF will make a second study during our July 2026 summer production to provide additional data of people-per-car attending a theatrical production to assist in making a wise decision on how many parking spaces are needed for an HVAF Performing Arts Center.



Preliminary Building Design - Main Floor

BRIEF HISTORY OF HIGH VALLEY ARTS

106,000 People Entertained since 2009

18 Outdoor shows - 23 Indoor shows - 14 youth shows
5,000 actors in shows
1,989 community people working behind-the-scenes

A COMMUNITY-BUILDING ORGANIZATION!



APPENDIX 1 - HVAF PARKING SURVEY
JULY 6-JULY 18, 2024

High Valley Arts Parking Survey - July 6-July 18, 2024

2024	Number of Cars	Tech/spots People	Production People	Ushers	Cast	Audience	TOTAL PERSONS	People/Car
Sat. July 6	122	9	3	8	42	357	419	3.41
Mon. July 8	**107**	**4**	**4**	**5**	**39**	**232**	**284**	**2.64**
Fri. July 12	133	5	3	6	37	353	404	3.04
Sat. July 13	130	5	3	7	37	320	372	2.86
Mon. July 15	128	5	4	9	37	360	415	3.24
Wed. July 17	141	5	3	7	39	410	464	3.29
Thur. July 18	RAIN							
LOWEST NUMBER OF PEOPLE PER CAR								**2.64**

Performance of "Fiddler on the Roof" at 400 East 250 South, Midway. The outdoor theater has a large empty field to the north for parking. Sue Waldrip physically counted cars on the nights listed and figured out how many individuals connected with the performance were at the theater in addition to the audience. She was able to get an accurate account of how many tickets holders were in the audience.

High Valley Arts Performing Arts Center




Coyote
Springs Park

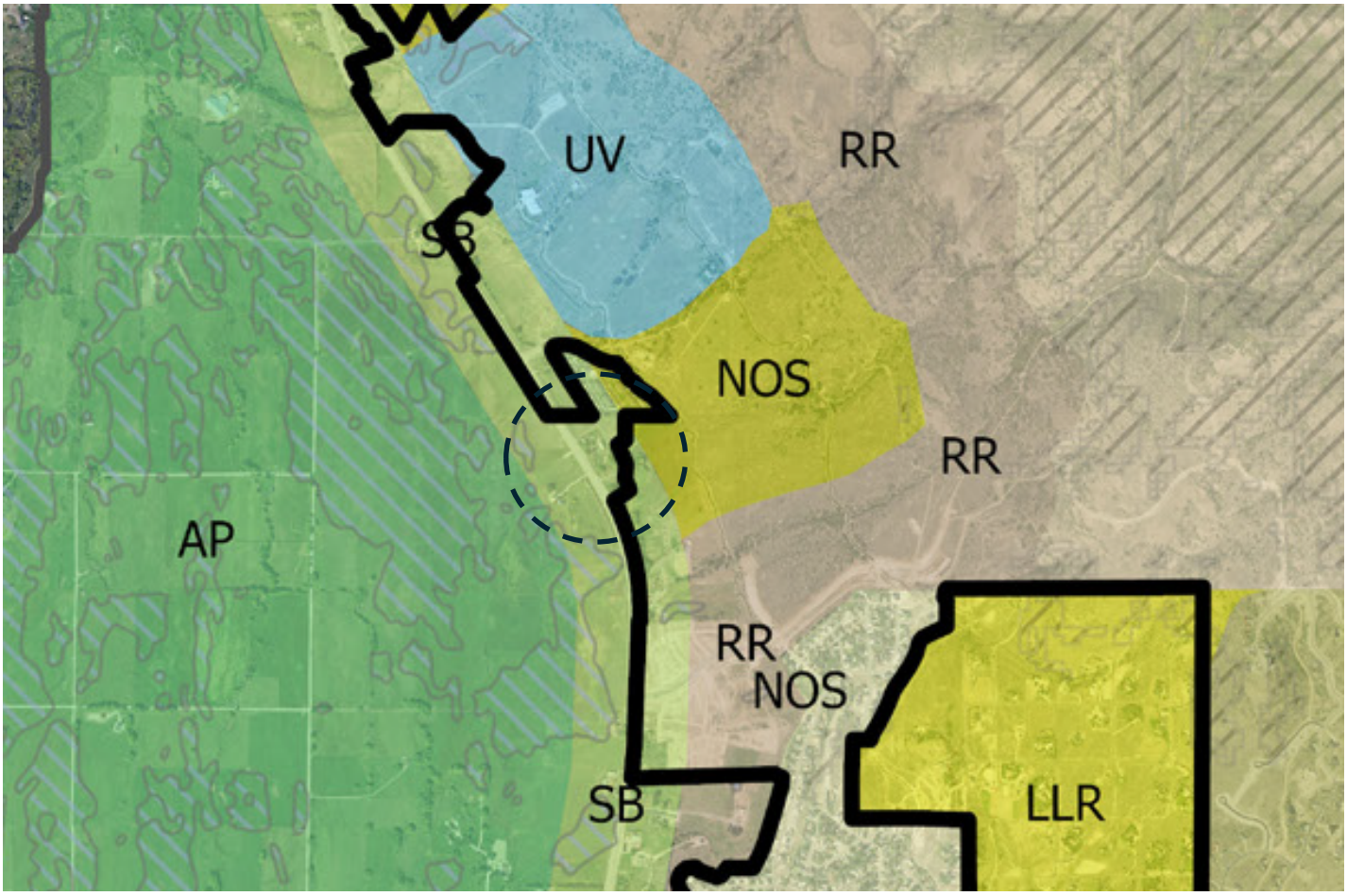


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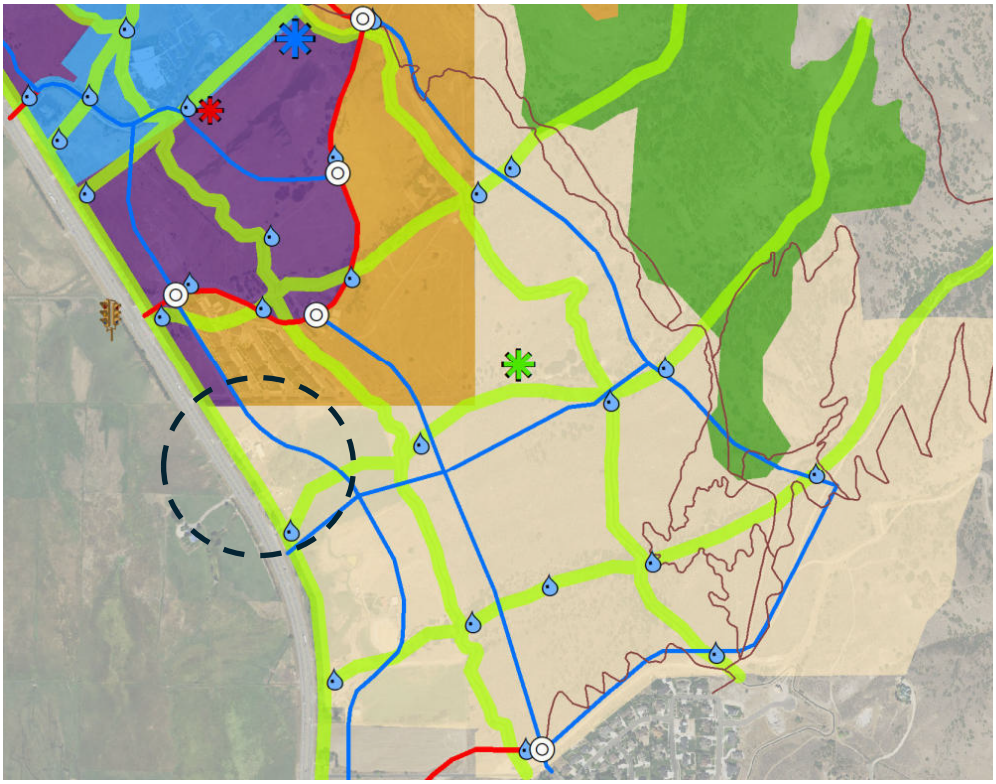




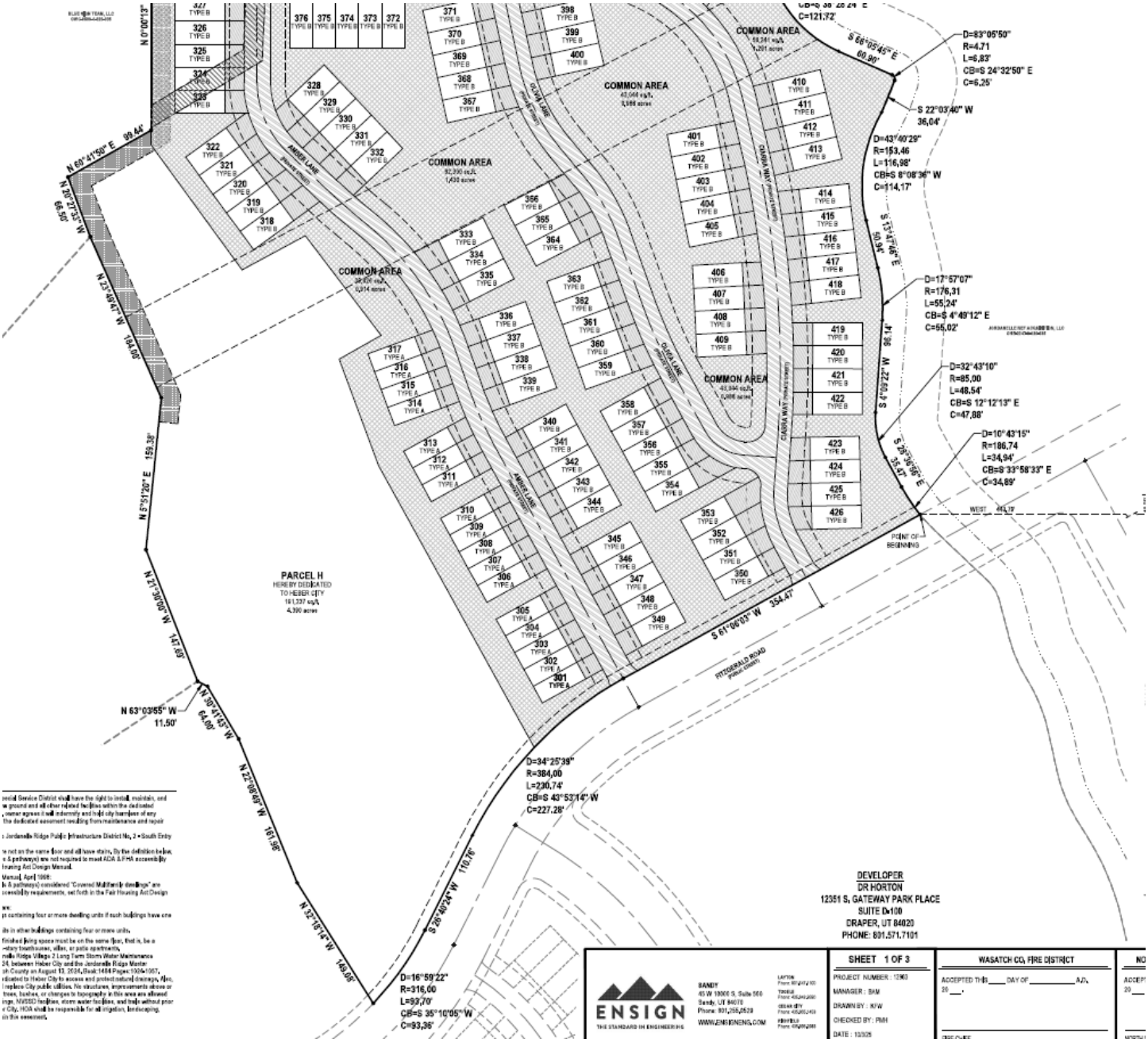
Heber City Land Use Map General Plan



North Village Overlay Zone



Fitzgerald Farms Anticipated Plat



TRAILHEAD PLAZA DESIGN

Community Engagement Summary

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

05.05.2026

Terracon

Explore with us

MHTN ARCHITECTS

PRESENTING

TERRACON:

Lars Erickson – Project Manager

Dave Harris – Principal in Charge

MHTN Architects:

Ryan Wallace – Architect Principal

GOALS AND OBJECTIVES

1. Convey and Align with Public Outreach Findings
2. Confirm direction for the Preferred Plaza Master Plan
3. **Identify path for Council Approval**

PROJECT SCHEDULE

1. Engagement Summary | Now
2. Integrate Engagement Feedback | May
3. Preferred Master Plan - Council Presentation | June 2

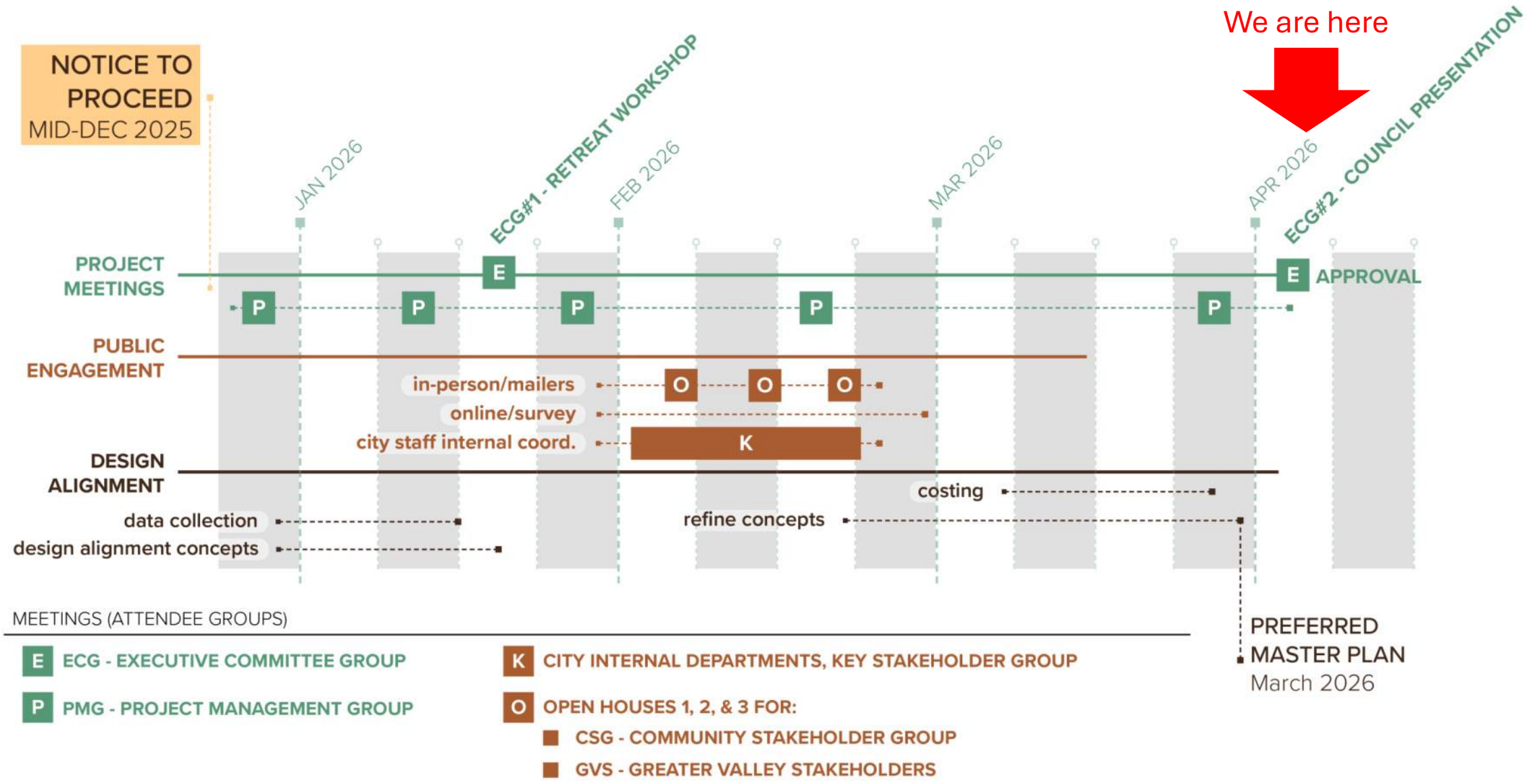
OUR APPROACH



AGENDA

1. Context: Framing the Discussion (Terracon)
2. Survey Results & Public Feedback Summary (MHTN, Terracon)
3. Preferred Master Plan Diagram (Terracon)
4. Next Steps

PROJECT TIMELINE




HEART OF THE WASATCH BACK
HEBER CITY
EST 1889


HEBER CITY
ENVISION
2050


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CENTRAL HEBER

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CENTRAL HEBER

Mobility & Connectivity

- Walkable, Bikeable Core – Safe, pleasant streets
- Connected Destinations – Pedestrian-friendly routes linking key districts

Public Spaces & Downtown Activation

- Activate Main Street – Parks, Civic Center, Public Safety Block with amenities and activities
- Enliven Streets – Comfort features that encourage repeat visits

Economic Development

- **Downtown Growth** – More living and working spaces to support shopping, dining, and entertainment
- **Train Station Hub** – Small dining and shopping area for visitors and events

Recreation & Tourism

- West Side Gateway – Arts, recreation, tourism, and outdoor pursuits
- **Regional Destination** – Position Heber for cultural and recreational opportunities

Housing & Neighborhoods

- *Missing Middle Housing – East of new high school for diverse options*

Identity & Character

- *Celebrate Heber's Heritage – Historic charm, mountain valley setting, welcoming environment*

