

HEBER CITY

PARKS, TRAILS AND OPEN SPACE MASTER PLAN



ADOPTED January 5, 2021

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*The *Heber City Parks, Trails and Open Space Master Plan* was adopted by the City Council on January 5, 2021 as an addendum to the Heber City General Plan, *Heber City Envision 2050*.

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CHAPTER 1

INTRODUCTION



Source: axiomimages.com

Heber City is a community at a crossroads.

It is inherently a community defined by and built upon the place it encompasses, and the natural features that surround it. It is a community rooted by a strong, colorful history and unique local traditions, which are key reasons Heber is such a desirable place to live.

Until recently the pace of life has been slow but that is changing. The city is growing, and it is anticipated that the population will eventually triple in the upcoming decades.

In order to ensure Heber grows in a manner that meets its needs, a new general plan titled *Heber City Envision 2050* was adopted. The plan outlines a new and exciting vision of what the city should look like and the tools for getting there. Among other things, the plan includes a broad vision for Heber's future parks, trails and open spaces.

This master plan builds upon *Heber City Envision 2050*, beginning with a parks, trails and open space vision that envisions Heber as an emerging world-class recreational destination. The plan acknowledges the importance of the surroundings and setting, leveraging the unique natural conditions to meet an ambitious vision.

The *Heber City Parks, Trails and Open Space Master Plan* is comprehensive, addressing existing conditions and future needs, service gaps, priorities and levels of service. It acknowledges that Heber City is an active community with an identity intrinsically tied to its natural environment. The master plan envisions a parks, trails and open spaces system that is linked together in order to provide access to a wide range of active recreation opportunities as well as places to gather and celebrate.

ORGANIZATION OF THE PLAN

The *Heber City Parks, Trails and Open Space Master Plan* is organized into six chapters, as follow:

Chapter 1 Introduction	Describes the purpose of the plan and summarizes the coordination with other plan documents and policies. It also describes the planning process , outlines the community’s structure and demographic projections , and encapsulates the community’s vision for parks, trails and open space.
Chapter 2 Parks	Addresses existing and future Heber City parks , discussing needs and standards and determining the Level of Service (LOS) for the current population, as well as for the projected population in 2030 and at buildout in 2060. The chapter concludes by evaluating seven existing City parks, including a design concept for each, that will help establish Heber as a world-class recreation destination.
Chapter 3 Trails	Investigates current trail needs and issues and concludes with ideas for meeting future trail needs . The chapter builds upon the <i>Wasatch County Trails Master Plan</i> .
Chapter 4 Open Space	Inventories of open space and other natural lands and outlines strategies for acquiring open space in the future .
Chapter 5 Priorities and Implementation	Estimates the probable costs to upgrade existing facilities and to acquire and construct new parks, trails and open space. The chapter includes an action plan which details short and long-term implementation measures and concludes with a list of potential funding sources to facilitate implementation.
Chapter 6 Goals and Policies	Provides specific goals, policies and implementation measures to help Heber achieve is vision for parks, trails and open space.

The *Heber City Parks, Trails and Open Space Master Plan* acknowledges that existing parks, trails and open spaces must be elevated to keep pace with unprecedented change. The plan provides clear benchmarks for achieving these enhancements, with an underlying understanding that resources are limited and must be carefully allocated.

While the plan addresses each of these elements separately, it is structured to ensure they work in concert to form a comprehensive recreation system that meets the needs of the community and contributes to the high quality of life for members of the community.

PURPOSE OF THE PLAN

The *Heber City Parks, Trails and Open Space Master Plan* is the City's first standalone parks, trails and open space master plan. It acknowledges the long-standing and well-established partnership with Wasatch County in the provision of recreation opportunities. Accordingly, Wasatch County Parks and Recreation Special Service District #21 serves residents of Heber City and the County, providing most of the larger regional parks and major recreation facilities. The district manages all of the recreation programming for the County while Heber City provides the finer-grain parks, trails and open spaces that serve residents and visitors while connecting to other local and regional recreation opportunities.

The intent of this plan is to ensure community needs are met, and in the process act as tool for the City to realize its vision of becoming a major recreation destination. The Plan captures the vision and needs of the community, including policy guidance and specific implementation ideas to ensure the City keeps pace with demand during the next ten years and beyond.

COORDINATION WITH OTHER PLAN DOCUMENTS

Heber City and Wasatch County have adopted several planning documents that guide current and future development, many of which address parks, recreation, trails and open space to some degree. A summary of two documents and their relationship to the master plan follows.

HEBER CITY ENVISION 2050 GENERAL PLAN

Heber City’s recently adopted General Plan- *Heber City Envision 2050* - is a critical policy document that provides a vision for Heber’s future growth and development. This planning effort included a comprehensive public involvement process, which helped establish the future vision for the park, trail, and open space system contained in this Plan. *Heber City Envision 2050* includes an updated future land use map along with a variety of images and development principles intended to ensure existing and future parks, trails and open space are provided in a manner that meets long-term growth and development needs.



WASATCH COUNTY REGIONAL TRAILS MASTER PLAN

The *Wasatch County Regional Trails Master Plan* outlines Wasatch County’s regional trail facilities, including trails, trailheads and bike lanes/ routes. It also identifies specific standards for bike routes, improved multi-use trails, urban soft surface trails, improved pedestrian trails, back country trails, and signage/wayfinding systems. The plan includes phasing recommendations for the County as a whole and for Heber City specifically. The system, standards and phasing recommendations contained in the *Wasatch County Regional Trails Master Plan* are embraced and supported in the Heber City Parks, Trails and Open Space Master Plan.



COMMUNITY PROFILE

HISTORY

Prior to the 1850's, Heber Valley served primarily as hunting grounds for the indigenous populations living in the region. Early mountain men, trappers and explorers began to arrive in the region in the 1820's, followed by white settlers in 1859. Wasatch County was established in 1862, named after a Ute word meaning "low place in high mountains." Heber City was founded in the late 1850s by English emigrants who were members of The Church of Jesus Christ of Latter-day Saints. The City was named after Heber Chase Kimball, an early church leader.

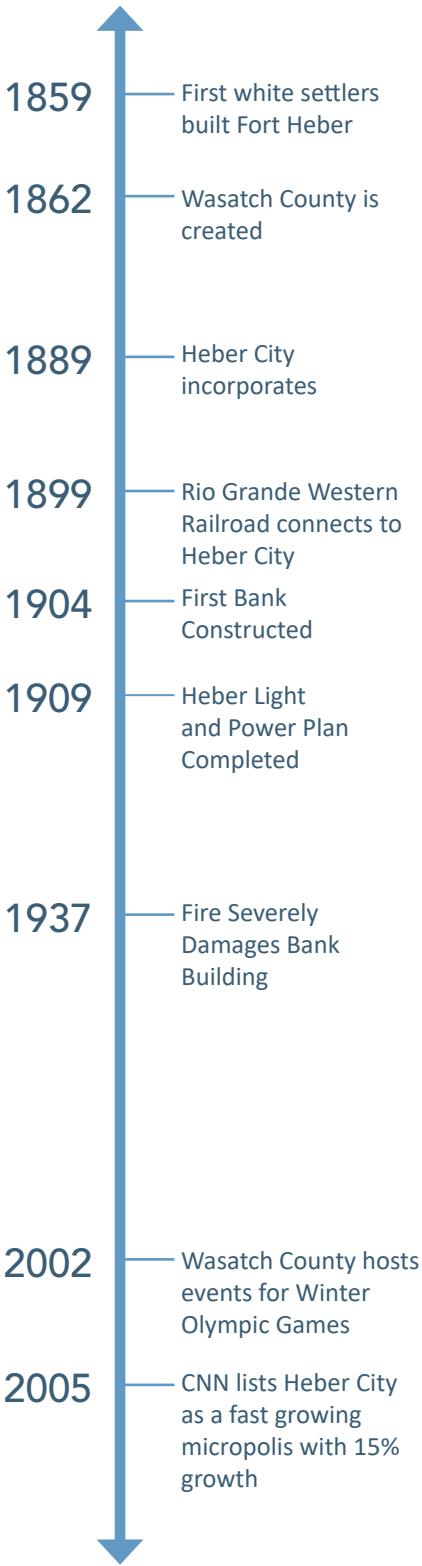
The Denver and Rio Grande Railroad was extended into Heber in the early twentieth century, establishing Heber an important shipping terminal. The spur was heavily used, becoming an important part of local economic structure as it allowed for efficient shipment of mineral extractions and agriculture exports from the valley to markets beyond.

Today, Heber City is a growing community and an emerging recreational destination, drawing people in to its beautiful mountain scenery and proximity to a diverse range of recreational amenities.

Source: Utah History Encyclopedia, https://www.uen.org/utah_history_encyclopedia/



Source: US Library of Congress and Utah State Historical Society



Source: ci.heber.ut.us

PHYSICAL & SOCIAL STRUCTURE

Heber City is located in a beautiful mountain valley that straddles the dramatic Wasatch Mountains to the west and the expansive foothills of the Uinta Mountain Range to the east. It is situated approximately 20 miles southeast of Park City, Utah, about a one-hour drive from both Utah Valley and the Salt Lake Valley. Heber largely serves as a bedroom community, with only 20-percent of its residents locally employed. The city is located at an average elevation of 5,600 feet, experiencing harsh winters and cool summers. The area has an average annual precipitation rate of 20 inches, the bulk of which is received as winter snows.