ENVISION
CENTRAL HEBER



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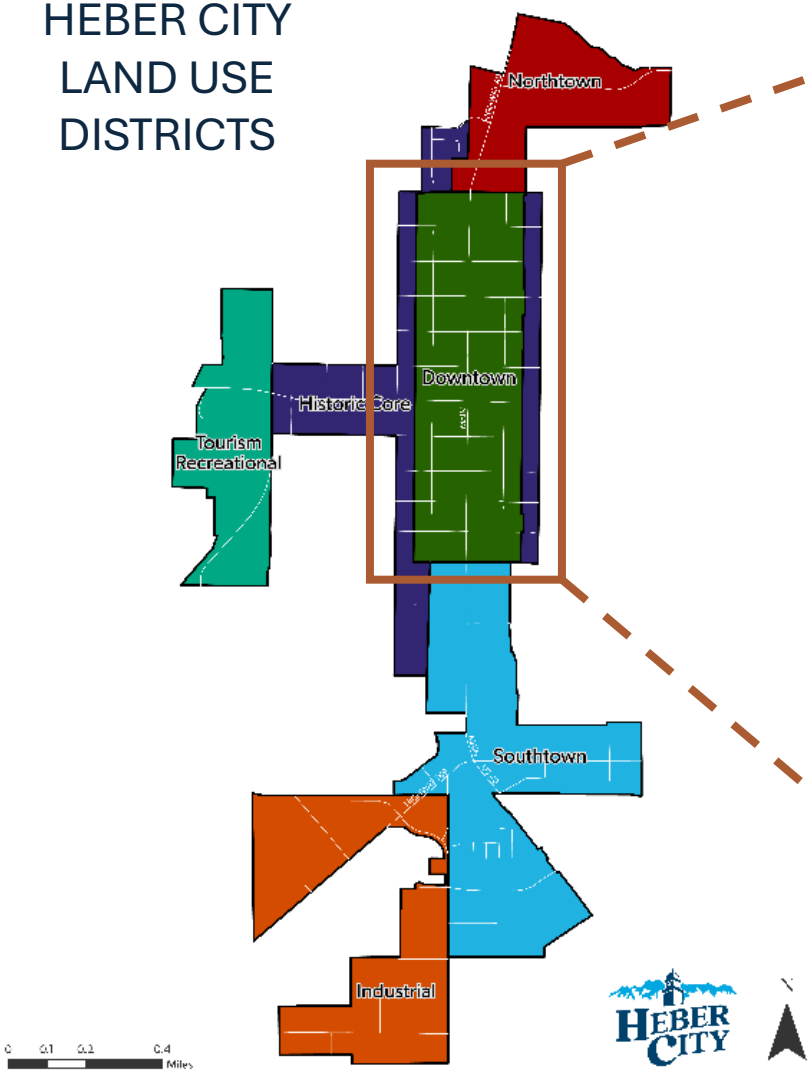
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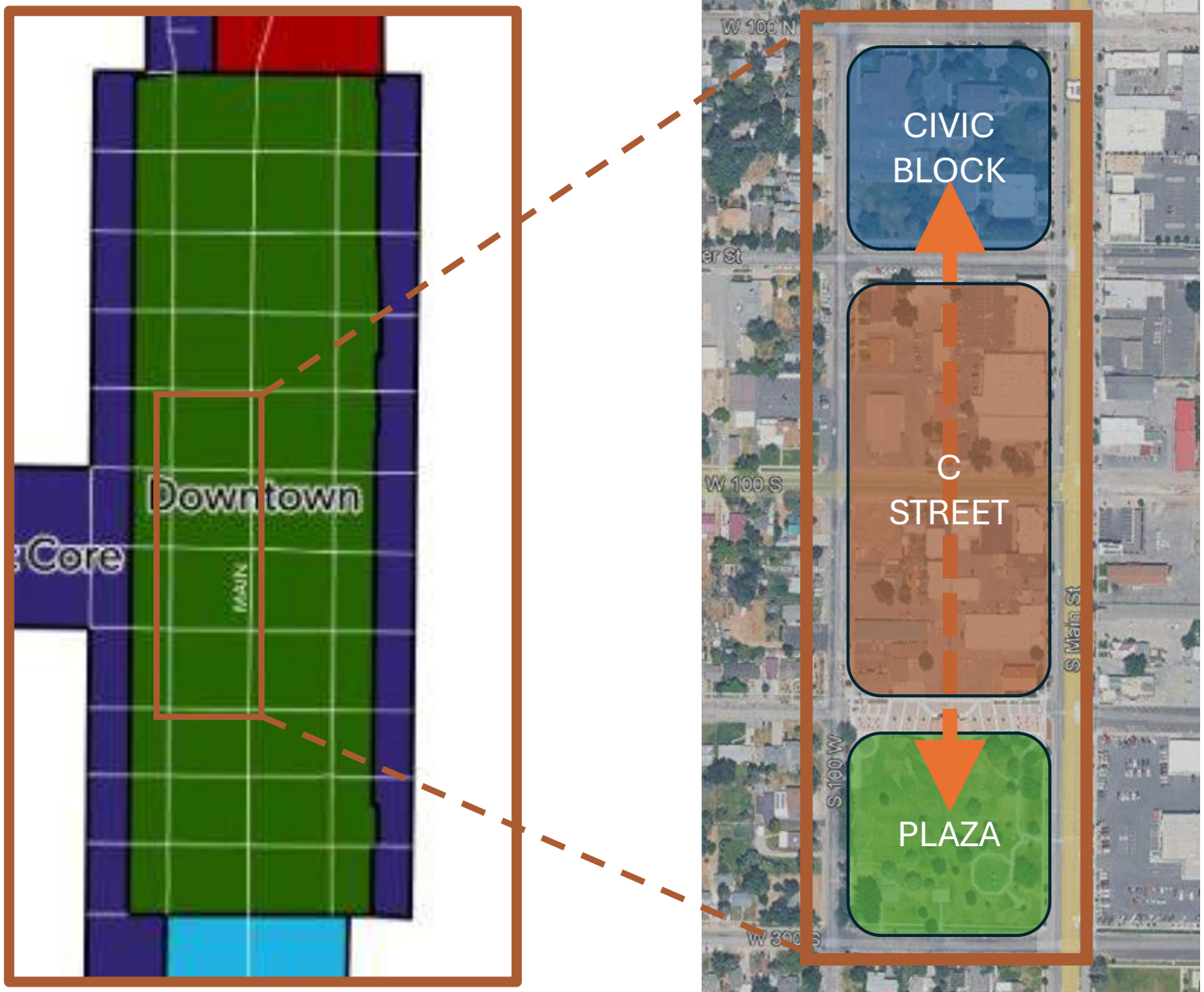
Identity & Character

- *Celebrate Heber's Heritage – Historic charm, mountain valley setting, welcoming environment*

HEBER CITY LAND USE DISTRICTS

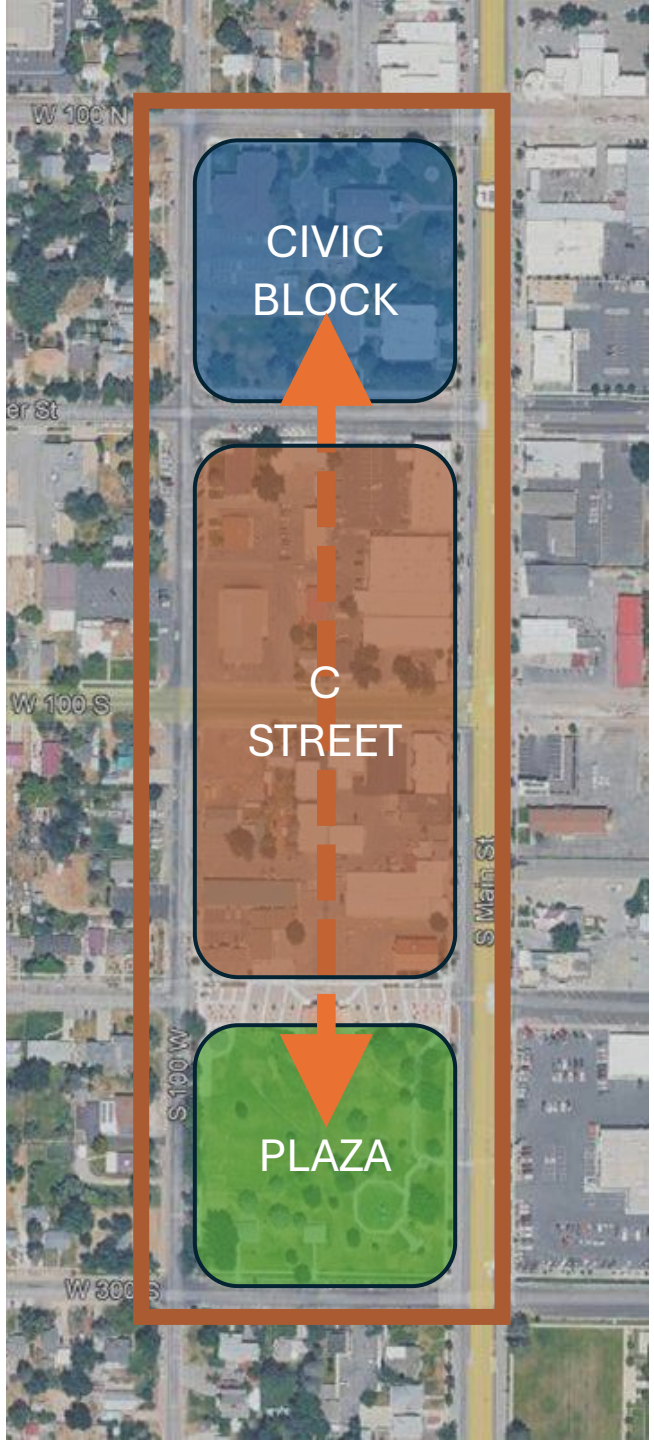





Downtown
Core
MAIN
CIVIC BLOCK
C STREET
PLAZA
S Main St
S 100 W
W 100 S

"**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."

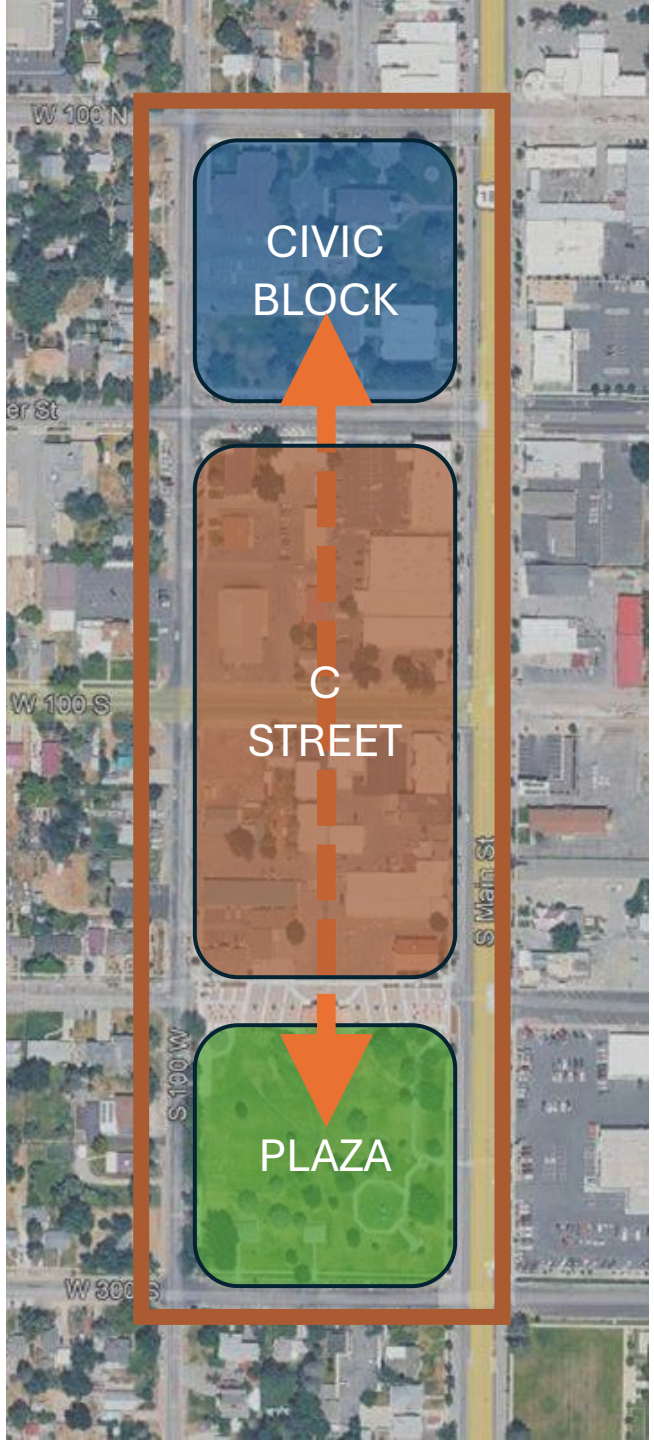
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"5. Activate and connect public spaces on Main Street, **including Heber City Park**, Civic Center Block, and the Public Safety Block, adding amenities, activities, and attractions that people return to again and again."

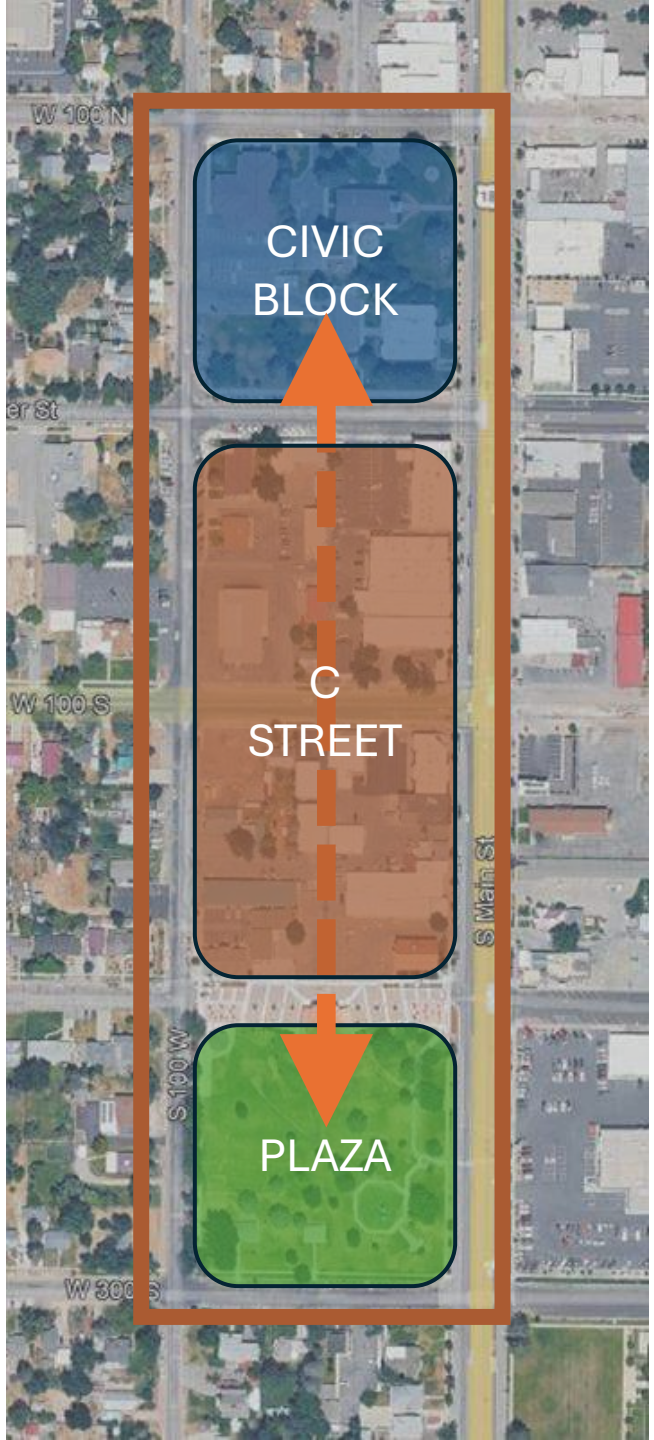
ENVISION
CENTRAL HEBER





"Our goal is to augment the efforts of local government by bringing focused attention to the unique challenges and opportunities that Main Street presents…"

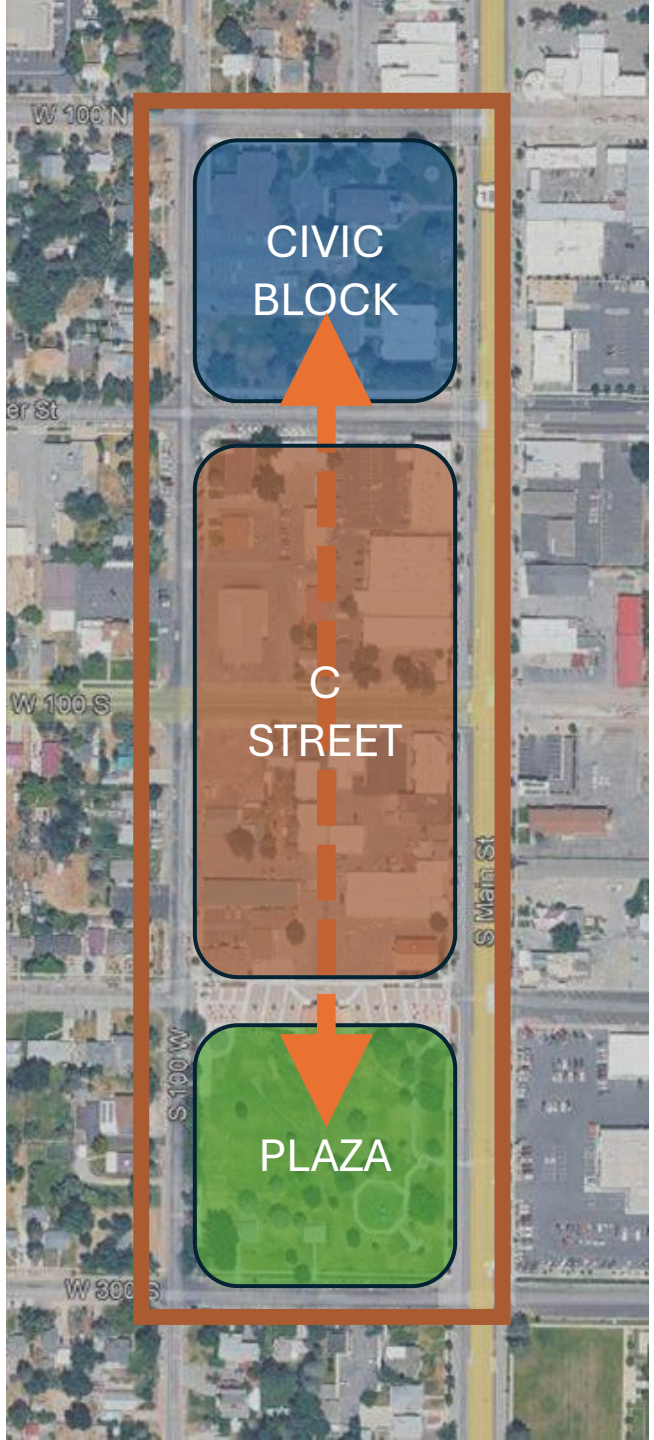
HEBER CITY EST 1889
COMMUNITY ALLIANCE FOR MAIN STREET





"...CAMS empowers business and property owners on Main Street by providing them with a platform to voice their concerns, ideas, and aspirations."

HEBER CITY EST 1889
COMMUNITY ALLIANCE FOR MAIN STREET





PLAZA MASTER PLAN

A quick review



HEART OF THE WASATCH BACK
HEBER CITY
EST 1889

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2050

ENVISION
CENTRAL HEBER

Trailhead Plaza Identified in City Park Master Plan



2020

2023

2024

TODAY

Trailhead Plaza is the economic anchor of the Envision Central Heber Plan.

Subsidies for Trailhead Plaza will likely be in the $50,000 a year range.

The plaza and its staff will generate nearly $750,000 a year in ancillary revenues to offset its operational costs, while leaving funds for capital improvements.



Simply put, there is nothing the city can invest in that has a greater return on investment than the development of Trailhead Plaza.

– Roger Brooks Plan

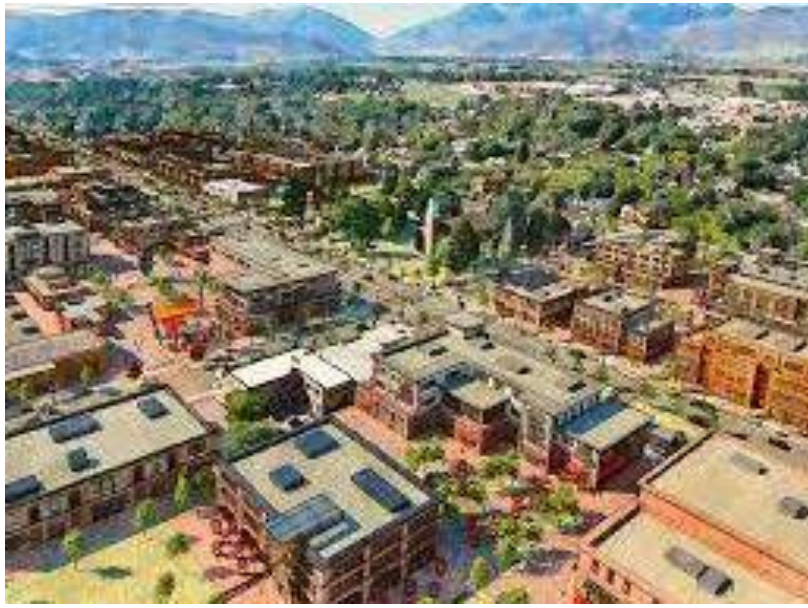
It will...

1. Spur private sector investment
2. Be the cornerstone investment and anchor tenant of the Envision Central Heber Plan
3. Jump start the C Street Trail commercial district

HEBER CITY EST 1889
COMMUNITY ALLIANCE FOR MAIN STREET







It will…

4. Reduce leakage to other communities
5. Keep visitors IN Heber City, increase retail sales locally
6. Make Heber City an even better place to live, raise a family, retire, start or expand a business, and to visit
7. Level the playing field with competing communities









It will...

8. Help Heber City step out of the shadows

9. Create tremendous community pride

10. Increase the local tax base, invest in projects that will improve the quality of life for its citizens






HEBER CITY'S COMMUNITY LIVING ROOM

Trailhead Plaza is envisioned as Heber City's community living room—a **vibrant downtown hub** where recreation, commerce, and culture come together. As a signature **placemaking anchor**, it will foster **year-round activity** and **energize the heart of the city**. This thoughtfully designed space will serve as a **welcoming destination** for residents and their families, supporting local business and creating **new opportunities for connection**.

PROJECT TOUCHSTONES



LONG-TERM INVESTMENT, FUNDING MAY INCLUDE:

HEBER CITY INVOLVEMENT

- Heber City TAP Tax (Trails, Arts, and Parks) – approved 2023
- Development impact fees

OTHER SOURCES

- State and federal grants
- Public–private partnerships
- Strategic subsidies to support vendors
- Vendor and event revenue

MASTER PLAN REFINEMENT

Council Retreat



WHY A PLAZA? - A DOWNTOWN NEEDS A HEART

- Successful downtowns are built around a central place for people to gather.
- Retail districts succeed when anchored by people, not parking
- A plaza creates a central place for daily activity that downtown businesses and events can build around.

WHY A PLAZA? - YEAR-ROUND COMMUNITY VALUE

- Successful plazas are active in ALL seasons
- Winter activation is critical in mountain communities
- The plaza supports families, teens, seniors, and visitors alike

WHY A PLAZA? - PEOPLE COME FIRST

- Where people gather 250+ days per year, retail follows
- Nearly 70% of brick-and-mortar spending happens after 4:00 PM
- Evening and weekend activity is essential to downtown success

CURRENT PRIORITIES

FY '27 Policy & Budget Priorities

Established: 1/24/26; Adopted: 2/4/26

City Council (CC) Policy/Budget Priorities					
Priorities	**Description/Strategy**	**Operationalizing Strategy**	**Target**	**Responsible**	**Status/Budget Instructions**
Leadership Role in 2034 Olympic Games Planning	Assume leadership role in planning and leveraging 2034 Olympic Games for benefit of the community and to advance economic opportunities for Heber City	A)Initial opportunities include 1) locating Soldier Hollow parking closer to downtown; 2) host a "live site" at Heber City Park during the Games; 3) advance Heber Valley Corridor design and construction; and 4) transform Hwy 40 through downtown into a walkable, pedestrian friendly atmosphere; 5) improved walkability from back of event center, over railroad tracks, to HVR. 6) Create Council committee to represent Heber and lead initiative. B)Evaluate initiative to place Olympic art along rail trail segment located in Heber	A) Ongoing B) Ongoing	MB/CC	FY27: No outlay.
Execution of Envision Central Heber Initiative	Begin taking assertive and strategic actions to realize Envision Central Heber vision	***Main Street District (MSD)*** **Trailhead Plaza Design and Construction (Main Street Park)** 1. Complete Terracon public outreach initiative as presented at Council's January '26 retreat. 2. Adopt preferred Plaza design and phasing plan. 3. Commence design. 4. Complete phasing as funding resources permit.	**Plaza** 1 April '26 2 April '26 3 TBD 4 TBD	**Plaza** Terracon/TK/ KS/CC	**Trailhead Plaza** 1 Underway as of 1/26/26. FY27: TK includes outlay to complete design. Source: TAP Tax
		Parking 1. Finalize downtown parking policy (in-lieu) and begin executing strategy for increasing parking opportunities in downtown area 2. Leverage shared parking agreements in downtown area to increase parking opportunities.	**Parking** 1.Q4 '26 2.Q4 '26	**Parking** MB/TK/CC	**Parking** FY27: No outlay. Work can be done in-house.
		C-Street Pedestrian Alley 1. Terracon completes their Brown Field grant work, including design of "C" street cross section—public outreach/framing info. 2. Adopt policy to require redevelopment to recognize "final" C-street pedestrian avenue. 3. Working with UDOT for pedestrian crossing concepts, to maximize safety, on Midway Lane between Hwy 40 and 100 W.	**C-Street** 1.Q2 '26 2.Q2 '26 3.Ongoing	**C-Street** Terracon/TK/ RF	**C-Street** 1)Underway Jan. 26 FY27: No outlay; complete FY'26
		Infrastructure 1. Complete design for 100 W. for blocks between 500 N. and 600 S. Construction priority would focus on blocks between 100 N and 300 S. 2. Develop strategy to bury power lines under "C" street. 3. Mainstreet Enhancements: develop concept plan for Main Street enhancements. Transitioning to shovel ready plans to present to UDOT/Legislature for funding.	**Infrastructure** 1.TBD 2.TBD 3.TBD	**Infrastructure** RF/CC	**Infrastructure** 1)Design Underway 2)TBD 3)Awarded Federal $120k grant for Main Streety Transportation Safety Study. Currently entering into grant agreement. FY27: 100 W construction commences in spring '27.

HEART OF THE WASATCH BACK
HEBER CITY EST 1889

ENVISION CENTRAL HEBER

HEBER CITY ENVISION —2050—

COUNCIL RETREAT

05/05/26

ENVISION CENTRAL HEBER

ENGAGEMENT

RETREAT – What we heard...



COUNCIL RETREAT

05/05/26

ENVISION CENTRAL HEBER

RETREAT – What we heard… POLLING

What people want most

- A **true year-round destination** with frequent programming (markets, concerts, festivals), but **not "24/7"**—with pacing, quiet periods, and sensitivity to residents.
- A **family-friendly, safe** plaza that supports everyday use (benches/tables, sight lines, accessible play) and community gatherings.
- **Iconic placemaking** (a "postcard" moment) that still preserves **Heber character, heritage, and views**, especially from Main Street.
- A strong **local-business / vendor ecosystem** (public market, affordable stalls, incubator-like spaces, keep rents down, limit chains).
- Basic comfort and function: **trees/shade**, **bathrooms & drinking fountains**, and **operations support** (power, storage, vendor support).

RETREAT – What we heard...

What people worry about most

- **Cost / funding / ROI**, and long-term financial sustainability (investment vs expense).
- **Parking + traffic + highway/semis + noise**, and whether "walkability" can succeed with current conditions.
- **Losing too much green space** (grass/lawn/openness) to buildings or hardscape.
- **Operational burden**: staffing and maintaining high-activity amenities (notably ice features), and delivering year-round programming.

RETREAT – What we heard...

The most divisive features

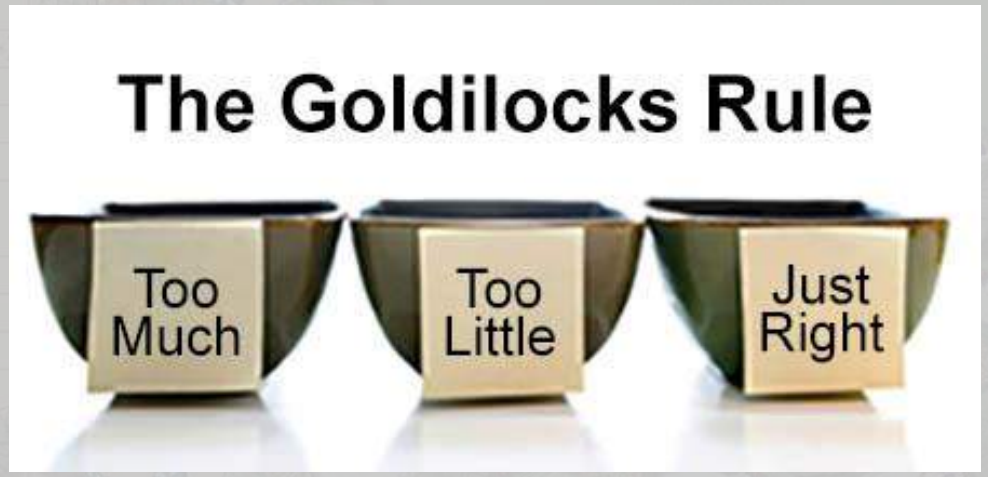
- **Ice ribbon / ice rink**: many call it a “key element,” while others want it smaller, moved, or removed due to cost/operations/energy and reduced green space.

- **Lawn / grass**: some want bigger lawns and openness; others explicitly say grass is “overrated” for the plaza because of cost and tradeoffs.

RETREAT – What we heard…

- **Prepare a survey for consideration of the 3 Plaza Master Plan alternate options for consideration of each element by the public**

- **Small, Medium, and Large Options (reviewed at retreat)**









Listen, Align, Design

Strategies and Tactics

TODAY'S FOCUS – BIG IDEAS



PUBLIC ENGAGE-MENT

05/05/26

ENVISION CENTRAL HEBER



Listen

SURVEY:

What it is…

DIRECT RESPONSE TO HEBER CITY COUNCIL DIRECTION:

- Prepare 3 Master Plan alternate options for consideration of each element
- Small, Medium, and Large Options (reviewed at retreat)
- Collect feedback on what the public prefers…
- “NONE” option was integrated just before survey release (by request)

SURVEY RESPONSES





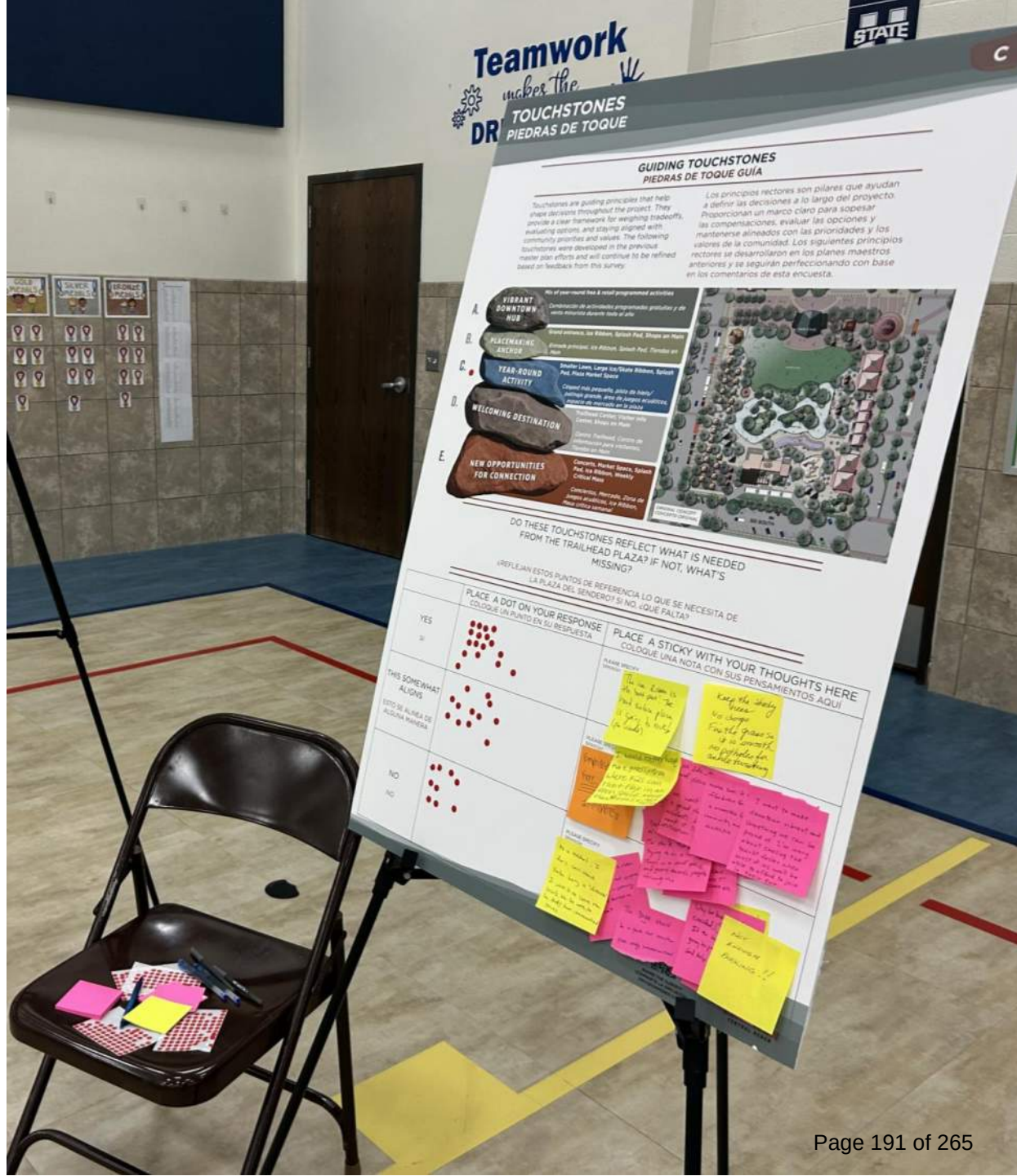






OBJECTIVES

- **Listen** with the intent to **understand**
- **A unified experience** (in-person & online)
- Collect **consistent** information
- **Multiple opportunities** for feedback
- **Unbiased** and neutral language
- Focuses on **Heber residents**



ONLINE SURVEY (Feb. 18th – Mar. 13th)

PAPER SURVEYS (Mar. 3rd - 13th)
Heber City Admin Bldg.

OPEN HOUSE #1
Saturday, February 21 @ 11:00 AM – 2:00 PM
Police Dept. Public Safety Community Room

OPEN HOUSE #2
Thursday, February 26 @ 10:00 AM – 1:00 PM
Wasatch County Recreation Center

OPEN HOUSE #3
Thursday, February 26 @ 4:00 PM – 7:00 PM
J.R. Smith Elementary School

NOTIFICATIONS
- City Newsletter
- Flyers
- Presentations
- A-Frames
- Social Media
- Project Websites



PARTICIPATION

ONLINE SURVEY
344 Responses

PAPER SURVEYS TOTAL
56 Submitted

OPEN HOUSE #1
25 attendees
Public Safety Community Room

OPEN HOUSE #2
30 attendees
Wasatch County Recreation Center

OPEN HOUSE #3
37 attendees
J.R. Smith Elementary School

400 TOTAL RESPONSES



ANALYSIS PROCESS



FILTERED DUPLICATE RESPONSES:

- Checked for **repeated IP addresses and/or email addresses**
- **Multiple entries were consolidated into a single submission** to help avoid overrepresentation.