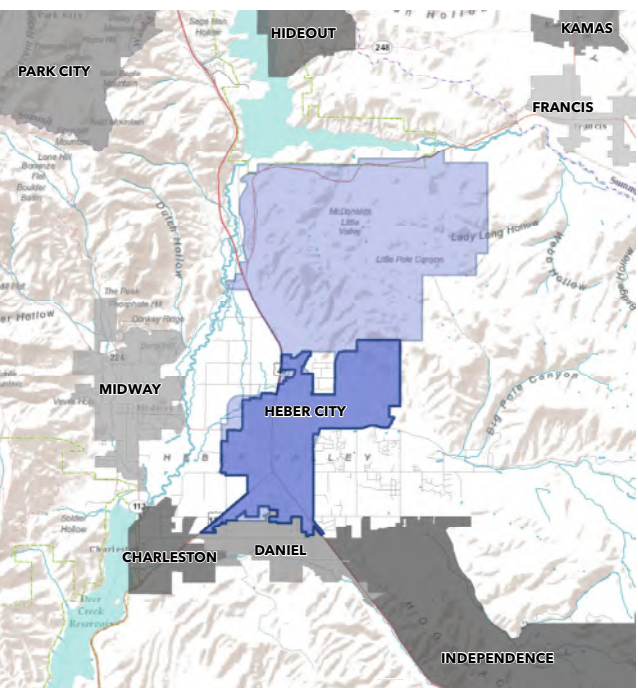
The Wasatch Mountains form a striking backdrop while the more rambling Uintah mountain range slopes are more gentle, providing not only a significant area of future residential development, but an enviable open space setting and direct connection to the rugged mountain range beyond.

The Provo River runs north to south through the center of the valley, just west of the City boundary. The waterway links Jordanelle Reservoir north of Heber to Deer Creek Reservoir just southwest, providing a unique and sinuous recreational connection/corridor between the two water bodies.

As one travels into Heber from the north along US-40, the highway becomes US-189 on Heber's Main Street, connecting travelers to and from Utah County and Uintah County to Park City, Salt Lake and other destinations to the north. US-189 runs through the heart of Heber, providing both opportunities and challenges for its downtown. UT-113 is another major roadway that provides east-west connections between Heber and Midway, which lies to the west.

The city recently doubled from 9,955 acres to more than 19,000 acres, the result of annexing a large private land holding on the eastern edge of the city (see Figure 1-1). The current City is largely built-out, with small pockets of agricultural and vacant land dispersed around the edges. Several thousands of acres of land known as the Sorensen Property were recently annexed into the city. Encompassing significant holdings in the lower reaches of the Uinta foothills, the area includes more than 3,000 acres of dedicated open space, and is earmarked to become the primary growth area of the city in the future.

Figure 1-1: Context Map



Source: parkcitymag.com

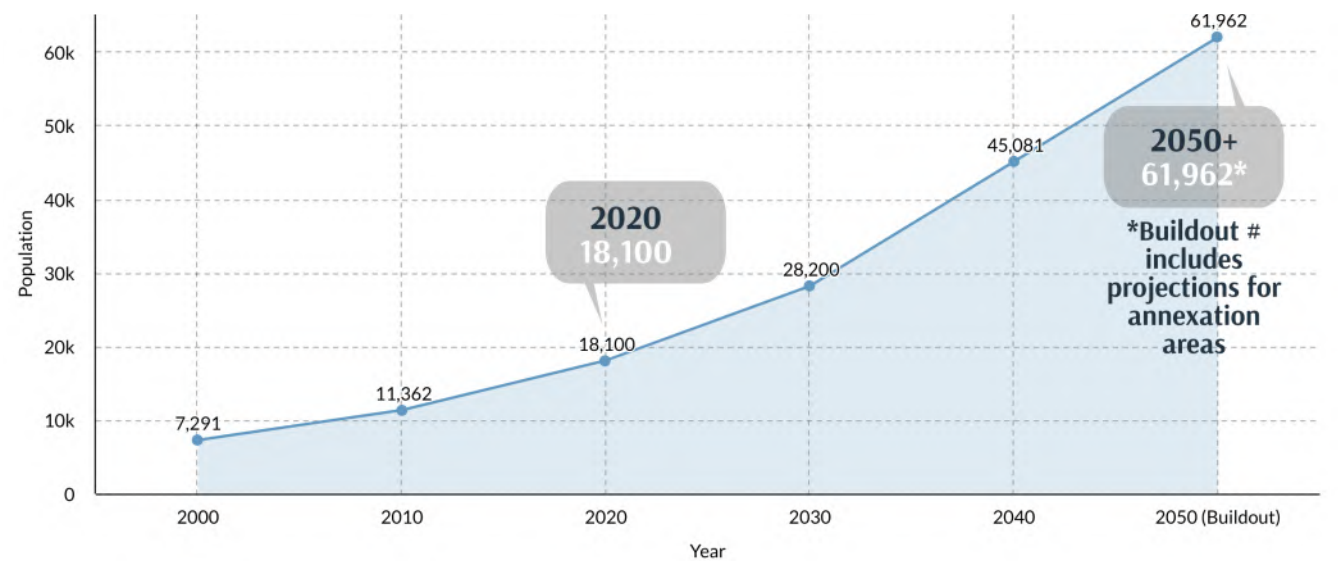
DEMOGRAPHICS & POPULATION PROJECTIONS

To understand the needs of the City, it is essential to have clear snapshot of local demographics, both at present and in the future. This allows one to assess current and future needs for parks, trails and open space. The following is a summary of key characteristics, including population, age, household composition and income. These are some of the most important indicators for understanding park, trial and ope space needs as the community continues to develop and change.

Population

Heber has experienced steady population growth over the last twenty years with more significant growth in the past ten years (see Figure 1.2). Growth is expected to continue this upward spiral, with the addition of the recently annexed Sorensen property signaling a projected tripling of the existing population from 18,100 to 61,962 at buildout.

Figure 1-2: Heber City Projected Population 2000-2050

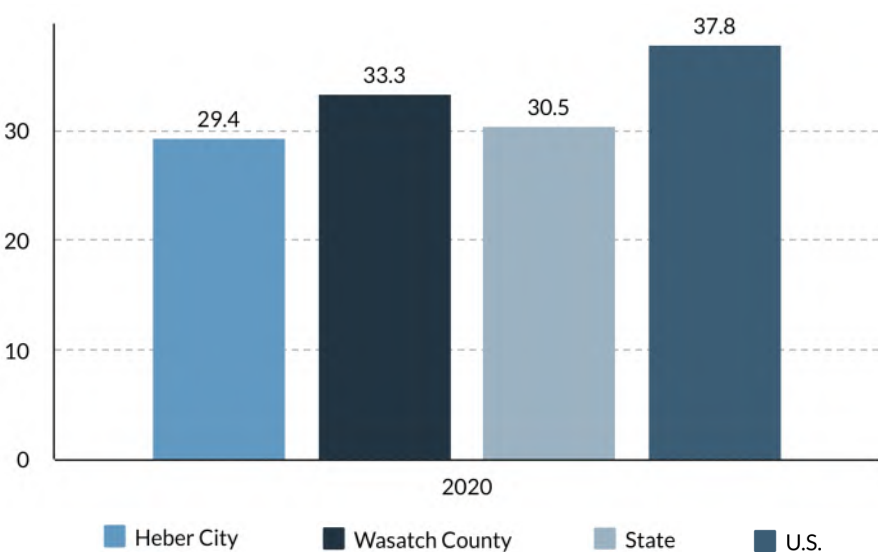


Source: Mountainland AOG Small Area Population & Employment Projections 2000-2050, <https://mountainland.org/population-projections>

Age

Age is an essential consideration when planning for parks, trails, and open space. Its characteristics reveal the current and projected number of children, adults and seniors. Understanding these characteristics helps to ensure adequate facilities are provided to meet the needs of all age groups, which can allow the community to avoid the development of parks and other recreation facilities that do not meet long-term needs.

Figure 1-3: Median Age Comparison



Source: <https://data.census.gov/>

As illustrated in Figure 1-3, the median age of Heber City (29.4) is somewhat younger than Wasatch County (33.3), but close to the statewide average (30.5), and is much younger than the nation (37.8). This is characteristic of other rapidly growing communities in Utah. The median age in Heber has remained fairly consistent over the past twenty years, increasing only slightly from 28.0 in 2000, 28.5 in 2010 and 29.4 in 2019. This is indicative of the youthful nature of the city. Nevertheless, the city is slowly maturing, and will continue to age as the community grows and develops.

Table 1.1 compares the breakdown of children by age group in 2018 for Heber City, Wasatch County, Utah and the United States. According to this assessment, Heber households have children under eighteen years, which is an important characteristic for determining the different types of parks and recreation facilities. As illustrated, Heber has a greater percentage of children under 18 than the county, state and nation. The City has significantly fewer residents over the age of 65 at approximately six-percent.

Table 1.1: Age Comparison

	Heber	Wasatch County	Utah	U S
Persons under 5	8.2%	7.7%	8.0%	6.1%
Persons under 18	35.1%	31.5%	29.5%	22.4%
Persons 18-65	50.7%	49.3%	51.4%	55.5%
Persons 65+	6.0%	11.5%	11.1%	16.0%

Source: American Community Survey Estimates <https://data.census.gov/>

Household

Household size is often closely related to the age characteristics of a community. Larger household sizes are often found in communities with more children. In Heber, household size has been gradually increasing over time, from 3.16 persons per household in 2000 to 3.47 persons per household in 2018. Heber also has a larger average household size than the county, state and nation, as shown in Table 1.2.

Table 1.2: Average Age Comparison

	Heber	Wasatch County	Utah	U S
Persons per Household 2014-2018	3.5	3.2	3.1	2.6

Source: <https://data.census.gov/>

Median Age 2000



Median Age 2010



Median Age 2020



Average Household Size 2000



Average Household Size 2020



Household Income

The median household income in Heber City is \$69,437, which is significantly lower than the county average, slightly lower than the state, and lower than the nation, as shown in Table 1.3.