DEMOGRAPHIC REPRESENTATION:

- Majority **middle-aged and older respondents**
- Checked for responses from outside of Heber

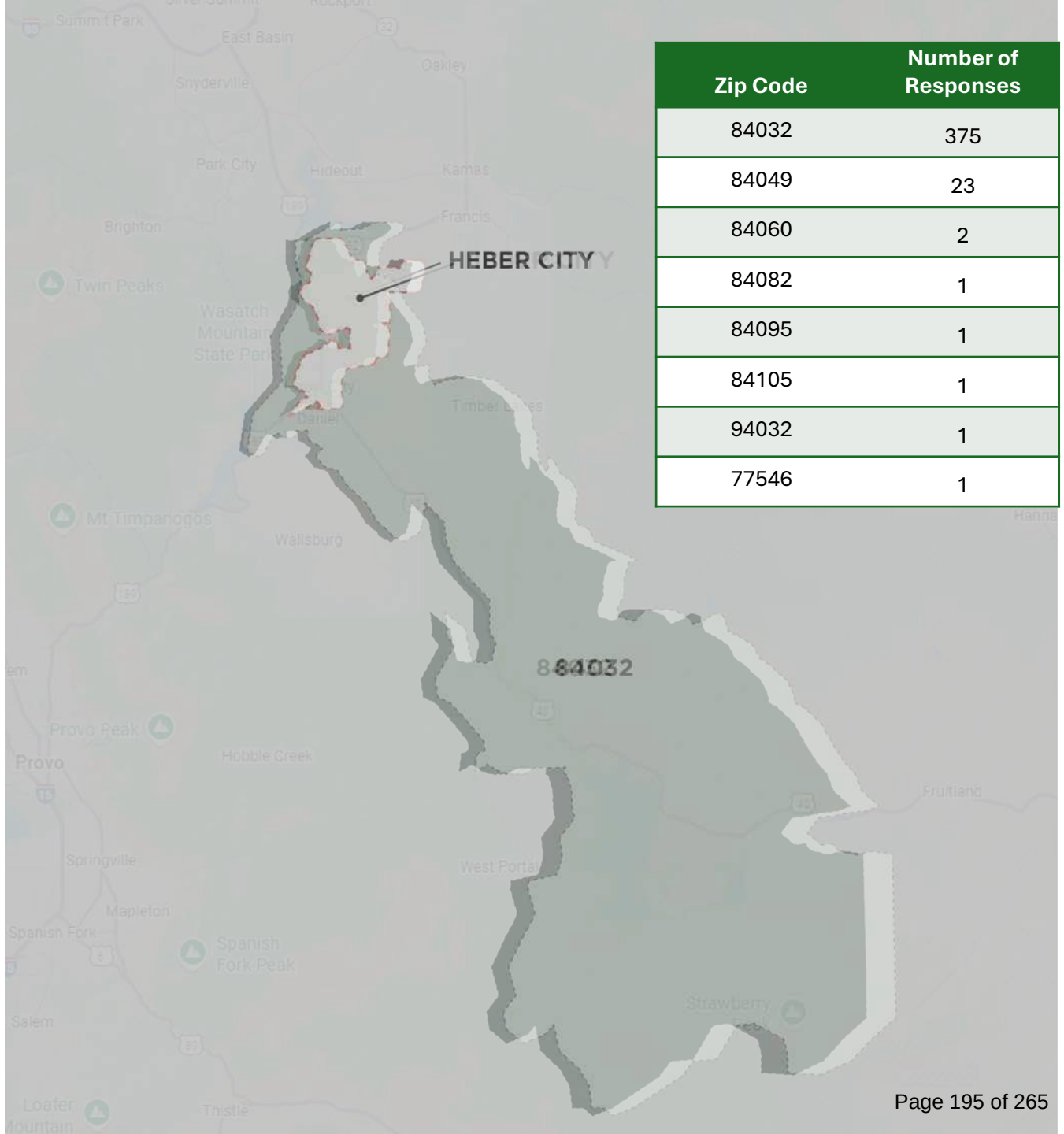
UNDERSTANDING OF OPEN-ENDED RESPONSES:

- **Clarify individual interpretation of elements** shown between the options presented.
- **Grouped similar themes** and sentiments
- Quantities show the **frequency of terms mentioned** that expressed a specific idea or theme.
    - Not the exact number of individual respondents

89%

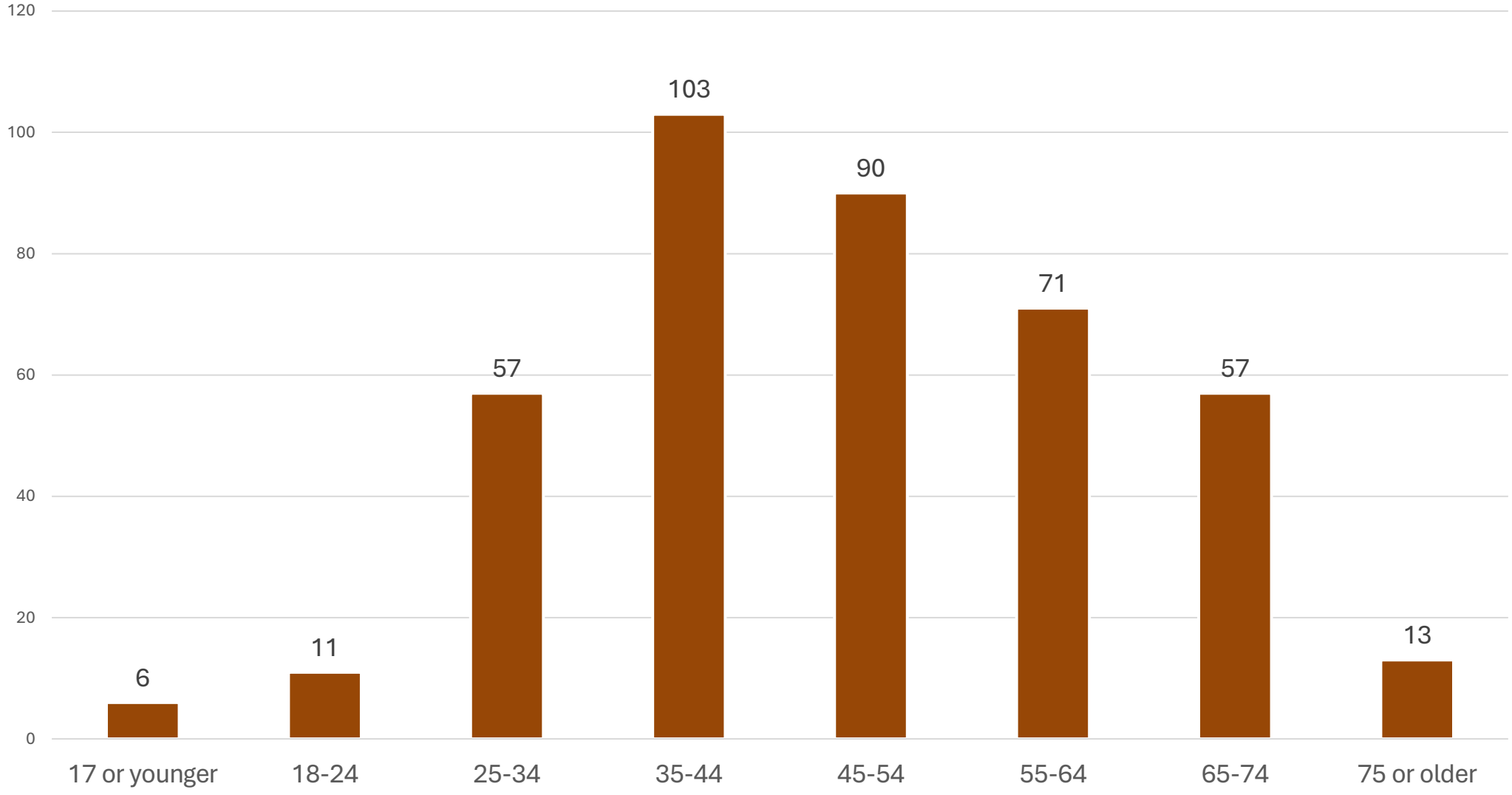
RESPONSES FROM HEBER RESIDENTS

Location	Number of Responses
Heber, UT	**366**
Midway, UT	23
Daniel, UT	4
Charleston, UT	2
Wallsburg, UT	1
Park City, UT	2
Interlaken, UT	1
Independence, UT	1
South Jordan, UT	1
Salt Lake City, UT	1
Outside of Heber	7
Orem	1



Zip Code	Number of Responses
84032	375
84049	23
84060	2
84082	1
84095	1
84105	1
94032	1
77546	1

RESPONSES BY AGE GROUP



IN ONE WORD, WHAT MAKES HEBER UNIQUE?

TOP 15 THEMES MENTIONED

Tag	Count
The People & Community	50
Small Town Feel	41
Location & Access	32
Beauty	30
Mountains	32
Rural Character	24
Nature	23
Open Space	28
Nothing or Loss of Identity	21
Views	20
Landscape & Scenery	15
Recreation	15
Mt. Timpanogos	11
Valley	11
History	11



WHERE DO YOU TAKE GUESTS TO EXPERIENCE HEBER?

TOP 15 THEMES MENTIONED

Tag	Count
Trail	64
Midway	56
Mountains	53
Restaurants	45
Hiking	33
Dairy Keen	31
Nowhere	21
Main St. /Main St. Park	21
Wasatch State Park	19
Deer Creek	18
Train	17
Back 40 Ranch House Grill	14
Skiing	14
Jordanelle	14
Lake Creek	13



WHAT ELEMENT FROM THE CURRENT PARK WOULD YOU LIKE RETAINED IN THE SITE?

Tag	Count
Trees	90
Statues	90
Stage	86
Shaded Tables	49
Restrooms (but upgraded)	42
All of It	33
Playground	33
Picnic Benches	19
Park	14
Open Space	14
None	10
Markets	4
Green Space	3
Grass / Lawn	2
Gathering Space	4
Donor Wall	1
Bandstand	1



SELECT YOUR TOP FOUR (4) FAVORITE IMAGES ON THE MOOD BOARD.

Image	Count
Shops on Main / Trailhead Center (1,2,3)	**215**
Pavilion / Venue Space (4, 5)	122
Splash Pad (6)	122
Public Market (7)	**194**
Festival (8)	103
Programmed Activities (9)	47
All Abilities Playground (10, 11, 12)	**277**
Legacy Trees (13)	**251**
Skate Trail (14,15)	**146**
None	40





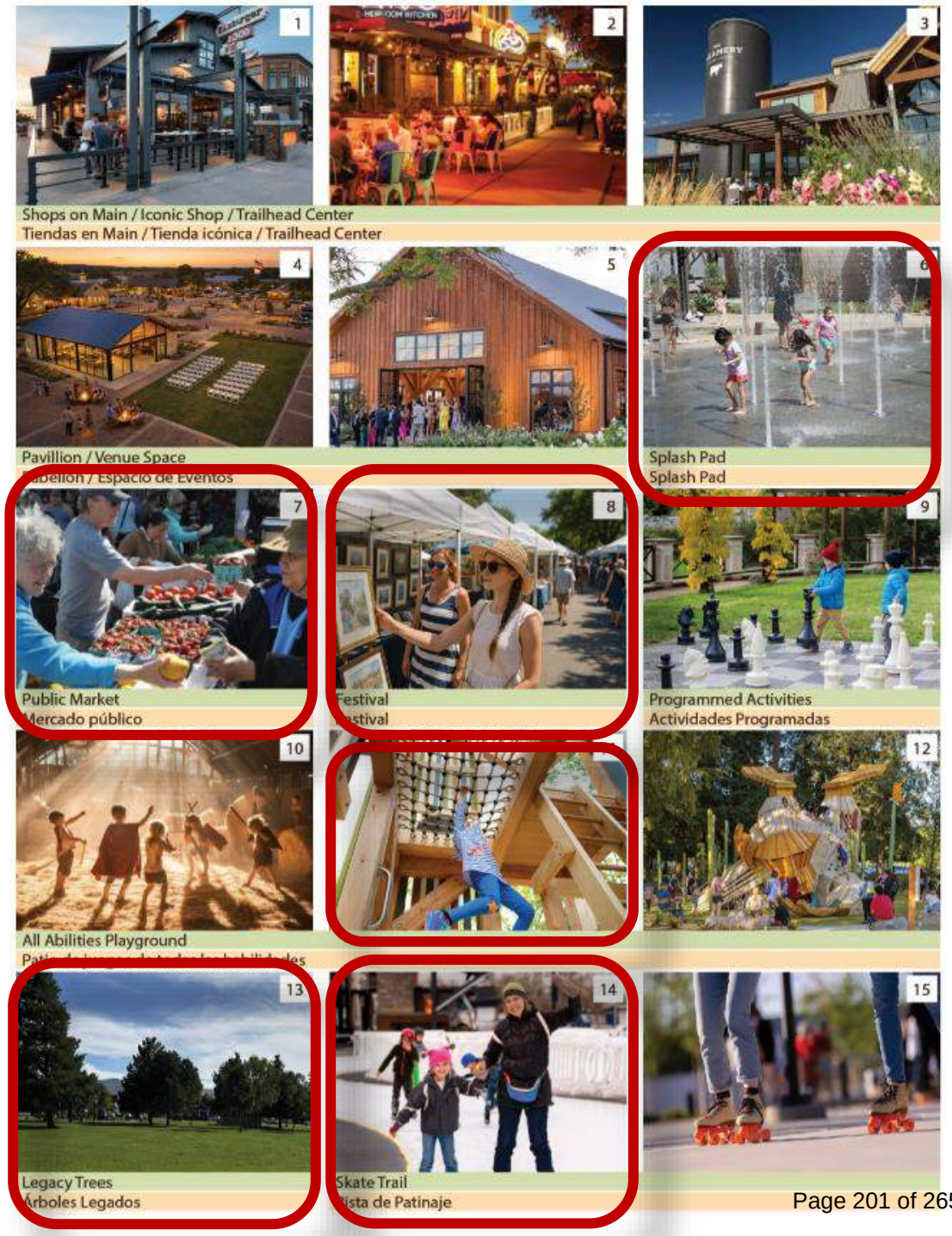


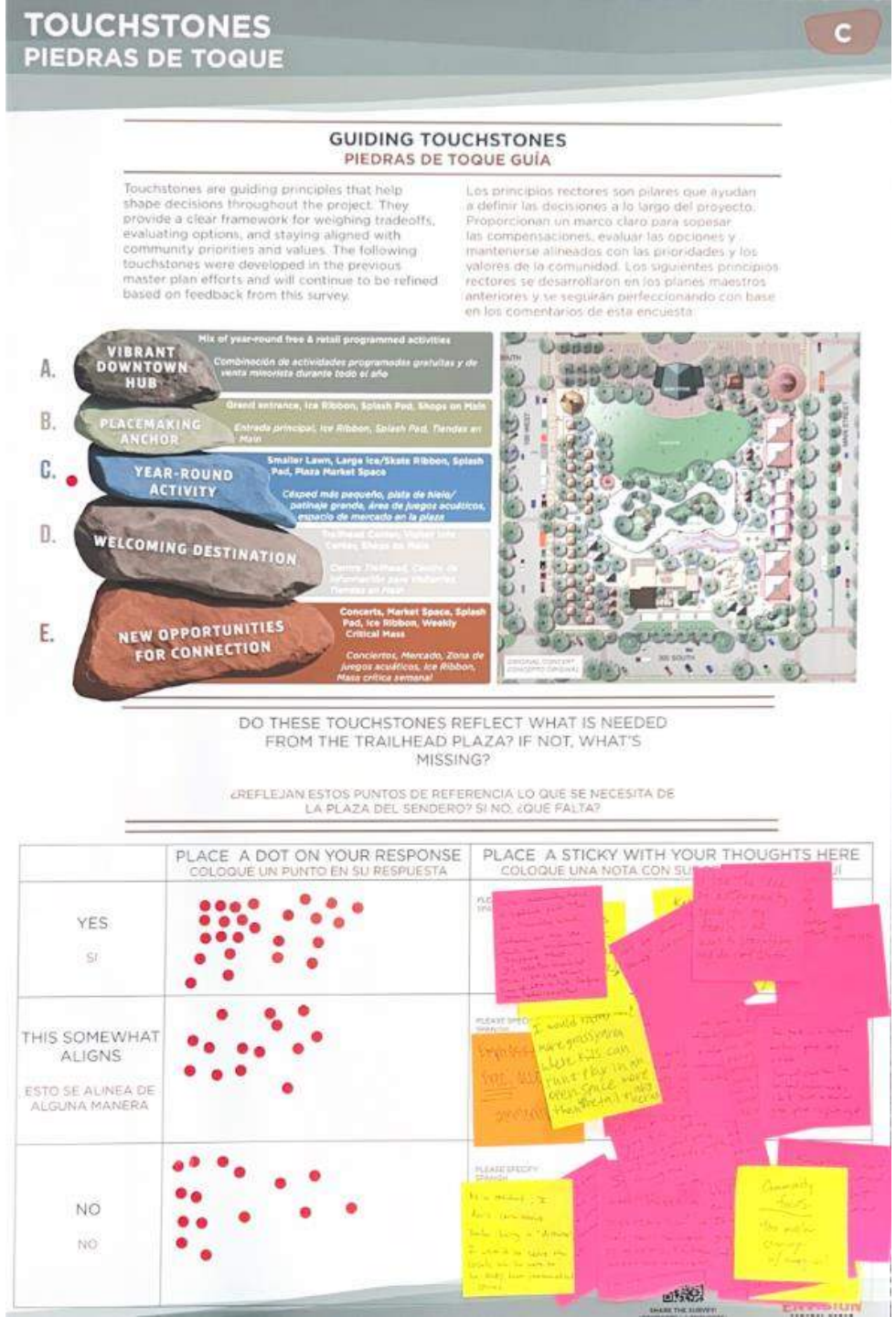




SELECT YOUR TOP FOUR (4) FAVORITE IMAGES ON THE MOOD BOARD.

Image	Count
1	70
2	86
3	59
4	75
5	47
6	**122**
7	**194**
8	**103**
9	47
10	61
11	**128**
12	88
13	**251**
14	**104**
15	42
None	40




TOUCHSTONES
PIEDRAS DE TOQUE
C
GUIDING TOUCHSTONES
PIEDRAS DE TOQUE GUÍA
Touchstones are guiding principles that help shape decisions throughout the project. They provide a clear framework for weighing tradeoffs, evaluating options, and staying aligned with community priorities and values. The following touchstones were developed in the previous master plan efforts and will continue to be refined based on feedback from this survey.
Los principios rectores son pilares que ayudan a definir las decisiones a lo largo del proyecto. Proporcionan un marco claro para sopesar las compensaciones, evaluar las opciones y mantenerse alineados con las prioridades y los valores de la comunidad. Los siguientes principios rectores se desarrollaron en los planes maestros anteriores y se seguirán perfeccionando con base en los comentarios de esta encuesta.
A. VIBRANT DOWNTOWN HUB
Mix of year-round free & retail programmed activities
Combinación de actividades programadas gratuitas y de venta minorista durante todo el año
B. PLACEMAKING ANCHOR
Grand entrance, Ice Ribbon, Splash Pad, Shops on Main
Entrada principal, Ice Ribbon, Splash Pad, Tiendas en Main
C. YEAR-ROUND ACTIVITY
Smaller Lawn, Large Ice/Skate Ribbon, Splash Pad, Plaza Market Space
Césped más pequeño, pista de hielo/patinaje grande, área de juegos acuáticos, espacio de mercado en la plaza
D. WELCOMING DESTINATION
E. NEW OPPORTUNITIES FOR CONNECTION
Concerts, Market Space, Splash Pad, Ice Ribbon, Weekly Critical Mass
Conciertos, Mercado, Zona de juegos acuáticos, Ice Ribbon, Masa crítica semanal
DO THESE TOUCHSTONES REFLECT WHAT IS NEEDED FROM THE TRAILHEAD PLAZA? IF NOT, WHAT'S MISSING?
¿REFLEJAN ESTOS PUNTOS DE REFERENCIA LO QUE SE NECESITA DE LA PLAZA DEL SENDERO? SI NO, ¿QUÉ FALTA?
PLACE A DOT ON YOUR RESPONSE
COLOQUE UN PUNTO EN SU RESPUESTA
PLACE A STICKY WITH YOUR THOUGHTS HERE
YES
SI
THIS SOMEWHAT ALIGNS
ESTO SE ALINEA DE ALGUNA MANERA
NO
NO


ALTERNATE ACTIVITIES
ACTIVIDADES ALTERNATIVAS
F
WHAT WOULD YOU LIKE TO SEE THAT WE HAVE NOT SHOWN?
PLACE A STICKY NOTE WITH YOUR IDEAS
¿QUÉ LES GUSTARÍA VER QUE NO HAYAMOS MOSTRADO?
COLOCA UNA NOTA ADHESIVA CON TUS IDEAS

DO THESE TOUCHSTONES REFLECT WHAT IS NEEDED FROM THE TRAILHEAD PLAZA?