The median income has gradually increased over time from \$66,194 in 2000 to \$69,437 in 2018. Similar to nearly all other communities in the region, the City experienced a dip in income in 2010 following the “Great Recession” of 2007-2009.

Table 1.3: Median Household Income Comparison

	Heber	Wasatch County	Utah	U S
Median Household Income 2018	\$69,437	\$77,449	\$68,374	\$60,293

Source: data.census.gov

COMMUNITY VISION

An extensive public visioning process was conducted in 2019 as part of the *Heber City Envision 2050*. The input received during this process provides a clear vision for Heber’s parks, trails, and open space system.



The *Heber City Envision 2050* public engagement process included:

- Three public meetings
- Survey
- Project website
- Mailers to every household
- Print/radio presence
- Social Media presence

The various meetings and outreach efforts resulted in hundreds of residents and stakeholders taking part directly, with many more assumed to have participated indirectly through media and social media outreach. The following is summary of key parks, trails and open space principles that emerged from the public involvement process.

Median Household Income 2000



Median Household Income 2018



* based on 2020 dollars

Quality Neighborhoods

- Heber City will honor and enhance existing neighborhoods and increase their **walkability**.
- Heber City’s new neighborhoods will be **walkable** and blend a variety of housing options and **shared open space amenities**.



Centers and Gathering Places

- Heber will improve **pedestrian and bike accessibility**, parking, and traffic conditions along Main Street.
- Underused spaces are **re-imagined into significant new places** to work, live and enjoy time together.
- **Downtown is a regional destination** for annual gatherings and traditions that Heber residents and visitors enjoy.
- **New centers should encourage many distinct features:** outdoor gathering spaces, parks and plazas.



Open Space & Rural Character

- Heber should actively **work with neighboring communities and Wasatch County** on strategies to implement the permanent **protection of farmlands, natural open spaces, and rural character**, to keep the distinct separation between communities.



Outdoor Recreation, Parks & Trails

- **Trails connect** residents to other **neighborhoods, downtown and new centers**.
- Trails provide **access to the City’s beautiful setting**, including nearby **canyons, mountains, lakes and the Provo River**.
- In general, **recreational opportunities are diverse, well-maintained and accessible**.



Mobility and Streetscapes

- Heber emphasizes **walkable streets** that are **comfortable and inviting** for people walking and biking.
- Heber maintains a system of **bike routes around town, with access to desired destinations**, and collaborates with neighboring communities on **regional bike routes**.



ENVISION HEBER 2050 VISION STATEMENT

Heber City is nestled in a green valley, brimming with historic agricultural uses, the beautiful Provo River, and unmatched views of the Wasatch Mountains. Our residents value this beautiful and unique setting and are committed to preserving its character while growing and nurturing our City. Together, we desire to:

- Preserve the beautiful open lands that surround us;
- Create friendly neighborhoods and centers that focus homes, jobs, shopping, and recreation into places where we gather and interact regularly;
- Enhance and strengthen downtown- the heart of our community; and
- Grow, promote and diversify our recreational opportunities

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

CHAPTER 2
PARKS



Parks are an essential component to Heber’s active lifestyle, providing places for both active and passive recreation that connect users to the natural environment. Access to parks and nature are one of the key reasons residents choose to live here. Heber City envisions a park and open space system that is more engaging and robust than at present, part of creating a world-class park system that meets residents' needs and draws in visitors.

This chapter begins with an inventory of existing resources and analyses to help determine whether current needs are being met. A detailed assessment of existing parks, parks properties and proposed design enhancements is also included, providing an important first step of leveraging existing resources to establish Heber as a place with high-quality parks. The chapter concludes with a look forward, projecting needs in the short and long term and providing strategies to ensure parks are provided in a well-planned manner to meet immediate, short and long-term requirements.

GOALS AND PRIORITIES: PARKS

This Plan builds on the findings and goals of the *Heber City Envision 2050* general plan, which provides a clear vision for Heber City’s park system. According to the robust public involvement process that was applied to that effort, the following goals and priorities are specifically recommended for the City’s park system:

- Aim to provide a **level-of-service of 10 acres of park land per 1,000 residents**
- Ensure all residents are within **walking distance (1/4 to 1/2 mile) of a park**
- Ensure **equitable park distribution** in all areas with a significant population
- Activate Heber’s existing and future town centers by **creating Urban Gathering Places**
- Provide a **high level of design and amenities** in the City’s parks
- Ensure all recreational opportunities are **diverse, well-maintained and accessible**

These goals established the starting point for this Plan, helping to align the Heber park system with the comprehensive vision of the future City. Some modifications and adjustments have been made as the result of detailed analyses and assessments, particularly to the extraordinarily high Level-of-Service (LOS) goal contained in that plan.

EXISTING PARKS

Heber City’s park system currently provides residents with a range of recreational facilities and amenities. **The two largest parks are owned by Wasatch County, accounting for 67.4 acres combined.** These parks are the primary locations of sports fields and active recreation facilities in the region and are operated and managed by Wasatch County Parks and Recreation Special Service District #21.

Heber City owns and manages nine public parks, which together comprise 26.2 acres. Since the Special Service District provides active parks and recreation facilities, including sports fields, the focus of City parks is to meet the needs of the local community and neighborhoods by providing a wider range of park types and facilities with less focus on sports fields and active recreation facilities.



Heber City-owned parks currently comprise 26.2 of 93.7 public park acres (28 percent of the total acreage). The City also contains 21 acres of private parks and 40 acres of other City-owned land including a cemetery, detention basins and civic spaces.

Table 2.1 is a detailed inventory of Heber’s park system, including park acreages and amenities. Map 1 illustrates the location of the parks and open spaces in the Heber system.

Each public park has been classified according to its acreage and the amenities provided. The classifications begin with the largest and most complex type of park – **Regional Parks**- followed by progressively smaller and simpler parks types – **Community Parks, Neighborhood Parks** and **Local Parks**.



Public Park Acreage
(26.2 Heber City acres, 67.4 Wasatch County acres)



Number of Public Parks
(7 Heber City Parks, 2 Wasatch County)



Other Land Maintained by City
(Cemetery, Detention Basins, Civic Spaces, etc.)



Playgrounds



Benches



Basketball Courts



Multipurpose Fields



Pavilions



Baseball/Softball Fields



Tennis Courts



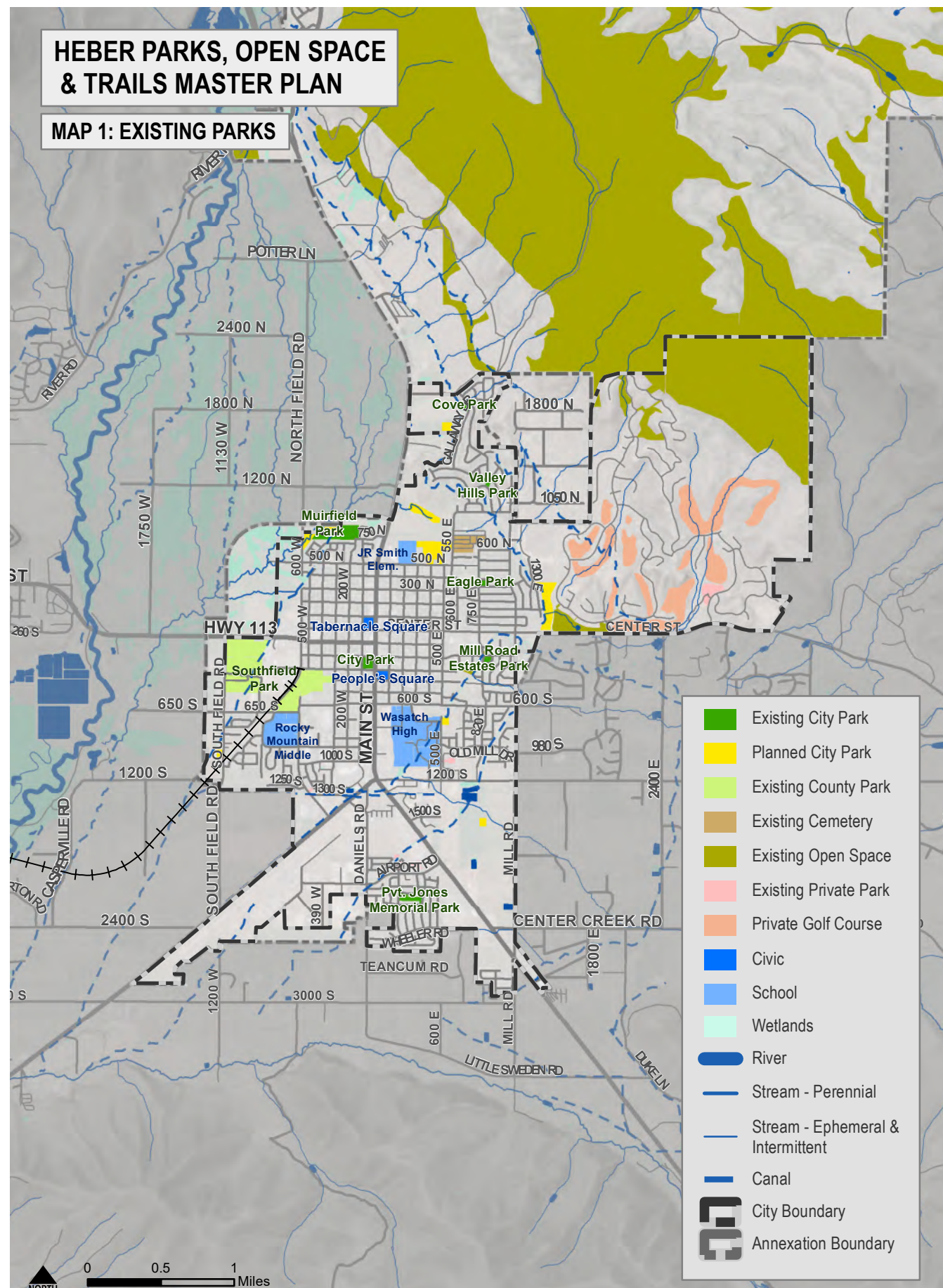
Volleyball Courts

Table 2.1: Park Amenity Matrix

PARK NAME		ACRES	Restroom	Pavilion	Multipurpose Field	Baseball/Softball Field	Tennis Court
REGIONAL PARKS							
1	Southfield Park (Wasatch County)	35.8	2	3	2	5	0
2	Veterans Memorial Park (Wasatch County)	31.6	2	0	2	8	0
	Subtotal - Regional Parks	67.4	4	3	4	13	0
COMMUNITY PARKS							
3	Muirfield Park	12.7	1	0	0	0	0
	Subtotal - Community Parks	12.7	1	0	0	0	0
NEIGHBORHOOD PARKS							
4	Main Street Park	3.6	2	1	0	0	0
5	Private Jones Memorial Park	3.8	0	0	0	0	0
	Subtotal - Neighborhood Parks	7.4	2	1	0	0	0
LOCAL PARKS							
6	Mill Road Estates Park	1.2	0	0	0	0	0
7	Eagle Park	1.5	0	1	0	0	0
8	Valley View Park	2.0	0	0	0	0	1
9	Cove Park	1.5	0	1	0	0	0
	Subtotal - Pocket Parks	6.2	0	2	0	0	1
HEBER CITY-OWNED PARK LAND		26.3	3	3	0	0	1
TOTAL PARK LAND		93.7	7	6	4	13	1
PRIVATE PARKS							
	Private Parks	4.2					
OTHER LAND MAINTAINED BY THE CITY							
	Cemetery, Detention Basins, Civic Spaces, etc.	40.3					

Table 2.1: Park Amenity Matrix (Continued)

Pickleball Court	Volleyball Court	Basketball Court	Playground	Tables	Benches	Walking Path	Trailhead	Water Access	Notes
9	1	1	1	27	9	Y	Y	N	Skate park, horse shoes, disc golf, fitness stations, event center/outdoor arena
0	0	0	1	0	0	N	N	N	Very small playground
9	1	1	2	27	9				
0	0	0	1	3	7	Y	N	Y	Dog park
0	0	0	1	3	7				
0	1	0	1	23	22	N	N	N	Event space, gazebo, food trucks, monument
0	0	0	1	1	6	N	N	N	Eagle Scout project, detention basin, monument
0	1	0	2	24	28				
0	0	0	1	0	2	N	N	N	Detention basin
0	0	1	1	2	3	N	N	N	Detention basin
0	0	1	0	0	0	N	N	N	Natural spring, steep slopes
0	0	0	1	3	3	N	N	N	Detention basin
0	0	2	3	5	8				
0	1	2	6	32	43				
9	2	3	8	59	52				



REGIONAL PARKS

The largest park type is the **Regional Park**, which serves the City and region with special features and amenities. These park types are typically **30 acres or larger in size** and include multiple large specialty features with a regional draw, such as a sports complex, an aquatics facility or a splash pad. This category of park also typically includes sports fields and courts, playgrounds, pavilions, perimeter walking trails, multiple restrooms, trees, large open grassy areas, picnic areas and seating.

As indicated previously and described in detail below, there are two parks that within this category located in Heber, both of which are owned by Wasatch County.

Southfield Park

Southfield Park is a 35.8-acre park located along the western extents of the City. It functions as Heber Valley's primary sports park, containing four baseball fields, one softball field, two multipurpose fields, three tennis courts, a volleyball court, one basketball court, and a pickleball court. The park also includes two pavilions, two restrooms, a playground and a skate park.

Southfield Park is home to the Wasatch County Event Center which includes one indoor and two outdoor equestrian arenas. The complex is available to residents for indoor equestrian riding and training during the week, with events typically held on the weekends.

Veterans Memorial Park

Veterans Memorial Park is a 49.1 facility located just east of the Heber Valley Historic Railroad Station. The park features eight baseball diamonds, two multipurpose fields, a restroom, a small playground, and an expansive gravel parking lot lining the west side of the park. The park has few amenities for non-sport and passive activities such as walking paths, benches and shade.



COMMUNITY PARKS

Community Parks typically serve the City at-large, providing a specialty feature with a community-wide draw. They also typically include sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating nodes. Community Parks in Heber are typically **10 to 30 acres** in size. As described below, Heber currently has a single Community Park.

Muirfield Park

Muirfield Park is a 12.7-acre nature park located near Northwest corner of the City. The park includes a fenced-in dog park, small parking lot, playground, grassy area and natural wetland area on the western edge of the park. Gravel walking paths circumnavigate the park, offering views of the expansive agricultural open space to the North and West.



NEIGHBORHOOD PARKS

Heber's two existing **Neighborhood Parks** total just under four acres in extent. This type of park typically ranges from **3 to 10 acres in size**, providing amenities to meet the needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and a restroom. There are two Neighborhood Parks in Heber, as described below.

Main Street Park

Main Street Park is a 3.6-acre park located in the heart of Heber. It includes a playground, pavilion, restrooms, historical monument, stage, and many benches, picnic tables, and large mature trees. The park serves as an event venue for City events, including the Heber Valley Market and Concerts in the Park. Food trucks frequently gather along the perimeter of the park.

Private Jones Memorial Park

Private Jones Memorial Park comprises 3.8 acres and is located in the south end of the City near Airport Road. The majority of the park serves as a detention basin, with a small playground, memorial and



benches provided on the far east side of the park.

LOCAL PARKS

Local Parks are the smallest park type. With a typical size of **3 acres or less**, this type of park usually has minimal amenities, including open lawn areas, picnic tables, benches, and trees. They are designed to serve the immediate residential neighborhood, helping to ensure access to parks is equitable and distribution gaps are avoided, where access to larger parks may not be feasible, or where large tracts of land are not available.

Four Local Parks currently exist in the City, making them the most common type of park in Heber. However, they comprise the least amount of land at 6.2 acres of the total 93.6 acres of park land currently provided in the City.

Mill Road Estates Park

Mill Road Estates Park is a 1.2-acre park located near the eastern City boundary near 200 South and 820 East. The park is primarily a detention basin although it includes a small playground with benches.

Eagle Park

Located in the northeast quadrant of the City, Eagle Park is a 1.5-acre park that includes a small pavilion, basketball court, and playground. It features a relatively large and shallow detention basin that offers limited recreational value and primarily serves stormwater detention needs.

Valley View Park

Valley View Park is a 1.2-acre park located off Valley Hills Boulevard near the northern extents of the City. Perched on a hillside, the park offers panoramic views of the valley below. A combination tennis/basketball court is terraced into the hillside.

Cove Park

Cove Park is a 1.5-acre park located off Valley Hills Boulevard. Nestled inside a detention basin, the park offers a small playground, pavilion, benches in addition to panoramic views of Heber Valley and the Wasatch Mountains.



OTHER LAND OWNED AND MAINTAINED BY THE CITY

The City owns and maintains 40-acres of additional land that does not fill traditional park and recreation needs as described below.

Heber City Cemetery: The Heber City Cemetery is located on a 24.3 acre site in the northern part of the City at 680 North 550 East. The City recently bought a large, property adjacent to the cemetery in order to ensure the primary purpose of meeting the City’s long-term cemetery needs. A recent assessment of the property indicates that only a small portion of the new site is required to meet long-term cemetery needs, freeing the remaining portion for a new Community Park. The cemetery is being planned as a separate effort.

Detention Basins: Six detention basins are known to be owned and maintained by Heber City. All but two are under 1-acre in size, and together comprise 4.8 acres. These sites provide no real recreational value, as they are designed to exclusively meet the storm-drainage needs of the surrounding areas.

Tabernacle Square: Tabernacle Square, located off Main Street and Center Street, is home to the Historic Wasatch Stake Tabernacle, Historic Heber City Amusement Hall, Wasatch County, and Heber City Offices. The historical significance of the buildings and the site make the 3.5-acre square a cherished public destination.

Public Safety Property: This property is home to the Heber City Police Department and is located “cater-corner” to the southeast of City Park, which is located on the opposite (west) side of Main Street. The Public Safety Building covers the east portion of the block, leaving 1.3 acres on the west half of the block as a temporary public open space with lawn and a picnic tables.

PRIVATE PARKS

Heber contains at least six private parks which together comprise 21 acres. Most of these parks are under two acres in size, typically containing private clubhouses, outdoor pools, small playgrounds and similar amenities for the private use of local residents. Red Ledges, a gated community in the western extents of the City, is home to a private golf course and expansive 13-acre country club with an outdoor pool and sports courts.



While private parks and facilities provide an important role in meeting the recreational needs of their private neighborhoods, they are generally not available to the public and therefore do not serve the community. As a result, private parks are not included in analyses of existing and future park needs and service levels.

SUMMARY OF HEBER’S EXISTING PARK SYSTEM

Heber has **93.7 acres of public parks**. Of those, over two-thirds (**67.4 acres**) are **Wasatch County Regional Parks**, which are focused on meeting sport and active recreational needs. Most Heber City-owned parks are small, local facilities of less than three acres, with an average size of 4.1 acres. Heber's parks have not been designed according a consistent standard, and generally do not meet the park vision established in *Envision Heber 2050*.