YES 45%

"As a highschooler a concept like this serves as a spot to hang out at. A social space to gather and support businesses"

SOMEWHAT ALIGNS 19%

"I want to make downtown vibrant and something we can be proud of. I'm wary about chasing the tourist dollar when most of us won't be able to afford to join in their fun."

(Concerns with affordability, amount of open space, parking, prioritizing residents, placement of amenities, ice ribbon)

NO 36%

"As a resident, I don't care about Heber being a "destination." I want it to serve the locals. We live here to be AWAY from commercialized spaces."

(Concerns with affordability, cost, prioritizing residents, too busy, parking, too many improvements, too much development)

TOP 15 THEMES MENTIONED

Tag	Count
Farmer's Markets	137
Concerts	122
Keep Park As Is	52
Splash Pad	44
Festivals	39
Family-Friendly Activities	41
Music	37
Food Trucks	26
Arts Festival	25
Car Show	21
Yoga Event	13
Outdoor Movies	13
Markets with Fresh Produce	12
Roller Skating	11
Holiday Celebrations	10



TOP 15 THEMES MENTIONED

Tag	Count
Ice Skating	122
None	87
Winter Markets	72
Food Vendors & Dining Options	33
Holiday Lights	29
Concerts & Music	25
Snow/Ice Sculpting	23
Fire Pits	20
Festivals	10
Sledding Hill	9
Hot Chocolate Stands	9
Intro to Ski or Snowshoe	6
Holiday Celebrations	5
Santa Meeting Event	5
Curling	4



Options Feedback

VALUE COMPARISON

Placemaking | Describes value created by curb appeal experience and memorable or iconic elements

Cost to Construct | **Relative measured** cost and size for the **type of element by option**,

$ = LOW COST $$$$$ = HIGH COST

Financial Return | **Relative measure** of revenue generated for this type of element as a portion of operating and maintenance costs. E.g. direct ticket sales, rental income, city tax revenue, etc.

Jobs Created | Estimate 👤 = 1 👤👤 = 2-3 👤👤👤 = 4-6 👤👤👤👤 = 7-9 👤👤👤👤👤 = 10+

VALUE COMPARISON

ELEMENT	PLACEMAKING	COST TO CONSTRUCT	FINANCIAL RETURN	JOBS CREATED
Trailhead Center 6,500 SF	★★★	$$$	💲💲💲	👤👤👤
Retail 2-3 Spaces	★★★	$$$	💲💲💲	👤👤👤
Seasonal Market 6,500 SF	★★	$$	💲💲	👤
Ice Ribbon +/-14,000 SF	★★★★	$$$$	💲💲💲💲💲	👤👤👤
Playground All Abilities	★★★★★	$$$	N/A	N/A
Majestic Lawn 48,000 SF	★★★	$$$	💲💲	N/A
Legacy Trees All Preserved	★★★★★	N/A	N/A	N/A
TOTAL	★ = 25	$ = 18	💲 = 15	👤 = 15-16

assumptions are based upon the cities ability to program the plaza year-round



Option 1 | Value Comparison



Option 2 | Value Comparison



Option 3 | Value Comparison

19. Please rank the following diagram options based on what you think would work well for the Trailhead Plaza? Required

(1 = Low Subsidy / High Amenities, 2 = Medium Subsidy / Medium Amenities 3= High Subsidy / Low Amenities)

Rank 3 items

- Option 1 (Low Annual Subsidy)
- Option 2 (Medium Annual Subsidy)
- Option 3 (High Annual Subsidy)
- None

↓ *Drag items here to rank them*

- Option 1 (Low Annual Subsidy)
- Option 2 (Medium Annual Subsidy)
- Option 3 (High Annual Subsidy)
- None

↓ *Drag items here to rank them*

PLEASE RANK THE FOLLOWING DIAGRAM OPTIONS BASED ON WHAT YOU THINK WOULD WORK WELL FOR THE PLAZA

Element	Ranked #1	Ranked #2	Ranked #3
Options 1-3	242	344	343
None (I do not like any option)	107	8	11

Out of the 349 votes for their first ranked choice,
69% would like to see improvements in the form of options 1-3,
While 31% gave none as a response

OPTION 1

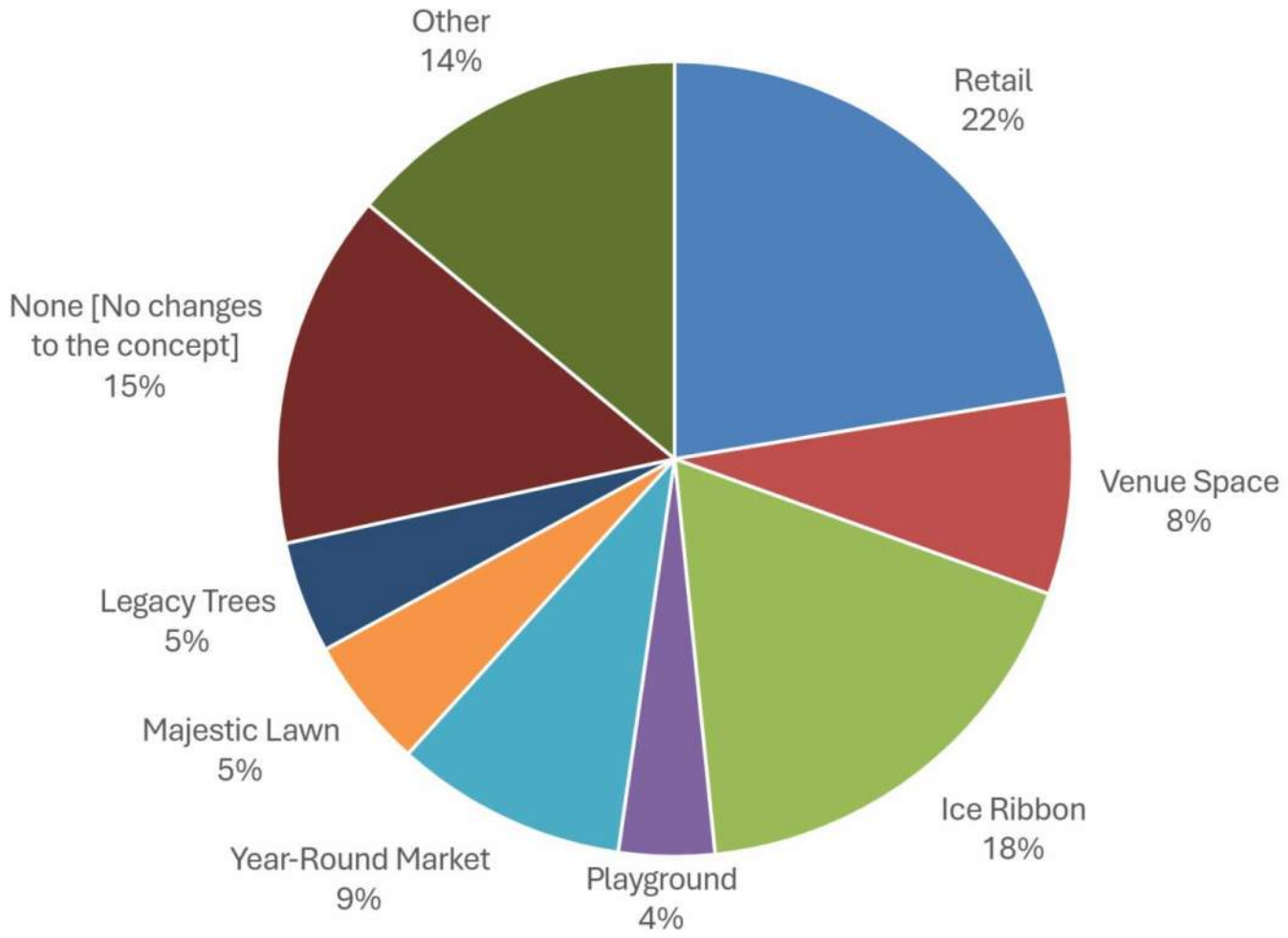


Option 1 | Value Comparison

Opción 1 | Comparación de valores

ELEMENT ELEMENTO	PLACEMAKING CREACIÓN DE HOGAR	COST TO CONSTRUCT COSTO DE CONSTRUCCIÓN	FINANCIAL RETURN RETORNO FINANCIERO	JOBS CREATED EMPLEOS CREADOS
Trailhead Center 6,500 SF	★★★★	$$$$	$$$$	👤👤👤
Retail Minorista 7+ Spaces	★★★★★	$$$$$	$$$$$	👤👤👤👤👤
Year-round Venue / Market Mercado durante todo el año 6,500 SF	★★★★	$$$$	$$$	👤👤👤👤
Ice Ribbon Cinta de hielo +/-20,000 SF	★★★★★	$$$$$	$$$$$	👤👤👤
Playground All Abilities Parque para todos los niveles	★★★★★	$$$	$	👤
Majestic Lawn Césped Majestuoso 40,000 SF	★★★	$$$	$$	N/A
Legacy Trees All Preserved Preservar los árboles	★★★★★	N/A	N/A	N/A
TOTAL	★ = 32	$ = 24	$ = 20	👤 = 30+

WHAT ELEMENT WOULD YOU LIKE TO SEE CHANGED IN OPTION 1?

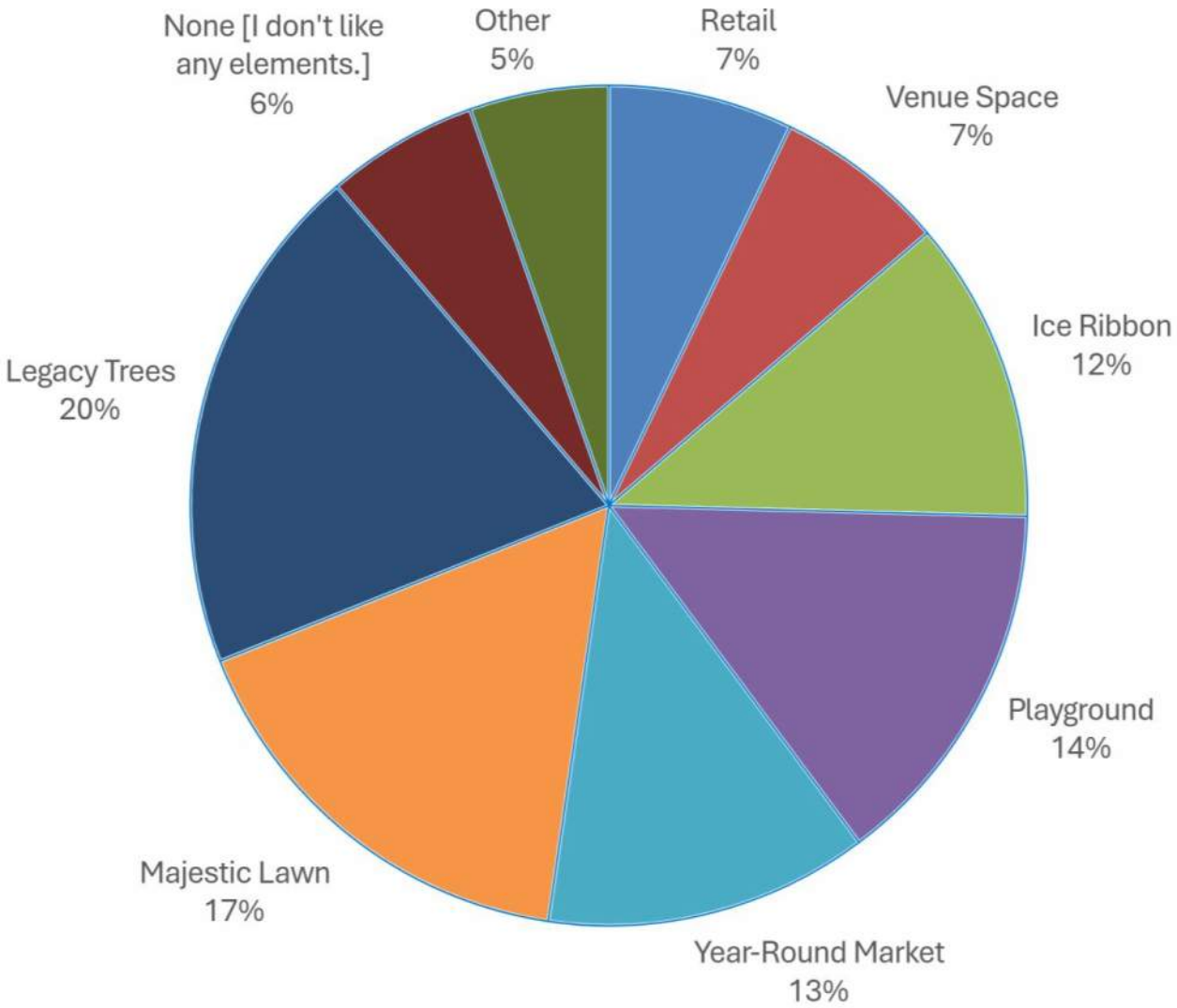


WHAT ELEMENT WOULD YOU LIKE TO SEE CHANGED IN OPTION 1?

Common themes mentioned

- **Retail + Year-Round Market:**
  - Consider **less retail and buildings** on the site
  - Focus on **locally-owned** businesses
  - **Prefer temporary vendors** in the summer months rather than built structures
- **Ice Ribbon:** **Cost and maintenance concerns**
- **Venue Space:** Prefer **some rentable spaces** and see the **existing stage as a sufficient venue space**
- **Playground:** **Upgrade the playground** to include **all ages and abilities** (locate away from Main Street)
- **Lawn:** **More lawn space** but some **concern about water usage**
- **Trees:** **Keep existing trees** but also focus on aligning potential new trees with **trails/paths**

WHAT ELEMENT ARE YOU MOST EXCITED ABOUT IN OPTION 1?



Other elements mentioned

- Fire pits
- Supporting local markets
- Upgraded playground
- Upgraded restrooms
- More seating and tables
- Performance oval

OPTION 2

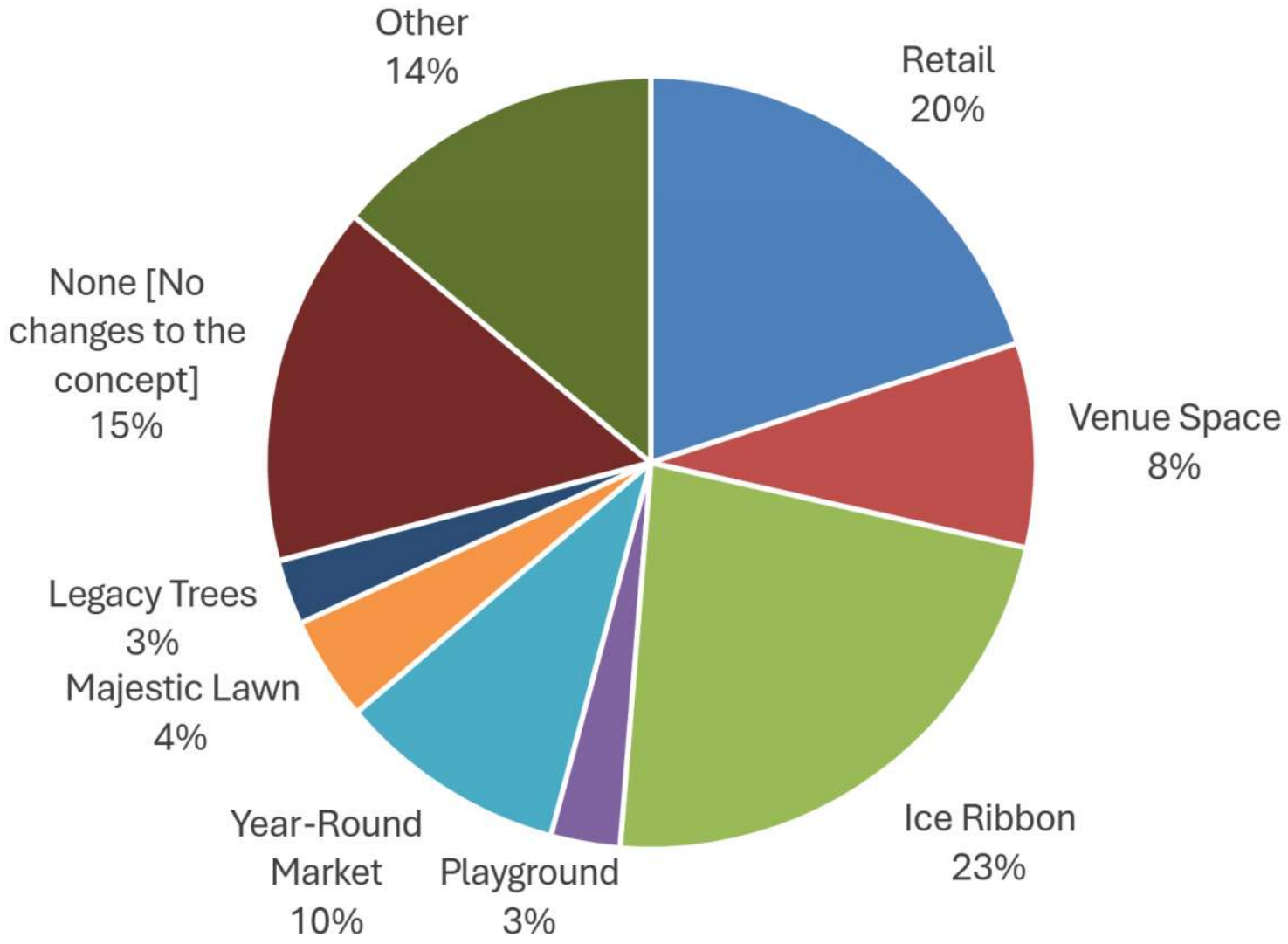


Option 2 | Value Comparison

Opción 2 | Comparación de valores

ELEMENT ELEMENTO	PLACEMAKING CREACIÓN DE HOGAR	COST TO CONSTRUCT COSTO DE CONSTRUCCIÓN	FINANCIAL RETURN RETORNO FINANCIERO	JOBS CREATED EMPLEOS CREADOS
Trailhead Center 6,500 SF	★★★	$$$	$$$	👤👤👤
Retail Minorista 2-3 Spaces	★★★	$$$	$$$	👤👤👤
Seasonal Market Mercado Estacional 6,500 SF	★★	$$	$$	👤
Ice Ribbon Cinta de hielo +/-14,000 SF	★★★★	$$$$	$$$$$	👤👤👤
Playground All Abilities Parque para todos los niveles	★★★★★	$$$	N/A	N/A
Majestic Lawn Césped Majestuoso 48,000 SF	★★★	$$$	$$	N/A
Legacy Trees All Preserved Preservar los árboles	★★★★★	N/A	N/A	N/A
TOTAL	★ = 25	$ = 18	$ = 15	👤 = 15-16

WHAT ELEMENT WOULD YOU LIKE TO SEE CHANGED IN OPTION 2?