EXISTING PARK NEEDS AND SERVICE LEVELS

To determine whether existing parks in Heber City meet community needs, two different analyses were conducted. The first is a **Level-of-Service (LOS) Analysis**, which examines park acreage in relation to population. The second is a **Distribution Analysis**, which evaluates the distribution of parks within the City, helping to identify where service gaps exist.

EXISTING LEVEL-OF-SERVICE ANALYSIS

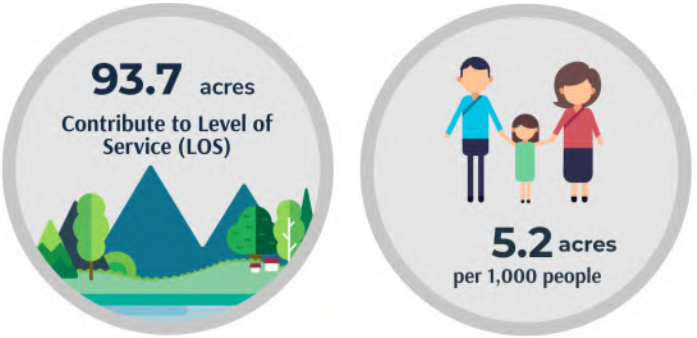
The Level-of-Service (LOS) Analysis process was developed by the National Recreation and Parks Association (NRPA) to assist communities in evaluating the sufficiency of their park land in meeting the needs of their residents. LOS is a ratio calculated by dividing the total acres of park land by the population and multiplying by 1,000. The resulting figure represents the number of park acres provided for every thousand residents.

The LOS Analysis originated as a benchmark for determining park needs, serving as the primary tool by which a community could compare its park-provision performance against other communities and a set of nationally established minimum standards. The direct comparison to other communities nationally has fallen out of favor in recent years, as such analyses do not take into account the unique physical conditions, opportunities and goals of individual communities. This is especially relevant in the Intermountain West, where many communities, including Heber, have access to significant amounts of publicly owned open space that provide unique opportunity for meeting park needs. The LOS Analysis is nevertheless quite useful as an internal planning tool, helping a community gauge the current supply of park land against future needs and visions, allowing comparisons that reflect the needs in the local region. This approach serves as a useful guide for determining future park investments, and in the case of Heber, specifically gauge whether the aggressive goal of providing 10 acres per acre as indicated in *Heber City Envision 2050* is realistic and achievable as the City continues to grow and mature.

It should be noted that all publicly-owned parks were included in Heber’s Existing LOS calculation, including parks owned and managed by Wasatch County. Including these parks are further supported by the fact that acquisition, development and management of Wasatch County parks are fiscally supported by local residents as part of fees assessed by the special service district. The Heber City Cemetery, singular-use detention basins, private parks and school fields and play areas were not included, since they provide limited park

functions (cemetery and detention basins) or they are not controlled or managed by the city and not guaranteed for public use through contracts and agreements (school fields and play areas).

Heber’s **existing LOS is 5.2 acres per 1,000 residents**, which was determined by dividing total park acreage (93.7) by the 2020 population (18,100) and multiplying by 1,000 ($93.7 / 18,100 \times 1,000 = 5.2$).



NOTE ABOUT LEVEL-OF-SERVICE (LOS) ANALYSIS AND IMPACT FEES

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the Level-of-Service currently existing in the community, and to determine the means for maintaining that LOS or establishing a more appropriate level of service for the future. LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as the number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five-acres of parks in Heber for each 1,000 residents at present, new development cannot be charged at a rate for ten-acres of park land for each 1,000 residents. Heber may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, stating the following:

“A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development.” UC11-36-202(1)(a)(ii).”

The Parks, Trails and Open Space Master Plan should provide a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in Utah Code 11-36a – the Impact Fee Act.

A separate Parks Capital Facilities Plan assesses LOS as related to impact fees in a separate, companion study to this report that was prepared by Lewis, Young, Robertson & Burningham, subconsultants to Landmark Design.

DISTRIBUTION ANALYSIS

This documents and assesses the location of the various parks located in the city, clarifying the spatial and locational characteristics of Heber’s parks. This analysis was particularly helpful for evaluating recommendations contained in *Heber Envision 2050*, including the suggestion that all residents should have a park within walking distance (1/2 mile) from their home.

The first step for assessing park distribution is achieved by establishing a distribution zone of influence or "service radius" for each park type. Map 2 illustrates the distribution and service areas of existing parks as follows:

- Local Parks 1/4-mile radius
- Neighborhood Parks 1/2-mile radius
- Community Parks 1-mile radius
- Regional Parks 2-mile radius

Once the reach of each park was mapped, existing and planned residential areas were highlighted on to determine neighborhoods that are not currently being adequately served. It should be noted that even though Community and Regional Parks serve large geographic areas as a result of their size, they are not within walking distance for most of the residents they serve. Nevertheless, this analysis indicates that most of Heber City’s population resides within ½ mile of an existing park. Once all the planned parks are constructed this goal may be more fully realized.

Distribution Gaps

There is one large gap in the service area (highlighted in yellow in Map 2) located in the Northern extents of the City in the Red Ledges gated private community.

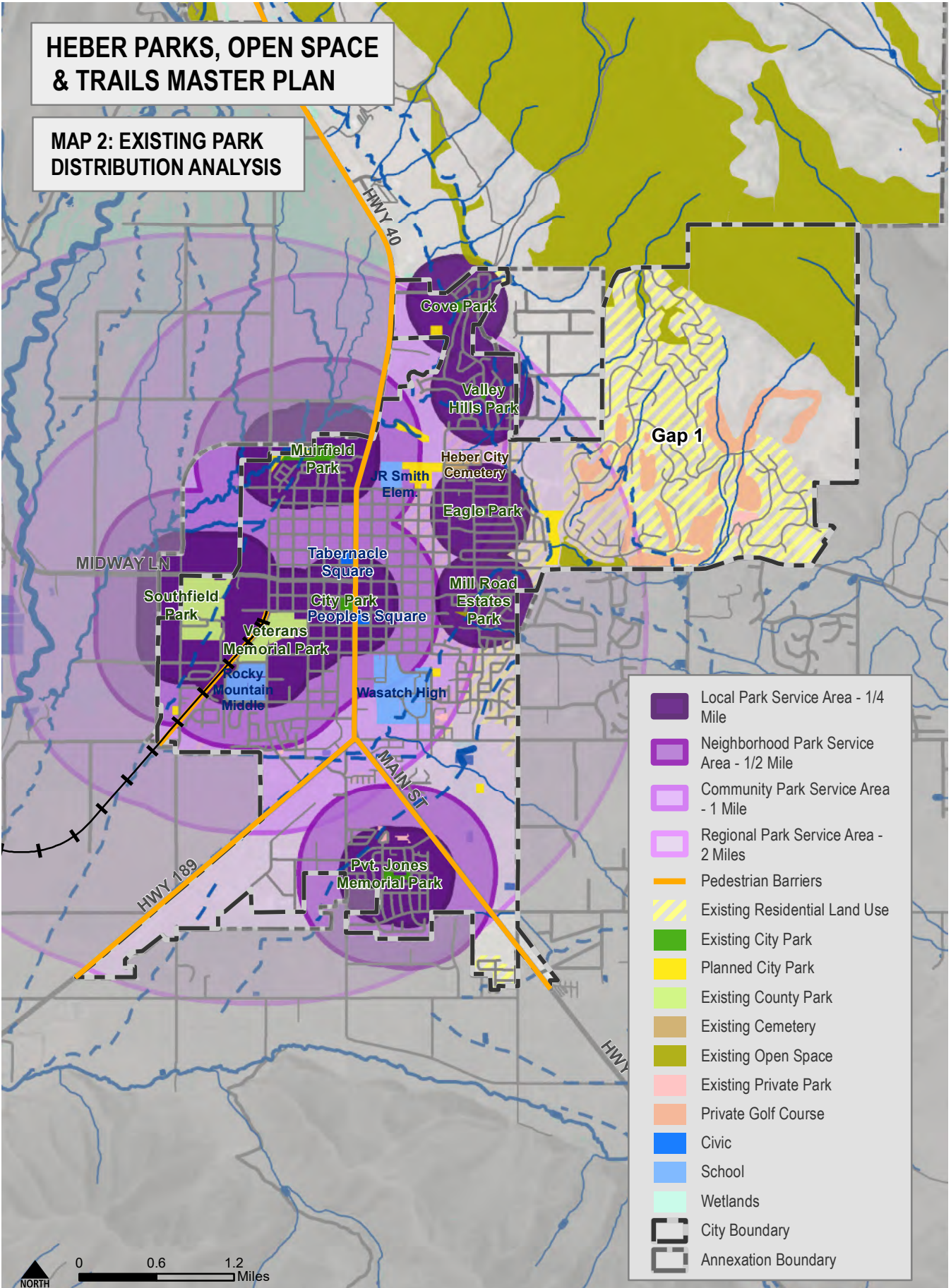
MEETING EXISTING PARK NEEDS

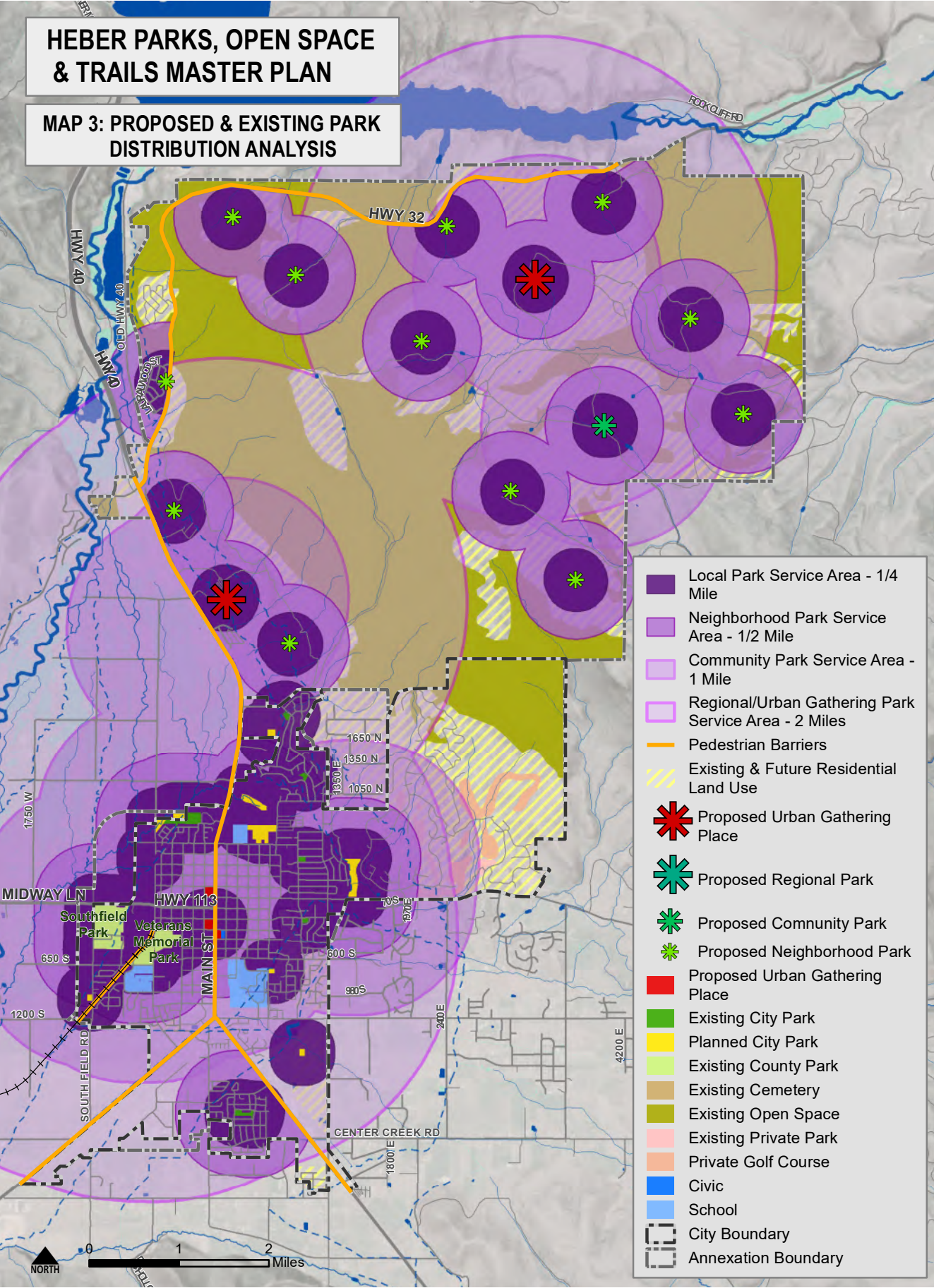
This section addresses the acreage and distribution of parks required to meet existing park needs. It is based on the distribution analysis in the previous section. It should be noted that all currently planned parks should be constructed to meet existing needs.

FILLING EXISTING GAPS

As described previously, there is one gap in the existing park service area. Since the gap is located within a gated community, it is assumed that the gap is filled by existing private amenities currently offered by Red Ledges, which includes a golf course, clubhouse, equestrian center, sports courts, and swimming pool.

Park Acres Needed to Fill Existing Gaps





MEETING FUTURE PARK NEEDS

This section addresses park acreage and distribution needed to meet future park requirements through 2030 (the ten-year planning horizon) and then through 2050 (projected buildout).

FUTURE PARK LEVEL-OF-SERVICE

As illustrated in Table 2.2, LOS varies widely between Heber and comparable communities, even those located on the Wasatch Back. These variations can be attributed to differences in communities’ physical structure, how their parks were acquired, how they are classified, and each community’s approach for providing parks. Such variations make it difficult to make direct comparisons. As a result, community comparisons are most beneficial for confirming no fatal flaws in Heber as it moves forward with the acquisition and development of new parks. Since this is comparable to LOS indicated for the other communities, no fatal flaws are indicated.

Table 2.2: Level of Service (LOS) Comparison

	Level of Service (LOS)
Heber	5.2
Midway	6.0
Park City	4.3
Basin Recreation	4.5
Morgan	7.3
Mapleton	4.9
Salem	4.3

Heber City Envision 2050 recommends that 10 acres of parks are provided per 1,000 residents as a future level-of-service target. This figure is based in large part on NRPA standards, which as previously noted, have fallen out of favor in recent decades, particularly in the western US region. stated previously, each community has different conditions and goals that play into what their ideal LOS should be. Heber has an abundant access to open space and its residents place a high value on retaining it. It should also be noted that most communities experience a level-of-service decrease over time as development occurs, making it very difficult for rapidly growing communities like Heber to meet ambitious targets. Rather than suggest a future LOS that is destined at best to be an extreme challenge to meet, it is therefore recommended that a **LOS of 4.0** is used instead. This is lower than the Existing LOS of 5.2, and less than half of the LOS indicated in *Heber City Envision 2050*. It is nevertheless considered a realistic end goal, particularly when access to an extensive open space and trail system is factored in. Taken together, the future park system will be an important component of the re-imagined park, recreation, trail and open space system and the world-class system envisioned in the general plan.

This master plan emphasizes that in order to achieve the vision, emphasis should be placed on the quality of Heber’s parks rather than the more typical focus on quantity (acreage). Existing and future parks are expected to meet the high aspirational standards for quality amenities and design. In addition, extra vigilance is necessary to ensure existing and future parks are distributed in a manner that is equitable and achieves the ambitious goal of ensuring a maximum walking distance from home to the nearest park.

Future Level of Service



MEETING NEEDS DURING THE 10-YEAR PLANNING HORIZON

As the recently-annexed area develops, Heber’s population will increase at an unprecedented rate, growing by 160-percent over the next decade with a projected population of 28,200 in 2030. It is essential that Heber’s park system keeps pace with this pressure.

Applying the recommended Future LOS of 4.0 acres per 1,000 people results in a total of 112.8 acres of public park land required by 2030 to meet needs (28,200 / 1,000 x 4.0 = 112.8). Subtracting the 93.7 acres of existing public park land, **Heber needs to develop an additional 19.1 acres of park land by 2030** (112.8 – 93.7 = 19.1). Heber City currently has 39.7 acres of planned park land available for development and 4.7 acres of parks to be dedicated by developers as shown in Table 2.3, therefore **no new land needs to be acquired to meet needs in this timeframe**. However, 19.1 of these acres should be developed by 2030 to meet needs.

If the opportunity arises to acquire additional park, trail or open space land through development agreements and park dedications, the City should secure those properties to ensure needs continue to be met far into the future. This is a time-sensitive consideration, as land costs often increase more quickly than the funds available for purchasing them.

Table 2.3: Available Park Land

Park	Acres	Source
Muirfield Park Expansion	6.6	City-Owned
Coyote Springs Park	2.7	City-Owned
Duke Park	15.4	City-Owned
Red Ledges Park	15.0	City-Owned
Sawmill Park	1.7	Developer Provided
Park View Place	1.5	Developer Provided
Wasatch Vista	1.5	Developer Provided
Total Available Park Land	44.4	

Park Acres Needed Through 2030



MEETING NEEDS THROUGH BUILDOUT

Population at buildout in 2050 is expected to top out at 61,960, doubling the projected 2030 population. Applying the recommended LOS of 4.0 to the 2050 population results in a total of 247.8 acres of park land required by 2050. Subtracting the 93.7 acres of existing park acres and 19.1 acres to meet needs in 2030 results in **135.0 additional acres of park land that need to be developed to meet needs between 2030 and buildout** (247.8 – 93.7 – 19.1 = 135.0). Subtracting 19.1 acres the City needs to provide by 2030 from the 44.4 acres of available park land results in 25.3 acres of park land that can be used towards meeting buildout needs. **The City therefore needs to acquire 109.7 acres of park land to meet needs by 2050.**

Park Acres Needed Through Buildout



FUTURE PARK DISTRIBUTION

Level-of-Service must be balanced with the distribution of park sites. Future parks should be as equitably distributed as possible, ensuring that all future residential areas are adequately served. The proposed distribution of future parks is illustrated in Map 3 - green asterisks indicate the approximate locations of future parks. In addition to the planned City-owned parks and developer provided parks indicated in Table 2.3, Heber needs to provide two Urban Gathering Places¹, twelve Neighborhood Parks and one Community Park. Wasatch County has a 30-acre Regional Plan planned for the area, as shown in Map 3 and summarized in Table 2.4.

Table 2.4: Additional Proposed Parks

Park Type	Quantity	Acres	Source
Regional Parks (30 acres)	1	30	Wasatch County
Urban Gathering Places (5 acres)	2	10	City or Developer Provided
Neighborhood Parks (5 acres)	12	60	City or Developer Provided
Community Parks (10 acres)	1	10	City or Developer Provided
Total Additional Park Land		110	

It is important to note that finding vacant land for new parks in areas where they are needed may be a challenge, particularly with rapid development taking place. **It is therefore critical that the proposed parks shown on Map 4 are acquired as soon as possible, whether through direct purchase or as part of agreements with developers.** It should be noted that the Sorenson Master Development Agreement (MDA) was analyzed for implications to this plan to the best extent possible. Should the Sorenson Property develop all 5,770 residential units as described in the MDA, the city may acquire up to 58 acres of improved parks as part of the agreement per the provision of 10 acres per 1,000 units.