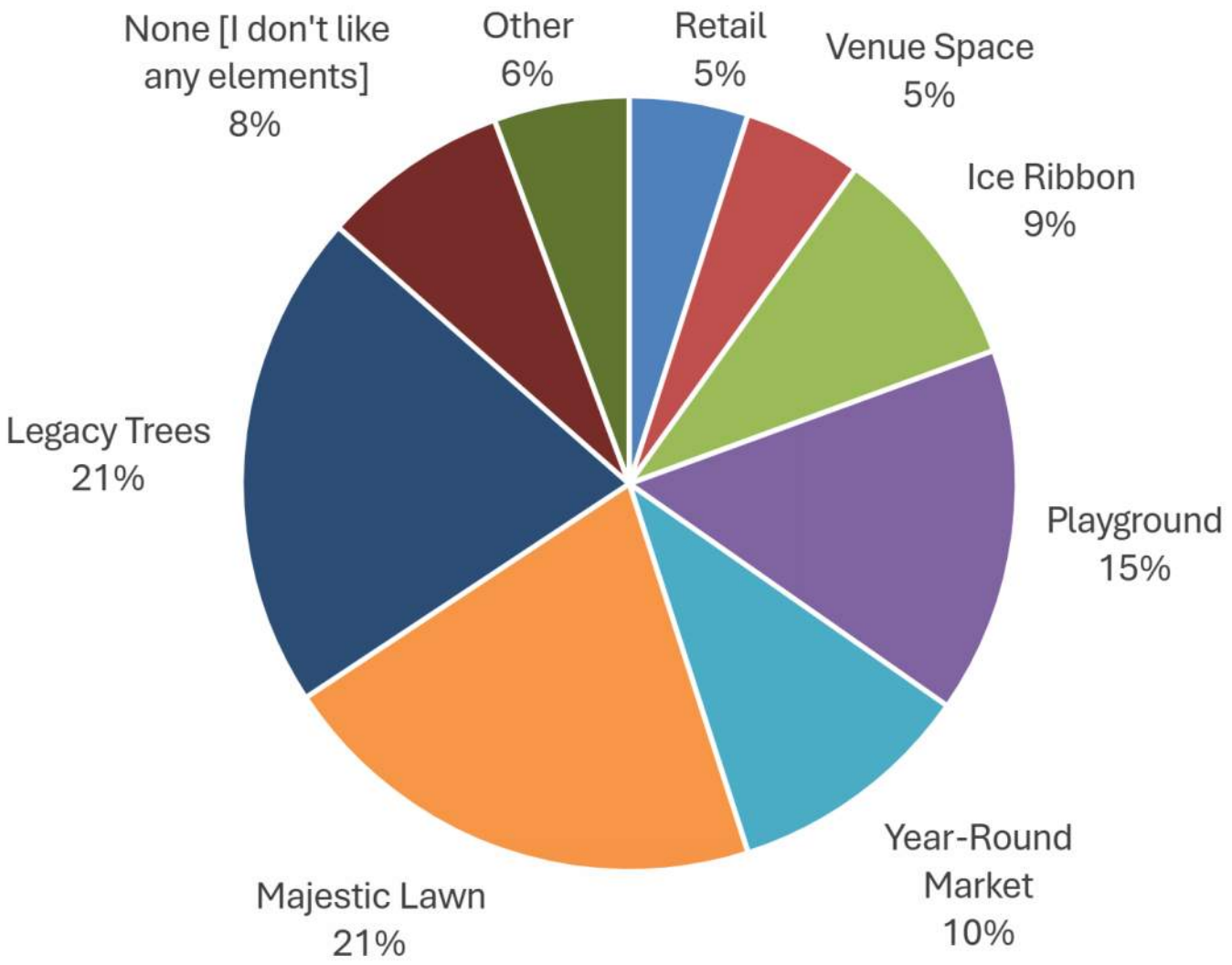


WHAT ELEMENT WOULD YOU LIKE TO SEE CHANGED IN OPTION 2?

Common themes mentioned

- **Retail + Year-Round Market:**
  - Consider **less or no retail and buildings** on the site
    - Some highlighting **year-round uses**, especially during **winter months**
    - Some prefer **temporary vendors** in the summer months rather than built structures
  - A few **liked the arrangement of Option 1**
- **Venue Space:** **Mixed responses about size/number of venue spaces**, including food truck areas
- **Ice Ribbon:** **Cost and maintenance concerns** and some **prefer arrangement of Option 1**
- **Playground:** Upgrade the **existing or enlarge the playground**, mitigate **noise concerns**
- **Lawn:** Prefer **more lawn space** but with some **water usage concerns**
  - Some preferred **more retail or market space** in this option **rather than lawn**
- **Trees:** **Keep existing trees** and add **more shaded areas** in general

WHAT ELEMENT ARE YOU MOST EXCITED ABOUT IN OPTION 2?



Other elements mentioned

- Splash pad
- Silos Shop on Main
- Seasonal Markets
- More seating and shade
- Fire pits
- Trail connectivity
- Amount of grass area

OPTION 3

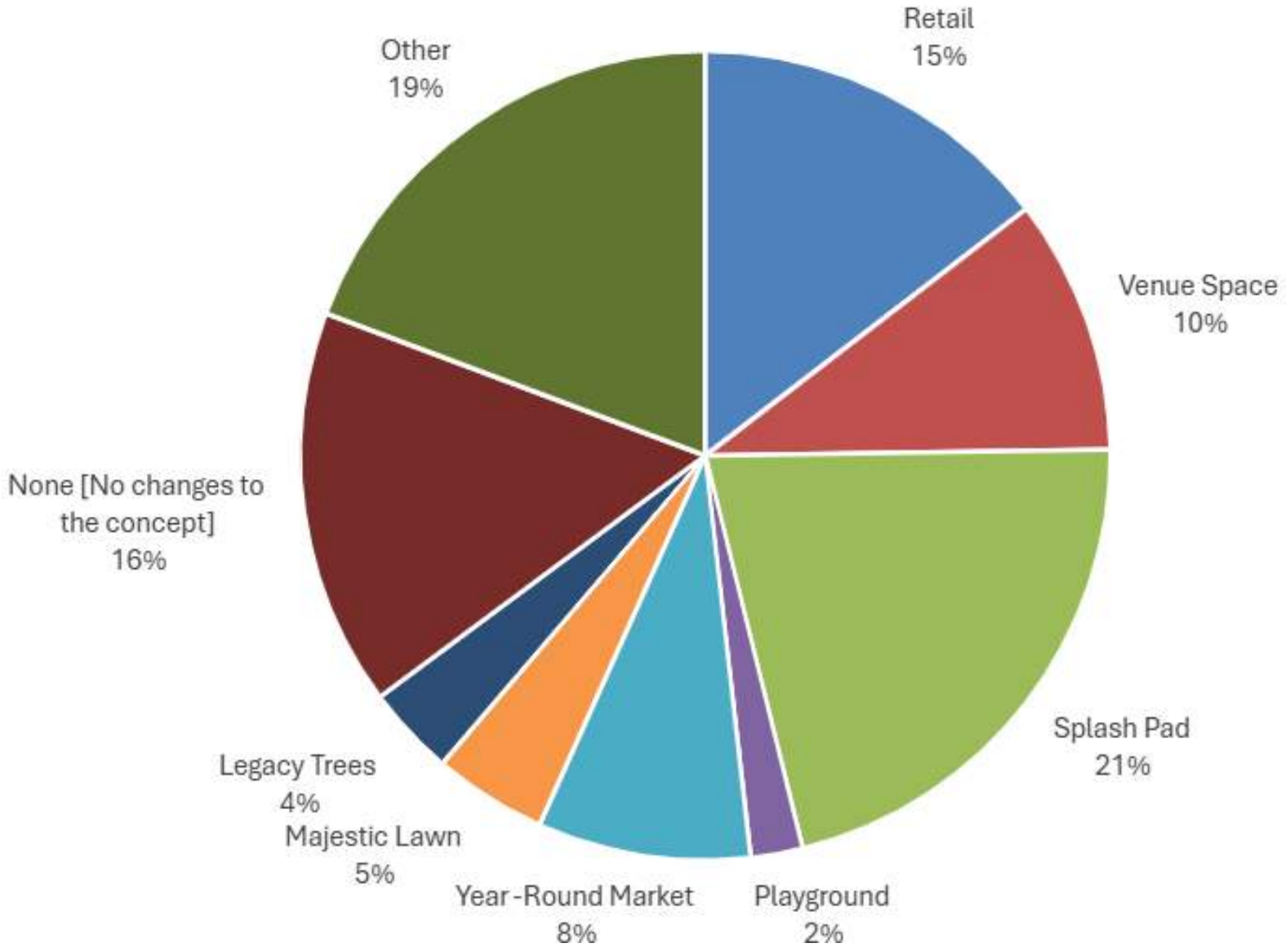


Option 3 | Value Comparison

Opción 3 | Comparación de valores

ELEMENT ELEMENTO	PLACEMAKING CREACIÓN DE HOGAR	COST TO CONSTRUCT COSTO DE CONSTRUCCIÓN	FINANCIAL RETURN RETORNO FINANCIERO	JOBS CREATED EMPLEOS CREADOS
Trailhead Center (THC) 6,500 SF	★★★★	$$$$	$$	👥
Retail in the THC Minorista en el THC 1 Space	★	$	$$	👤
Venue / Market Lugar de Evento/ Mercado 45,000 SF	★★★	$$	$	👥
Ice Sheet Pista de hielo +/-20,000 SF	★★	$$$	$$	👥
Playground All Abilities Parque para todos los niveles	★★★★★	$$$	N/A	N/A
Majestic Lawn Césped 40,000 SF	★★★	$$$	$$	N/A
Legacy Trees All Preserved Preservar los árboles	★★★★★	N/A	N/A	N/A
TOTAL	★ = 23	$ = 16	$ = 9	👤 = 9-10

WHAT ELEMENT(S) WOULD YOU LIKE TO SEE CHANGED IN OPTION 3?

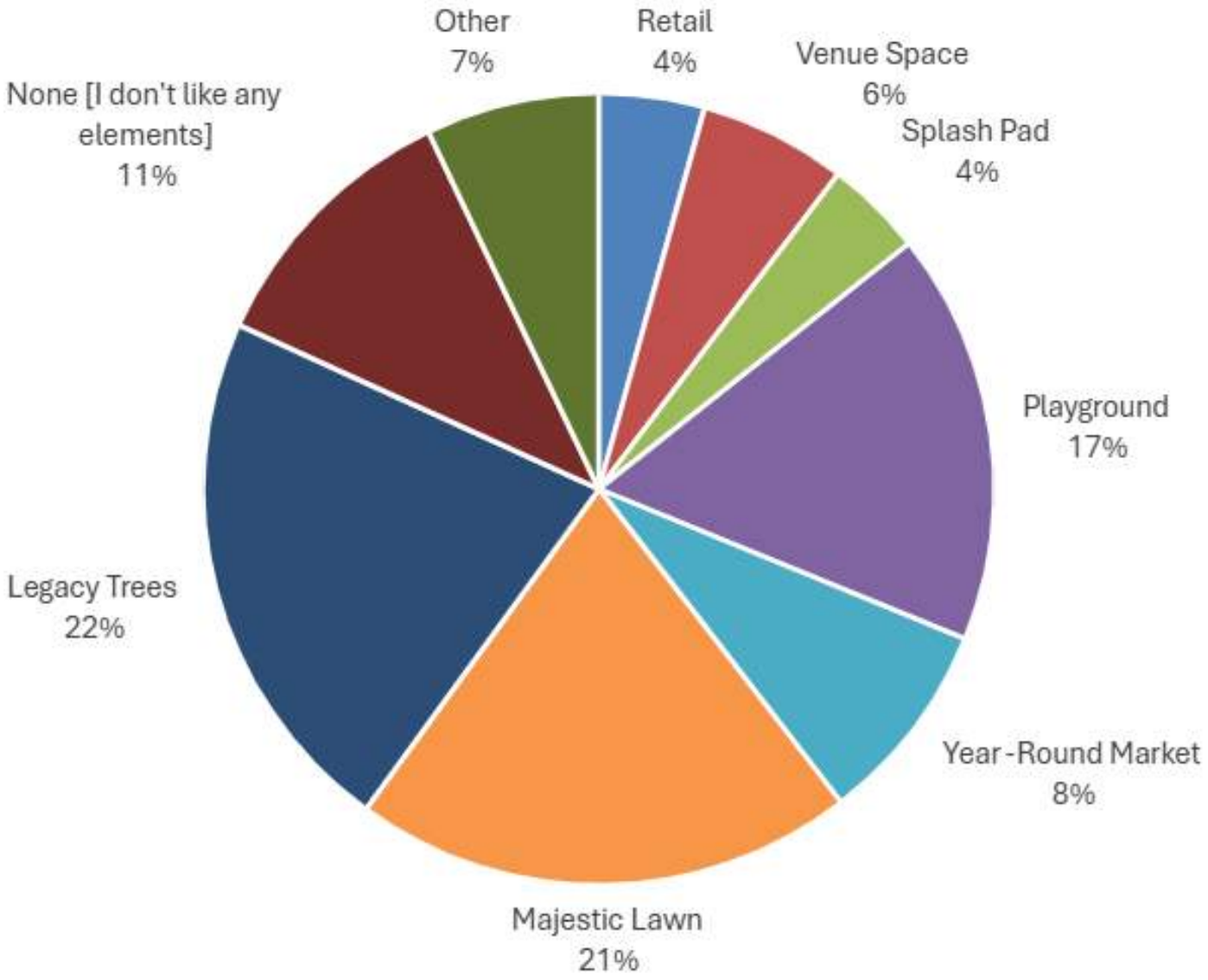


WHAT ELEMENT WOULD YOU LIKE TO SEE CHANGED IN OPTION 3?

Common themes mentioned

- **Retail + Year-Round Market:**
  - Show **less or no retail and buildings** on the site
    - Some prefer **more retail** like shown in the other options
    - **Prefer temporary vendors** in the summer months rather than built structures
- **Venue Space:** **Show less venue space** and some prefer to replace it with **more flexible market spaces**.
- **Splash Pad:** **Cost and maintenance concerns**, some **prefer showing an ice ribbon**
  - Some felt that the splash pad was not inclusive of all ages using the amenity
- **Playground:** **Upgrade playground**, mitigate **noise concerns and safety**
- **Lawn:** Prefer **more lawn space** but some **water usage concerns**, consider areas for **sledding**
- **Trees:** Keep and **add more trees**, especially near the bandstand
- **Other:** Remove or explain the Trailhead Center, concerns about cost and feasibility, address parking needs

WHAT ELEMENT ARE YOU MOST EXCITED ABOUT IN OPTION 3?



Other elements mentioned

- Splash pad
- Event lawn
- Event Venue
- More seating and shade
- Amount of green space

Options Recap

PER ELEMENT, WHICH OPTION IS YOUR FAVORITE?

Element	Option 1	Option 2	Option 3	None [I don't like it in any concept]
Retail	**109**	69	52	**157**
Venue Space	**96**	69	84	**135**
Ice Ribbon	**106**	75	37	**169**
Splash Pad	**106**	61	73	**145**
Year-round Market	**124**	60	65	**136**
Majestic Lawn	109	81	**133**	62
Legacy Trees	121	73	**129**	59

Preferred | Least Preferred

PER ELEMENT, WHICH OPTION IS YOUR FAVORITE?

Element	Combined Votes [Options 1, 2, 3]	None [I don't like it in any concept]	Percentage in favor of improvements
Retail	230	157	59%
Venue Space	249	135	65%
Ice Ribbon	218	169	56%
Splash Pad	240	145	62%
Year-round Market	249	136	65%
Majestic Lawn	323	62	84%
Legacy Trees	323	59	85%

HOW IMPORTANT ARE THE FOLLOWING VALUE CRITERIA FOR YOU?