PARK STANDARDS

Establishing a minimum standard for parks is essential for creating a system that meets resident needs and expectations. Heber has a desire to have a world-class parks, trails and open space system. Establishing minimum standards for the community's parks is the first step in achieving this goal.

The establishment of minimum standards should not be confused by standard or rote design, however. Establishing minimum standards is not meant to be prescriptive or to suggest that every park should look similar and contain the same or similar features and equipment. Rather, it is assumed that each park will be funded to a level to allow the park to meet the standard established, and should be carefully designed to ensure each site design is unique and aligned to the specific location. Planned amenities will address current and forecasted park amenity deficits, as discussed in Park Amenities, p. 36-38.

Existing parks should be upgraded to meet the minimum requirements for their designated type. Future parks should be designed from the outset with features and amenities that meet the minimum standards. Park development should be funded at a minimum of \$250,000 per acre independent of acquisition costs and should be aligned with amenity requirements as outlined in the North Village Overlay Zone. The *Park Design Concepts* presented later in this chapter illustrate designs that meet the minimum standards while also setting a new and improved standard for the city. Similar standards and improvements are encouraged for the Heber Valley Regional Parks, which are owned and operated by Wasatch County.

¹ Urban Gathering Places are a new category proposed to meet the park vision established in Envision Heber 2050. See description in the next sub-section (Park Standards).



LOCAL PARKS

Local Parks are small (typically less than 5 acres), providing very limited amenities. While additional Local Parks are generally not supported in this master plan, they should include the following minimum amenities to match their size and function, as required:

- Trees
- Picnic table(s), bench(es) or other site furnishings
- Passive multi-use area(s)



- A covered shelter, pavilion or shade structure or a small playground, sport court or activity area



- Restrooms are costly and are not typically included. If restrooms are desired in the future, additional funding will be required.

NEIGHBORHOOD PARKS

Neighborhood Parks are recommended as the primary park type for filling gaps. They generally provide the best value to the City and its residents, striking a balance between easy/close access and the level of amenities they provide. While the established size range for Neighborhood Parks is 3-10 acres, staff recommends that the **minimum size be upgraded to 5 acres** for future parks, as this is considered the minimum threshold for ensuring efficient maintenance routines and for providing the greatest benefit to residents. This category of parks should include the following amenities:

- Trees
- Picnic tables or benches
- A drinking fountain
- Passive multi-use area(s)
- Playground(s)
- Small/Medium Pavilion(s)
- A restroom
- Sport court(s) (basketball, volleyball, pickleball and tennis)



- Sports field(s) (baseball, soccer, football and similar sports for casual play, pick-up games and training)



- Trail and bike lane connections to other parks, open spaces, recreation amenities and community destinations
- Perimeter walking trail(s) where appropriate

COMMUNITY PARKS

Community Parks are between 10 and 30 acres in size and should include the following:

- All the amenities and features in Neighborhood Park



- At least one large pavilion



- At least one specialty regional recreation feature, such as a sports complex, an aquatics facility, splash pad or arboretum
- At least one restroom, depending on size and need
- Community event infrastructure

REGIONAL PARKS

Regional Parks are large, typically greater than 30 acres in size. They are the most diverse park type, providing a wide range of amenities and features. Regional Parks are currently provided by Wasatch County, although opportunities may emerge for the development of a large Heber City facility of this size. Future city and county-owned Regional Parks should include the following:





- All the amenities and features in Community Parks
- Two or more specialty regional recreation features, such as a sports complex, an aquatics facility, splash pad or arboretum
- Two or more restrooms, depending on size and need
- Community event infrastructure

URBAN GATHERING PLACES

This is a new type of park envisioned in *Heber City Envision 2050*. Urban Gathering Places are important for activating Heber’s town centers, providing a very high level of amenities for key community destinations. This is the standard applied to Tabernacle Square (1.3 acres), City Park (3.5 acres), and the Public Safety Property (1.3 acres), each of which are reimagined later in this chapter. This type of park is intended to provide high-quality gathering places, incorporating amenities and features that engage local residents and encourage



visitors to join in and return again and again. These are likely to vary in size but will typically be located in downtown Heber or other centers planned for the future. They should include many of the same minimum amenities and features found in Community/Regional Parks, while also incorporating special destination amenities that provide a regional draw - a performance and event venue, food and eating elements, destination play/water features, and special programming/branding, for example. They should include amenities that support 24/7 activity and contribute to an alignment with the “Mountain Modern” look and appeal defined in the general plan.



PARK LOCATIONS

All existing and future parks should be located and sited in a careful and thoughtful manner. When possible, future parks should be located in close proximity to open space areas, incorporate and connect with unique topographic features, and be adjusted as necessary to accommodate specific natural features and specialty amenities. They should have easy access to collector roads and regional trail systems and include adequate parking for the intended uses.



DETENTION BASINS

Detention basins should not be allowed to dominate the future park system as is typical in many other rapidly growing communities. A **new policy** should be established that excludes detention basins as meeting open space needs for new developments unless they provide demonstrably usable amenities and are properly designed to meet recreation and leisure needs of the City.

PARK SIZE

Local parks are the most common type of park in Heber’s existing park system. While these parks are an essential piece in the current system, **it is recommended that the City refrain from acquiring or developing parks smaller than three acres** in the future. Local parks are difficult to maintain and operate, placing a burden on City resources and maintenance staff. Furthermore, their small size and limited palette of amenities result in such parks serving only a very limited portion of the community. The City should instead focus on establishing new **Neighborhood, Community and Regional Parks**, which provide a wider range of amenities, are usable by larger numbers of people, and are easier to maintain and operate. In all cases, future parks should incorporate a higher standard of amenities, including engaging playgrounds, beautiful restrooms, well-designed specialty features and furnishings, in addition to a focus on the planting of trees wherever possible.

PARK AMENITIES

Individual park amenities, paired with a park's overall design and setting, contribute to the character and function for each park. As described below, the provision of park amenities has been analyzed according to a system-wide **Amenity Level-of-Service (LOS) Analysis** with reference to the **Park Standards** established in the previous section. This two-pronged analysis helps us understand deficiencies and needs both systemically and for each park individually.

AMENITY LEVEL-OF-SERVICE DEFICIENCIES

Similar to the LOS recommendations provided for the park system, the National Recreation and Park Association (NRPA) provides LOS standards for individual park amenities. These standards were used as a starting point for assessing existing park amenities in Heber, adjusted to reflect the unique needs and expectations of the community and regional precedents. The number and type of park amenities counts used for this analysis are identified in Table 2.1, then compared to adjusted NRPA Standards, and ending with the excess or deficit that exists (Table 2.3) (surpluses are indicated in black text, deficits in red).

As indicated, Heber currently has a significant surplus of baseball/softball fields and pickleball courts; a small surplus of basketball courts, multipurpose fields, pavilions, playgrounds and restrooms; and a small deficit for tennis courts, volleyball courts, and splash pad/water feature. The City currently has a small deficit for sand volleyball courts, splash pads/water features and tennis courts. However, it should be noted that many of these amenities are provided at the two large Regional Parks owned and operated by Wasatch County, which serve a regional population beyond the municipal limits. Table 2.4 indicates that the City will have no additional amenity needs between 2020 and 2030. The addition of a tennis court, water feature, and volleyball court will fill current deficits and ensure that Heber is well served with park amenities through 2030.

Table 2.3: 2020 Amenity Level of Service (LOS)

Amenity	Quantity of Existing Amenities	Existing Amenity Level of Service (pop. per amenity)	Suggested Level of Service (LOS)*	Quantity Required to Meet 2020 LOS Population	2020 Surplus or Deficit of Amenity
Baseball/Softball Fields	13	1,392	10,000	2	11
Basketball Courts	3	0	10,000	2	1
Multipurpose Fields	4	4,525	10,000	2	2
Pavilions	6	3,017	5,000	4	2
Pickleball Courts	9	2,011	10,000	2	7
Playgrounds	8	2,263	5,000	4	4
Restrooms	7	2,586	5,000	4	3
Sand Volleyball Courts	1	18,100	15,000	2	-1
Skate/Bike Parks	1	0	30,000	1	0
Splash Pads/Water Features	0	0	30,000	1	-1
Tennis Courts	1	18,100	15,000	2	-1

*based on modified NRPA standards

Table 2.4: 2030 Amenity Level of Service (LOS)

Amenity	Quantity of Existing Amenities	Existing Amenity Level of Service (pop. per amenity)	Suggested Level of Service (LOS)*	Quantity Required to Meet 2030 LOS Population	2020 Surplus or Deficit of Amenity
Baseball/Softball Fields	13	2,169	10,000	3	10
Basketball Courts	3	0	10,000	3	0
Multipurpose Fields	4	7,050	10,000	3	1
Pavilions	6	4,700	5,000	6	0
Pickleball Courts	9	3,133	10,000	3	6
Playgrounds	8	3,525	5,000	6	2
Restrooms	7	4,029	5,000	6	1
Sand Volleyball Courts	1	28,200	15,000	2	-1
Skate/Bike Parks	1	0	30,000	1	0
Splash Pads/Water Features	0	0	30,000	1	-1
Tennis Courts	1	28,200	15,000	2	-1

*based on modified NRPA standards

As shown in Table 2.5, the need for additional amenities will grow between 2030 and buildout with the exception of baseball/softball fields and pickleball courts, which are currently meetings the needs of Heber and will continue to be adequate for meeting local needs through buildout (although not necessarily the needs of the county, region, or special service district).