	Not Important	Somewhat Important	Very Important
Placemaking	27%	34%	39%
Cost To Construct	12%	33%	55%
Financial Return	33%	40%	27%
Jobs Created	45%	38%	17%

PLEASE RANK THE FOLLOWING DIAGRAM OPTIONS BASED ON WHAT YOU THINK WOULD WORK WELL FOR THE PLAZA

Element	Ranked #1	Ranked #2	Ranked #3
Options 1-3	242	344	343
None (I do not like any option)	107	8	11

Out of the 349 votes for their first ranked choice,
69% would like to see improvements in the form of options 1-3,
While 31% gave none as a response

PLEASE RANK THE FOLLOWING DIAGRAM OPTIONS BASED ON WHAT YOU THINK WOULD WORK WELL FOR THE TRAILHEAD PLAZA

Element	Ranked #1	Ranked #2	Ranked #3
Option 1 (Low Annual Subsidy)	102	118	100
Option 2 (Medium Annual Subsidy)	82	135	119
Option 3 (High Annual Subsidy)	58	91	124
None (I do not like any option)	107	8	11




Align



Design























DELTA STONE
PRODUCTS





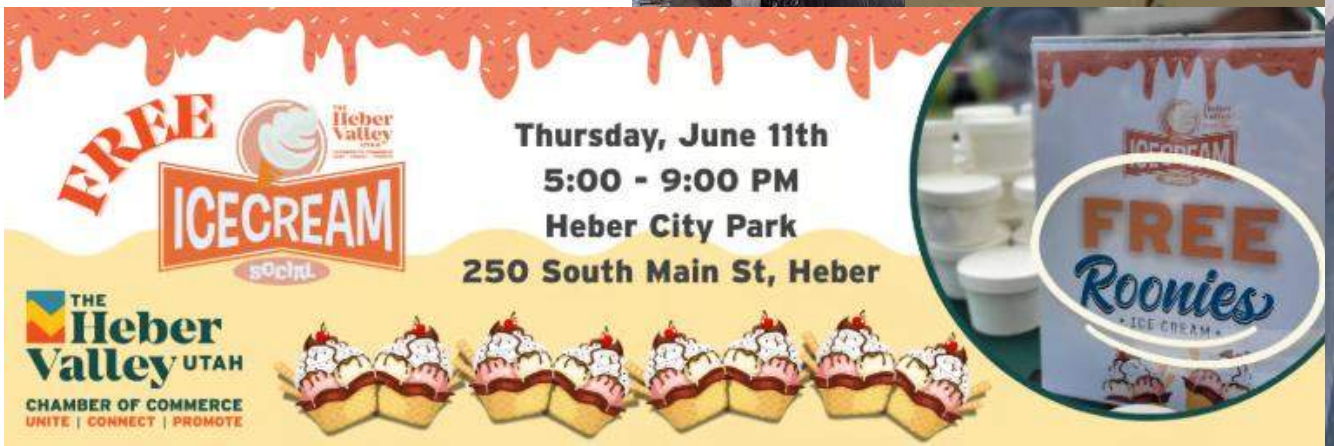


Pink Elephant Coffee Roasters

Heber Valley Artisan Cheese

Dairy Farm Tour





Sound Amplification



Lower velocity sound wave. (Softer)

Higher velocity sound wave. (Louder)


HEBER
TOWN SQUARE
Naturally Amplified

TODAY'S FOCUS – BIG IDEAS



COUNCIL SUMMARY

05/05/26

ENVISION CENTRAL HEBER

PREFERRED MASTER PLAN APPROACH

- Priority Plaza Elements:
  - Less Pavement, More Lawn and Shade
  - Legacy Trees, Seating
  - Upgraded Restrooms
  - Flexible Gathering Areas, Pavilion
  - Improved Playground Experience, All Abilities
  - Preserve monument and park heritage
- Integrate Feedback to Consolidate Improvements to South
  - Implementation Scope
  - Align & Clarify Path Forward
- Skating Ribbon and Retail
  - Planned Locations
  - Phased Approach If Needed

EXISTING MASTER PLAN

MASTER PLAN - ANTICIPATED ROI/PROGRAMMING

100
90
80
70
60
50
40
30
20
10

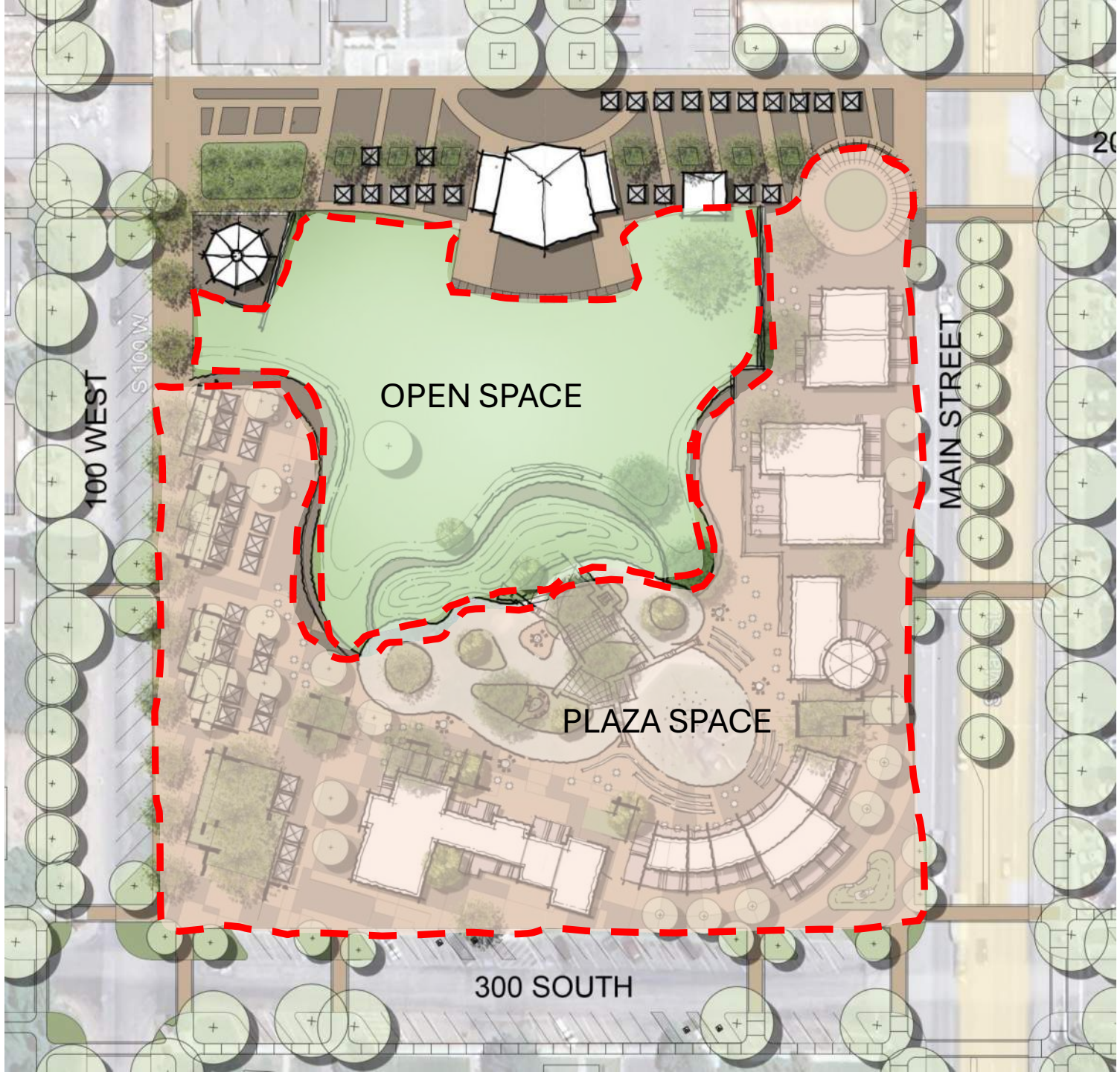


DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER

TRAILHEAD PLAZA DIAGRAM 1



DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER


OPEN SPACE
PLAZA SPACE



Drop-off

Group Pavilion

Landscape Buffer

Larger Majestic Lawn

Raised Berm/Sledding Hill

Historic Monument

TRAILHEAD PLAZA DIAGRAM 1



DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER

TRAILHEAD PLAZA DIAGRAM 1



DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER

TRAILHEAD PLAZA DIAGRAM 1





DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER



Fire Pit Seating Area

Smaller Skate/Ice Ribbon

Interactive Splash Pad/Performance Oval

All Abilities 3-5 Play



PREFERRED MASTER PLAN

MASTER PLAN - ANTICIPATED ROI/PROGRAMMING

100
90
80
70
60
50
40
30
20
10



DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER

PREFERRED MASTER PLAN

MASTER PLAN - ANTICIPATED ROI/PROGRAMMING

100
90
80
70
60
50
40
30
20
10



DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER

250 Theme Event Ideas for Heber City Downtown Plaza

A) Markets & Makers (1–10)

1.Main Street Makers Market
2.Farmers + Floral Friday Market
3.Vintage & Antiques Pop-Up
4.Local Artisans Night Bazaar
5.Kids' Maker Market (youth vendors)
6.Craft Supply Swap Meet
7.Handmade Holiday Market
8.Thrift & Upcycle Fair
9.Plant + Pottery Market
10."Made in Heber Valley" Showcase

B) Food Trucks, Tastings & Culinary Fun (11–20)

11.Food Truck Roundup
12.Dessert Crawl Kickoff Plaza Party
13.Soup & Bread Night (winter comfort)
14.Backyard BBQ Cook-Off
15.Chili Showdown
16.Taco Tuesday Plaza Takeover
17.Hot Chocolate Flight Night
18.Pie Bake-Off + Slice Social
19.S'mores & Stories Night (fire pits)
20.Local Chef Demo + Tasting Stalls

C) Live Music & Concert Themes (21–30)

21.Sunset Concert Series
22.Bluegrass on the Plaza
23.Country Swing Night (live band)
24.Acoustic Open Mic
25.Battle of the Bands (youth + adults)
26.Jazz in the Plaza
27."Women in Music" Showcase
28.Latin Night (live + dance lesson)
29.String Quartet Picnic Night
30.Songwriters' Circle

D) Dance, Movement & Social Nights (31–40)

31.Line Dancing Social
32.Swing Dance Under the Lights
50.Classic Western Film Night

F) Visual Arts & Creative Placemaking (51–60)

51.Chalk Art Festival
52.Mural Demo + Community Paint Wall
53.Plein Air Painting Day
54.Art Walk + Pop-Up Galleries
55.Sculpture Garden Pop-Up
56.Community Quilt Display + Stories
57.Photo Booth Street Set (seasonal)
58.Lantern-Making Workshop + Parade
59.Sidewalk Poetry Festival
60."Tiny Art" Trading Post

G) Kids & Family Play (61–70)

61.Bubble Palooza
62.Giant Yard Games Day
63.Touch-A-Truck (community vehicles)
64.Storytime on the Lawn
65.Princess/Superhero Meet-Up
66.Lego Build Challenge
67.Kids' Bike Rodeo + Safety Fair
68.Teddy Bear Picnic
69.Puppet Show Saturday
70.Family Field Day (relay races)

H) Teen & Young Adult Energy (71–80)

71.Teen Talent Showcase
72.Street Basketball Shoot-Out (portable hoops)
73.Skate Night (if skating feature exists)
74.eSports Watch Party + Bracket
75.Fashion Pop-Up + Thrift Runway
76.Teen Maker Lab Night
77.Poetry Slam
78."Create a Zine" Workshop
79.Open Mic: Comedy Edition
80.Plaza DJ Night (all-ages)

I) Fitness & Wellness (81–90)

81.Sunrise Yoga Series
82.Family Fitness Circuit Day
83."Plaza Steps" Walking Club Kickoff
84.Mobility + Stretch Class
85.Breathwork + Sound Bath Night
86.Meditation Monday
87.Community Tai Chi Morning
88.Healthy Cooking Demo + Recipe Swap
89.Wellness Vendor Fair
90.Gratitude Journaling + Tea Social
103.Cocoa & Carols Sing-Along
104.Snowman Building Contest (weather permitting)
105.Ice Sculpture Demo Day
106."Glow Skate" Night (if ice/roller feature)
107.Winter Craft Cabin Pop-Ups
108.Ski Wax Clinic + Gear Swap
109.Ugly Sweater Plaza Party
110.Polar Plunge Charity Challenge (safe/controlled)

L) Springtime & Nature Celebrations (111–120)

111.Spring Bloom Festival
112.Pollinator Day (bees + butterflies)
113.Seed Swap + Starter Plants
114.Community Garden Planning Day
115.Arbor Day Tree Walk + Education
116.Earth Day Eco-Fair
117.Bird-Watching Basics Meetup
118.Outdoor Nature Art (leaf prints, etc.)
119."Clean + Green" Downtown Cleanup Rally
120.Bike-to-Plaza Celebration

M) Heritage, Western & Local Identity (121–130)

121.Heber Heritage Day (local history booths)
122.Western Music + Cowboy Poetry Night
123.Vintage Tractor/Equipment Showcase
124.Pioneer Skills Demo (crafts, knot-tying, etc.)
125.Old-Time Dance Night
126.Local Storytelling Circle ("Heber Voices")
127.Historic Photo Exhibit Pop-Up
128.Main Street Classic Car Night
129.Rodeo Kickoff Pep Rally
130.Wasatch Back Makers: Heritage Edition

N) Civic Pride & Community Connection (131–140)

131.Community Welcome Night (new residents)
132.Volunteer Fair + Service Signups
133."Meet Your City" Open House Booths
134.Neighborhood Potluck Picnic
135.Community Listening Porch (facilitated)
136.Youth Leadership Showcase
137.Public Art + Placemaking Feedback Day
138.Local Nonprofit Spotlight Night
139.Community Resource Fair
140."Thank You, Heber" Appreciation Festival
155.Build-a-Bridge Challenge (kids/families)
156.Rocket Launch Day (safe foam/water)
157.Maker Tech Fair (3D printing demos)
158.Coding for Kids Pop-Up
159.Weather Station + Climate Learning Booths
160."Inventor's Expo" Showcase

Q) Books, Ideas & Cultural Learning (161–170)

161.Outdoor Book Fair
162.Author Talk + Signing
163.Community Read Kickoff Party
164.Little Free Library Build Day
165.Poetry in the Plaza
166.Language-Exchange Social Hour
167.History Talk Series (short talks)
168."How-To" Micro-Workshops Day
169.Chess + Coffee Morning
170.Board Game Night (family tables)

R) Friendly Competitions & Tournaments (171–180)

171.Chili + Cornbread Cook-Off
172.Pie Decorating Contest
173.Salsa (dip) Contest
174."Best Cookie" Bake-Off
175.Plaza Trivia Tournament
176.Family Minute-to-Win-It Games
177.Paper Airplane Contest
178.Talent Show Finals Night
179.Costume Contest Night
180.Downtown Photo Hunt Challenge

S) Fundraisers & Cause-Based Themes (181–190)

181.Run/Walk Finish-Line Plaza Party
182."Dine Out for a Cause" Plaza Partner Night
183.School Booster Festival
184.Charity Dunk Tank Day
185.Community Blood Drive + Music
186.Coat & Blanket Drive Celebration
187.Food Bank Packing Party
188.Art Auction Night (local artists)
189.Community Raffle + Vendor Fair
190."Give Back Day" Service + Social

T) Business, Entrepreneurship & Downtown Retail (191–200)

191.Small Business Saturday Plaza Launch
192.Sidewalk Sale Weekend
209.Thanksgiving Gratitude Gathering
210.New Year's Eve "Early Countdown" (families)

V) Lights, Night Markets & "After Dark" Concepts (211–220)

211.Night Market Under String Lights
212.Lantern Walk Parade
213.Glow-in-the-Dark Art Night
214.Fire Performer Showcase (if permitted)
215."Starglow" Picnic Night (blankets + music)
216.Neon 80s Night
217.Candlelit Acoustic Night
218.Moonlight Yoga + Tea
219.Night Photography Workshop + Walk
220.Light Projection Art Night (building facade)

W) Pop Culture, Themes & "Just for Fun" (221–230)

221.Star Wars Costume Meetup (family-friendly)
222.Comic + Collectibles Mini-Con
223.Retro Arcade Pop-Up (portable units)
224.Superhero Training Day (kids stations)
225.Princess Tea Party
226."Pirates on Main" Treasure Hunt
227.Harry-Potter-Style Wizard Market (generic "wizard" theme)
228.Anime Fan Art Day
229.Board Game Café Pop-Up
230.Cosplay + Photo Walk (all-ages)

X) Food + Culture + Travel-Inspired Nights (231–240)

231.International Street Food Night
232.Italian Night (music + pasta booths)
233.Hawaiian Luau Theme Party
234.Mediterranean Market Night
235.Oktoberfest-Style Plaza Social (family-friendly)
236.French Café Pop-Up
237.Nordic Winter Night (cozy theme)
238."Taste of Utah" Local Foods Night
239.Spice & Salsa Global Dance Night
240."Passport to the Plaza" stamp stations

Y) Signature "Plaza Identity" Events (241–250)

241.Plaza Grand Opening Anniversary Party (annual)
242."Trailhead Day" outdoor rec expo + demos

Millcreek, UT
Millcreek Common:

1. Type: Ice Ribbon + Sheet
2. Footprint Size: +/- 25,000 sf
3. Summer: Roller Skate
4. Splash: Yes
5. Playground: Yes (Nearby)
6. Retail adjacent: Yes

High revenue return
Anticipated to have little to no subsidies at full build out



Millcreek Common

Caldwell, Idaho
Indian Creek Plaza:

1. Type: Ice Ribbon + Sheet
2. Footprint Size: +/- 22,500 sf
3. Summer: Roller Skate
4. Splash: Yes
5. Playground: No
6. Retail adjacent: Yes

High revenue return
Self funded after 1-2 years





Indian Creek Plaza

PREFERRED MASTER PLAN

MASTER PLAN - ANTICIPATED ROI/PROGRAMMING

100
90
80
70
60
50
40
30
20
10



DESIGN DIRECTION

05/05/26

ENVISION CENTRAL HEBER

COUNCIL DISCUSSION

NEXT STEPS

1. Engagement Summary | Now
2. Integrate Engagement Feedback | May
3. Preferred Master Plan - Council Presentation | June 2
    1. Scope of Work, Construction Budget Approval

Heber City Council Staff Report

MEETING DATE:	5/19/2026
SUBJECT:	Temporary Ordinance 2026-11 establishing temporary regulations pertaining to regulation of overnight food truck parking on Plaza Street (200 South) and Main Street Park
RESPONSIBLE:	Anthony L. Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

The Community Alliance for Main Street (CAMS) has requested the City permit the parking of trucks overnight on 200 South next to the Main Street Park (aka Trailhead Plaza) for this season. Ordinance 2026-11 adopts temporary regulations permitting such for a period of 6-months.
The policy question for Council is: Should Council adopt Ordinance 2026-11, which adopts temporary overnight food truck parking provisions for the Main Street Park and festival plaza street?

RECOMMENDATION

Staff recommends adoption of Ordinance 2026-11.

BACKGROUND

CAMS summary of proposed food truck use.

The request for the Overnight Parking Amendment is, provide an agreement for two food trucks to park on the paver area located between the grass and landscaping along Festival Street for the duration of the summer season. Since the city owns the property, we would like to explore establishing a formal agreement that would allow approved food truck operators to utilize the space on a more consistent basis.

One important component of the proposal would be allowing the food trucks to plug into the now installed electrical outlets onsite, rather than relying on generators. Food truck operators would be responsible to pay for the energy used. This would significantly reduce noise for nearby residents and businesses while creating a more pleasant atmosphere downtown.

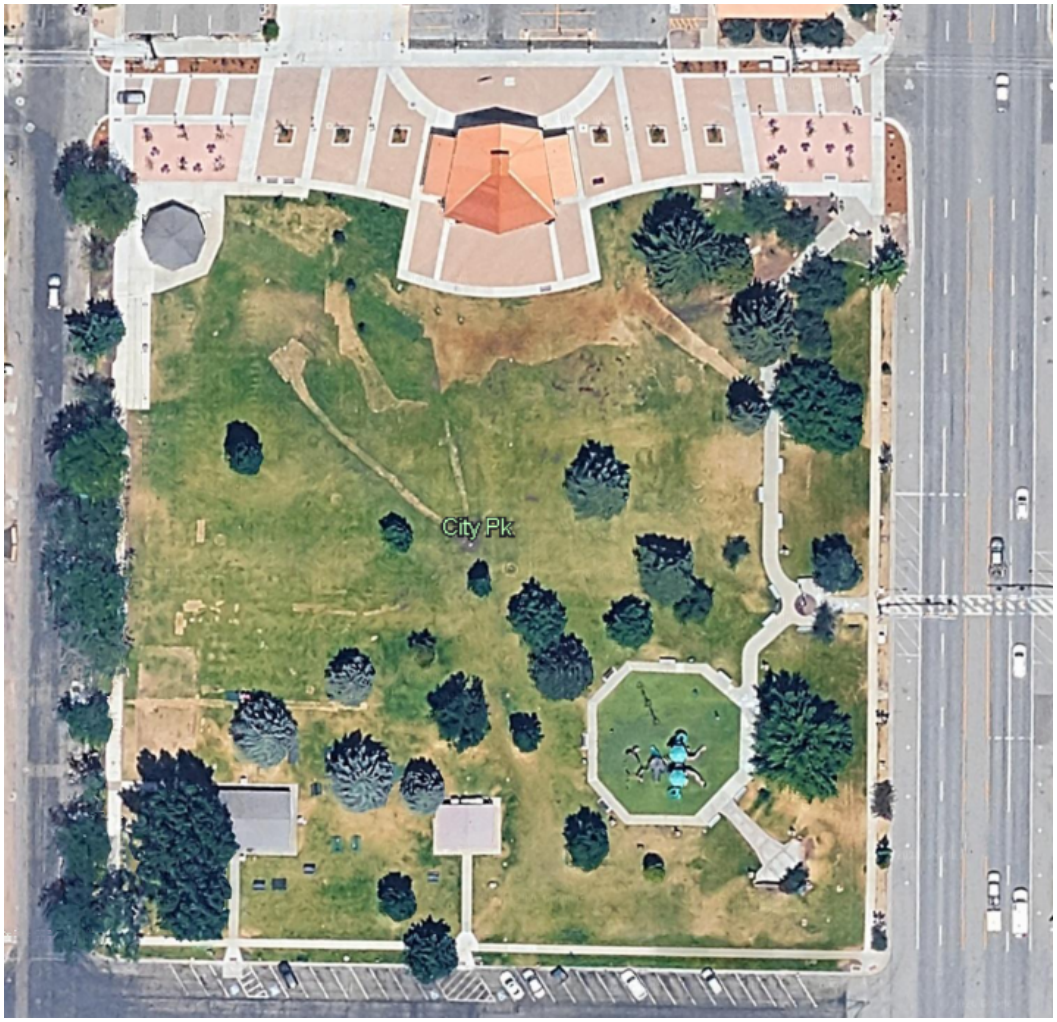
The overall goal is to create a reliable economic opportunity for local food truck operators while also activating the downtown area with a regular and predictable food presence. By allowing trucks to remain in a designated location overnight throughout the season, customers would know where to consistently

find them, and the clustering of trucks in close proximity could help create additional foot traffic and energy downtown.

Additionally, limiting the movement of the trucks to primarily the beginning and end of the summer season would help reduce wear and tear on the paver infrastructure caused by repeated loading and unloading throughout the week.

We believe this could serve as a pilot effort to support small businesses, enhance downtown activity, and create a more welcoming environment for residents and visitors during the busy summer months.

I would appreciate the opportunity to discuss the idea further and work through any operational details, concerns, or permitting requirements that may need to be addressed with the City Council.



DISCUSSION

The CIty is able to test out the food truck parking during the 6-month pending ordinance and determine if the result is something the city would look at continuing permanently.

FISCAL IMPACT

None.

CONCLUSION

The proposed pending ordinance gives Heber City 6 months to adopt permanent regulations for overnight food truck parking.

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: Anthony L. Kohler

EXHIBITS

1. Ord 2026-11 Food Truck Parking

ORDINANCE 2026-11

NOTICE OF PENDING ORDINANCE

FOOD TRUCK PARKING IN PUBLIC STREETS

An ordinance establishing temporary regulations pertaining to the prohibition on overnight parking of Food Trucks within the Plaza Street (200 South) adjoining the Main Street Park.

NOTICE is hereby given to all interested persons that Heber City is currently considering an ordinance modifying, amending and affecting the regulations pertaining to the prohibition on overnight parking of Food Trucks upon the Plaza Street (200 South) adjoining the Main Street Park.

In accordance thereto, and pursuant to State Code, **10-20-504 Temporary Land Use Regulations*;*** this Ordinance is proposed to put the public on notice that a Pending Ordinance entitled "Underground Public Utilities" is hereby adopted for a period not to exceed **one hundred eighty (180)** days from the effective date of this Ordinance, to allow Heber City time to either formalize the pending ordinance, amend the existing ordinance or determine not to adopt.

WHEREAS, Heber City through the City Council has determined that a compelling, countervailing public interest exists in enacting this temporary land use ordinance to allow the City to examine its Zoning Ordinance; and

WHEREAS, the City Council of Heber City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of Heber City to enact this Temporary Land Use Ordinance as set forth below.

NOW, THEREFORE, the City Council finds it in the public interest to adopt the Overnight Food Truck Parking Pending Ordinance.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 18.117.030 C. of Heber City Municipal Code is hereby amended as shown in Exhibit A.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

To the extent that any ordinances, resolutions, or policies of Heber City materially conflict with the provisions of this Ordinance, they are hereby amended to comply with the provisions hereof.

This Temporary Land Use Ordinance does not involve any development activities within an area that is the subject of an Environmental Impact Statement or a Major Investment Study examining

the area as a proposed highway or transportation corridor, pursuant to Utah Code, ***10-20-504, (3)(a)(b).***

This Ordinance shall become effective as set forth below and shall remain in effect for one-hundred eighty (180) days from the effective date.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 19th day of May, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne Barney	_____	_____	_____	_____
Aaron Cheatwood	_____	_____	_____	_____
Michael Johnston	_____	_____	_____	_____
Morgan Murdock	_____	_____	_____	_____
Sid Ostergaard	_____	_____	_____	_____

APPROVED:

_____
Mayor Heidi Franco

ATTEST:

_____ Date: _____
RECORDER

EXHIBIT A

18.68.608 Mobile Food Vendors

A. Definitions: Mobile Food Vendors are comprised of the following:
   1. Ice Cream Truck: A fully encased food service establishment on a motor vehicle from which a vendor, from within the frame of the vehicle, serves ice cream; that attracts patrons by traveling through a residential area and signaling the truck's presence in the area, including by playing music; and that may stop to serve ice cream at the signal of a patron.
   2. Food Truck: A fully encased food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport; and from which a food truck vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption.
   3. Food Cart: "Food cart" means a cart that is not motorized; and that a vendor, standing outside the frame of the cart, uses to prepare, sell, or serve food or beverages for immediate human consumption.

B. General Requirements
   1. All Mobile Food Vendors shall have a Business License and comply with the requirements of Section 5.04.160 of the Heber Municipal Code.
   2. All requirements of the Health Department shall be met.
   3. A building permit shall be required for any electrical connections.

C. Ice Cream Truck
   1. Retail sales are permitted in all zones and:
      a. Shall not sell any goods to individuals standing in the street.
      b. Shall not be allowed to sell goods from a motorized vehicle while in the right of way on the following streets:
         1) Main Street
         2) Hwy 40
         3) Hwy 189
         4) Center Street
         5) 100 South (Midway Lane)
         6) 1200 South
      c. Are prohibited from pulling any type of trailer with a motorized vehicle during business operation.
      d. Shall not stop or be located within an area that would block an intersection or driveway clear site triangle or obstruct the view of traffic.

D. Food Trucks
   1. Retail sales are restricted to Commercial, Industrial, and Manufacturing Zones and shall:
      a. Only be permitted at an existing brick and mortar business location, with the property owner’s written permission.
      b. Provide, maintain, and remove trash receptacles for the duration of sales and/or event.

c. Provide sanitation services for employees and patrons. An agreement with the hosting business may satisfy this requirement.
d. Exceptions: Retail sales are permitted on public and private school property with written permission of the school district or property owner, regardless of the zone.
e. Retail sales are permitted at parks or on public property as part of a Civic, Recreation, or Special Event with written permission of the property owner, regardless of the zone.

2. Dining areas are only permitted when approved by the property owner and shall be set up and taken down with each occurrence.
3. Food Trucks shall not be parked at a sales location overnight without written permission from the property owner. Food Trucks shall not be parked overnight on public property or within a public right of way, unless that right of way and public property is part of an event plaza (Main Street Park and 200 South between Main Street and 100 West.

E. Food Cart
1. Food Carts are prohibited outside of Civic, Recreation, or Special Events and;
a. Must have written permission from the property owner and event coordinator.
b. Shall obtain an Event Vendor Business License.
c. Shall not be located in the public right of way.
d. Shall not be located in an intersection or driveway clear site triangle.
2. Dining areas are only permitted when approved by the property owner and shall be set up and taken down with each occurrence.
3. Food Carts are not permitted to be located at a sales location overnight, unless approved with the associated event.

F. Signs
1. All images, text, and wraps that do not project from a motorized or non-motorized vehicle that solely advertise for the Mobile Food Vendor business are permitted.
2. Ice Cream Trucks are only permitted signage that does not project from the vehicle and solely advertises for the associated business.
3. Food Trucks are permitted two A-Frame signs.
4. Food Carts are permitted one A-Frame sign.
5. A-Frame signs shall not exceed four feet in height and twelve square feet of sign copy area and include weights to prevent movement due to windy conditions.
6. Signs are not permitted in the public right of way.
7. Signs that exceed three feet in height shall not be placed in either an intersection or driveway clear sight triangle.
8. Off-premise signs are prohibited.

G. Process
1. Ice Cream Truck: The following shall be submitted for review with the business license application.
a. Picture of the vehicle.
2. Food Trucks: The following shall be submitted for review with the business license application.
a. A Permitted Use application including a site plan for each location.
b. Any proposed signage.
c. Letter of consent by hosting property owner.
d. Proof of sanitation facilities or agreement with hosting business/property owner.

3. Food Carts: The following shall be submitted for review with the business license application.
    a. Site Plan for each location
    b. Any proposed signage
    c. Letter of consent from property owner and event coordinator

5.04.160 Mobile Food Vendors

A. Definitions: Mobile Food Vendors are comprised of the following:
    1. Ice Cream Truck: A fully encased food service establishment on a motor vehicle from which a vendor, from within the frame of the vehicle, serves ice cream; that attracts patrons by traveling through a residential area and signaling the truck's presence in the area, including by playing music; and that may stop to serve ice cream at the signal of a patron.
    2. Food Truck: A fully encased food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport; and from which a food truck vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption.
    3. Food Cart: "Food cart" means a cart that is not motorized; and that a vendor, standing outside the frame of the cart, uses to prepare, sell, or serve food or beverages for immediate human consumption.
B. License required: No person shall sell merchandise from a motorized vehicle or cart without obtaining a Mobile Food Vendor, Temporary, or Event Vendor business license. Each person selling, offering to sell, or displaying of sale retail merchandise from or on a motorized vehicle or cart on public streets or private property shall obtain a Heber City business license prior to beginning operation. Each party engaged in such a business shall display the business license in a conspicuous location at the point of sale on the lower left (driver) side of the windshield of the vehicle. The City may deny, suspend, or revoke a license if the applicant or licensee:
    1. Has violated any provision of this Title or the business license requirements;
    2. When applicable, has been convicted of a felony or has served a sentence for a felony conviction within five years, or a misdemeanor within the last three years involving controlled substances, alcohol, sex crimes, contributing to the delinquency of a minor, theft, possession of stolen property or, any other criminal act with might relate to the operation of the business.
C. Application: Application must be made at least 10 business days prior to operation of the business.
D. Temporary Business License: Food Trucks may obtain a Temporary Business license when only operating for no more than 6 days within a 12-month period.
E. Event Vendor License: Mobile Food Vendors are required to obtain an Event Vendor License for each specific event unless:
    1. The business has been issued a Mobile Food Vendor Business License by Heber City and;
    2. The business has been identified as a vendor in the Event Permit by the event coordinator.

F. Mobile Food Vendor License: The license shall be for a one year period and renewed annually. The license shall run from January 1st of the year to December 31st.
G. Multiple Vehicles: A separate business license is required for each motorized vehicle engaged in a Mobile Food Vendor Business. Each business license shall be tied to the license plate number of the vehicle.
H. Reciprocity: Where applicable, Heber City recognizes the business licenses, health permits, and fire inspections of other municipalities in accordance with Utah State Code when considering business license applications.
I. License Fees: Mobile Food Vendors shall pay the associated fees as outlined in the Consolidated Fee Schedule.
J. Conditions and Requirements for Mobile Food Vendors:
    1. General Requirements
        a. The vehicle shall be inspected by the health, police, and fire departments.
        b. Each applicant for a license or renewal under this Section shall submit with its application evidence of general liability insurance in an amount not less than $500,000 when using motorized vehicles. The applicant must submit to the City a certificate of insurance that provides that the policy cannot be canceled prior to giving the City at least 10 days written notice of cancellations.
        c. The motorized vehicle and operator must comply with all other requirements of this Chapter and any other requirements of ordinance or statute that may be applicable.
        d. The volume of any audio equipment used to advertise for the business must be approved by the Heber City Police Department.
        e. Applicant shall provide a sales tax license number for Heber City.
        f. Anyone under the age of eighteen (18) years of age shall not engage in a Mobile Food Business without an accompanying adult.
        g. A building permit shall be obtained for any electrical connections.
    2. Ice Cream Trucks:
        a. All Ice Cream trucks are subject to a background check.
        b. Hours of operation shall be between 10:00 a.m. and sunset. Sunrise and sunset shall be determined on any particular day by the times listed that day in any major newspaper circulated in Wasatch County.
        c. Have a clearly-audible backup warning device that activates whenever the vehicle is shifted into reverse gear.
        d. Have a convex mirror mounted on the front of the vehicle so that the driver, in a normal driving position, can see the area in front of the vehicle that is obscured by the hood.
        e. Have a flashing yellow beacon on the roof of the vehicle that is visible from all sides of the vehicle. This beacon shall be activated whenever the merchandise is being sold, offered for sale or displayed for sale.
        f. Be prohibited from pulling any type of trailer during business operation.
        g. The operator of the motorized vehicle shall not sell to any person standing in the roadway.
        h. The operator of the motorized vehicle shall sell, offer to sell or display for sale retail merchandise only when the vehicle is completely stopped and lawfully parked, and shall sell only from the rear or side of the vehicle nearest to the curb or edge of the roadway.

i. To reach a point of sale, the motorized vehicle shall not be moved backwards in order to sell, offer to sell or display for sale retail merchandise.

3. Food Trucks:
   a. Retail sales are restricted to Commercial, Industrial, and Manufacturing Zones as outlined in Section 18.68.608.
      (1) Exceptions:
         (A) Retail sales are permitted on public and private school property with written permission of the school district or property owner, regardless of the zone.
         (B) Retail sales are permitted at parks or on public property as part of a Civic, Recreation, or Special Event with written permission of the property owner, regardless of the zone.
   b. Food Trucks shall comply with all requirements of the Zoning Code, as outlined in Section 18.68.608.
   c. For each location the following shall be submitted as part of the application:
      (1) Days and hours of operation.
      (2) A letter of authorization from the property owner.
      (3) A site plan, including the location of the food truck, signage, and dining areas.
      (4) Any proposed signage.
   d. Food Trucks shall not be permitted to be on a public street or within the public right of way unless as part of a Civic or Special event and with written permission from the City, unless that right of way and public property is part of an event plaza (Main Street Park and 200 South between Main Street and 100 West.

4. Food Carts:
   a. Food Carts are prohibited outside of Civic, Recreation, or Special Events.
   b. Food Carts shall comply with all requirements of the Zoning Code, as outlined in Section 18.68.608.
   c. Food Carts shall obtain an Event Vendor business license. The following shall be required as part of the application:
      (1) Written approval from the property owner and event coordinator.
      (2) Site Plan showing the location of the food cart, signage, and dining areas.

K. Lawful Advertising and Business Markings - Exception: The prohibitions of this Section shall not be construed to prohibit vehicles from carrying business markings or advertising not otherwise prohibited by law, nor shall they prohibit delivery of merchandise which was not sold or purchased on public streets or within the City limits.

L. Sales on Private property: Sales on private property shall be made only with the permission of the property owner or occupant.

M. Severability: If any provision of this ordinance is declared invalid by the court of competent jurisdiction, the remainder shall not be affected thereby.

Heber City Council Staff Report

MEETING DATE: 5/19/2026
SUBJECT: Main Street Stage Back Drop Structure Procurement
RESPONSIBLE: Phil Jordan
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

Upon direction from City Council, staff with support from Phil Jordan (volunteer project advisor) have thoroughly explored obtaining three (3) proposals – bids for the fabrication and installation of a new structural support for temporary back drops at our Heber City Main Street Stage.

Staff has obtained two (2) qualified proposals for these materials and installation, however, has not been able to secure a third proposal-bid per the City's procurement procedures. Staff is seeking advice and consent from Council to move forward in selecting and proceeding with the best proposal of the two secured to complete this project.

RECOMMENDATION

Proceed to select and contract the best proposal-bid from the two (2) proposals in hand.

BACKGROUND

As previously presented to Council, the use of ModTruss pre-fabricated steel truss elements meets both project and fiscal budget priorities The manufacturer of ModTruss has three dealerships in Utah. Two of the three are proposing-bidding for this project. The third dealership does not fabricate such projects and therefore declined to propose-bid. Staff pursued a local construction contractor, Lythgoe Construction, to review and propose-bid on the project. However, due to inability to purchase the ModTruss direct from the manufacturer as Lythgoe Construction is not a approved dealership, Lythgoe declined to propose-bid.

Phil Jordan has contacted and discussed these procurement options with the following representative from ModTruss:

ModTruss
Nick Lamek, Account Manager
c| 414-704-4190 email:nick.lamek@ModTruss.com w| http://www.modtruss.com
7741 Commercial Lane, Allenton, WI 53002

DISCUSSION

FISCAL IMPACT

Proposals are within the allocated / approved budget for this project.

CONCLUSION

Staff has concluded that the continued use of this material, ModTruss, is the best and most economic solution for the project and that the intentions of the City's procurement policy and procedures have been met with these two proposals-bids that are pending review.

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: Matt Brower, City Manager
Jamie Baron, Planning Manager

EXHIBITS

None