Table 2.5: Buildout Amenity Level of Service (LOS)

Amenity	Quantity of Existing Amenities	Existing Amenity Level of Service (pop. per amenity)	Suggested Level of Service (LOS)*	Quantity Required to Meet Buildout LOS Population	2020 Surplus or Deficit of Amenity
Baseball/Softball Fields	13	4,766	10,000	7	6
Basketball Courts	3	0	10,000	7	-4
Multipurpose Fields	4	15,491	10,000	7	-3
Pavilions	6	10,327	5,000	13	-7
Pickleball Courts	9	6,885	10,000	7	2
Playgrounds	8	7,745	5,000	13	-5
Restrooms	7	8,852	5,000	13	-6
Sand Volleyball Courts	1	61,962	15,000	5	-4
Skate/Bike Parks	1	0	30,000	3	-2
Splash Pads/Water Features	0	0	30,000	3	-3
Tennis Courts	1	61,962	15,000	7	-6

*based on modified NRPA standards

PARK STANDARD AMENITY DEFICIENCIES

The recommended park standards indicated earlier in this chapter establish the minimum norms for each park type. Table 2.6 indicates which existing parks in the City lack specific amenities according to those standards. While it is recommended that all existing parks meet these standards, the City should apply a level of subjectivity when applying the standards to ensure modifications and enhancements are feasible and desirable. It is also recommended that input and review from the neighborhood and community are solicited as each park is planned, designed, implemented or upgraded.

Table 2.6: Amenities Required to Meet Park Standards

Amenity	Parks Lacking Amenities Required by Standards	Total Amenity Deficiency for Park Standards
Pavilions	Private Jones Memorial Park	-3
	Muirfield Park	
	Veterans Memorial Park*	
Restrooms	Private Jones Memorial Park	-1
Playgrounds	Veterans Memorial Park*	-1

* Veterans Memorial Park is Wasatch County owned and managed

AMENITY DEFICIENCY ASSESSMENT

The Amenity LOS and Park Standard Analyses help clarify the current need for additional park amenities throughout the community. Table 2.7 summarizes the total amenities required to correct the 2020 deficits in both analyses. While some amenities shown below have a LOS surplus, those same amenities may be lacking in specific parks based on the recommended park standards are nevertheless required to meet overall amenity needs.

Table 2.7: Total Amenities Required to Meet 2020 LOS and Park Standards

Amenity	2020 Amenity LOS Deficit of Surplus*	Parks Lacking Amenities Required by Standards**	Total Amenities Required to meet 2020 LOS and Park Standards
Sand Volleyball	-1	N/A	1
Splash Pad/Water Feature	-1	N/A	1
Tennis Courts	-1	N/A	1
Pavilion	2	-3	3
Restrooms	3	-1	1
Playgrounds	4	-1	1

* Based on modified NRPA standards

** Park standards do not specify specific quantities for individual types of sports courts or special features

PARK DESIGN CONCEPTS

Park design concepts follow for thirteen existing and proposed parks in Heber City. Each is envisioned to be developed, redeveloped or upgraded in the upcoming years, demonstrating the design expectations and qualities expected for the future Heber City park system. Once implemented, the improved parks will serve as models for the future park system, establishing a new standard for an exceptional, world-class park system.

As illustrated in Figure 2-1 and listed below, the twelve sites are grouped according to park type and uses: Urban Gathering Places, Community Parks, Hillside Parks, and Detention Parks. Preliminary opinions of probable cost are available in the Appendix.

URBAN GATHERING PLACES

- Main Street Park
- Tabernacle Square
- Public Safety Property

HILLSIDE PARKS

- Coyote Springs Park
- Valley View Park
- Red Ledges Park

COMMUNITY PARKS

- Muirfield Park
- Duke Park

DETENTION PARKS

- Cove Park
- Eagle Park
- Mill Road Estates Park
- Private Jones Memorial Park

Figure 2-1: Park Design Locations



NOTE
PURPOSE OF PARK DESIGN CONCEPTS
The purpose of the following park design concepts is to establish a vision for the future and to provide cost estimates for financial planning. These designs are not definitive and are subject to change at future dates.

URBAN GATHERING PLACES (DOWNTOWN)

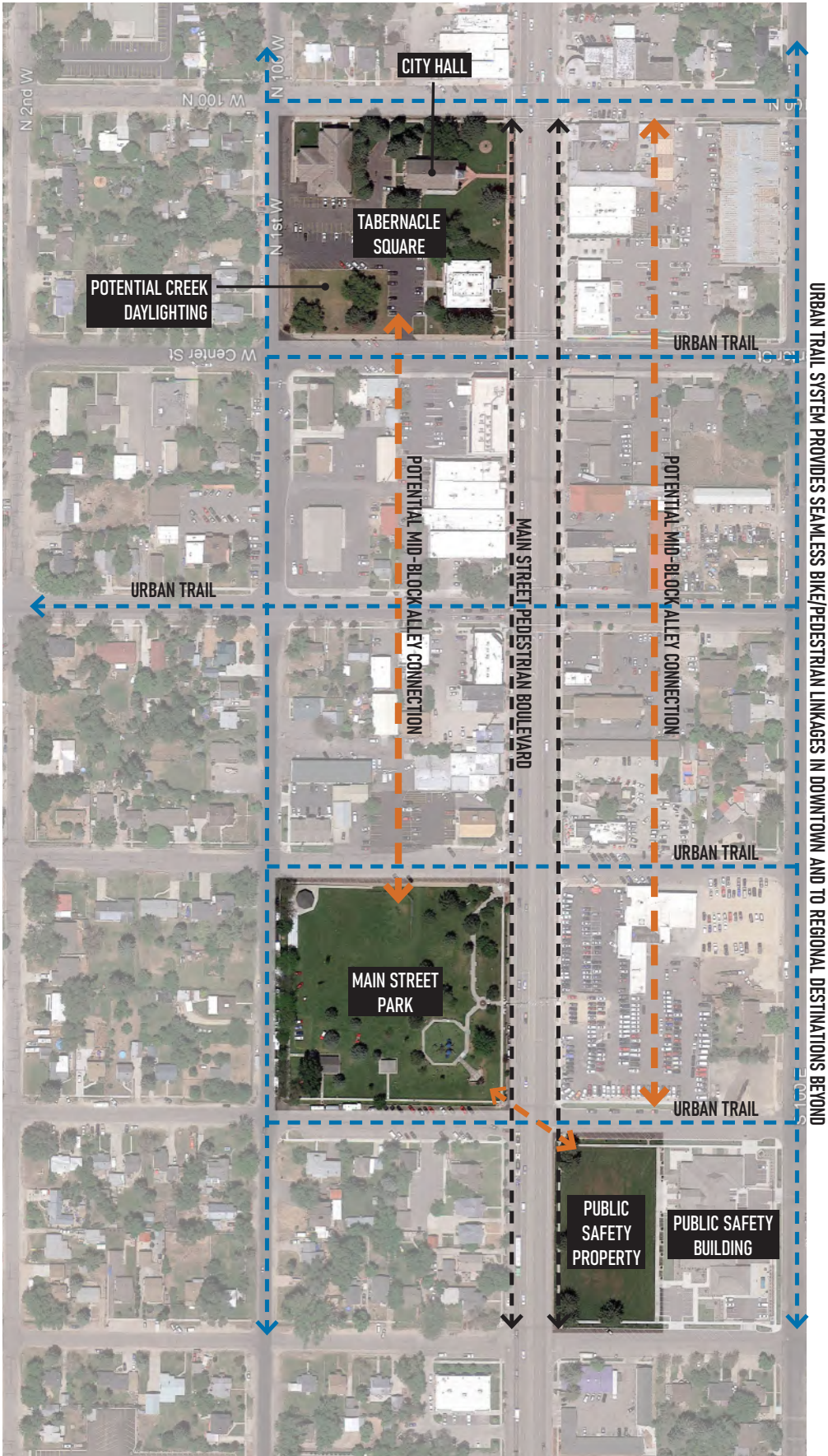
As indicated in Heber City Envision 2050, downtown Heber is envisioned for significant redevelopment and enhancement as part of reinforcing its role as a primary city destination. Downtown of the future is envisioned to be an active, vibrant community center, a place where people come to gather and meet, where residents and visitors alike converge for special events and festivals.

As illustrated in Figure 2-2, Downtown Heber contains three urban parks, each located within close walking distance. It is anticipated that these three public parks can be leveraged to create a more engaging downtown environment, which in turn will encourage investment in the city. These spaces are Main Street Park, Tabernacle Square, and the Public Safety property. The over-arching vision for these spaces is a system of interconnected Urban Gathering Places- destined to encourage downtown activity and help create a more livable city. The main link between these parks and nearby businesses is a yet-to-be realized Main Street Boulevard, with secondary connections provided along north/south mid-block alleys and east/west street connections. With the completion of the robust urban trail system detailed in Chapter 3, downtown Heber will become a seamlessly linked place of active transportation, where bicycles and pedestrians can move with ease, and where easy access to nearby and regional destinations can begin and end.

The three parks should be designed to reflect the special qualities that define the city, with special emphasis on the mountain valley setting and the activities it supports. The parks should be flexible places, supporting the widest range of activities and uses. Finally, they should be engaging and comfortable places where users want stay for hours on end, returning frequently and often.



Figure 2-2: Downtown Park Relationship Diagram



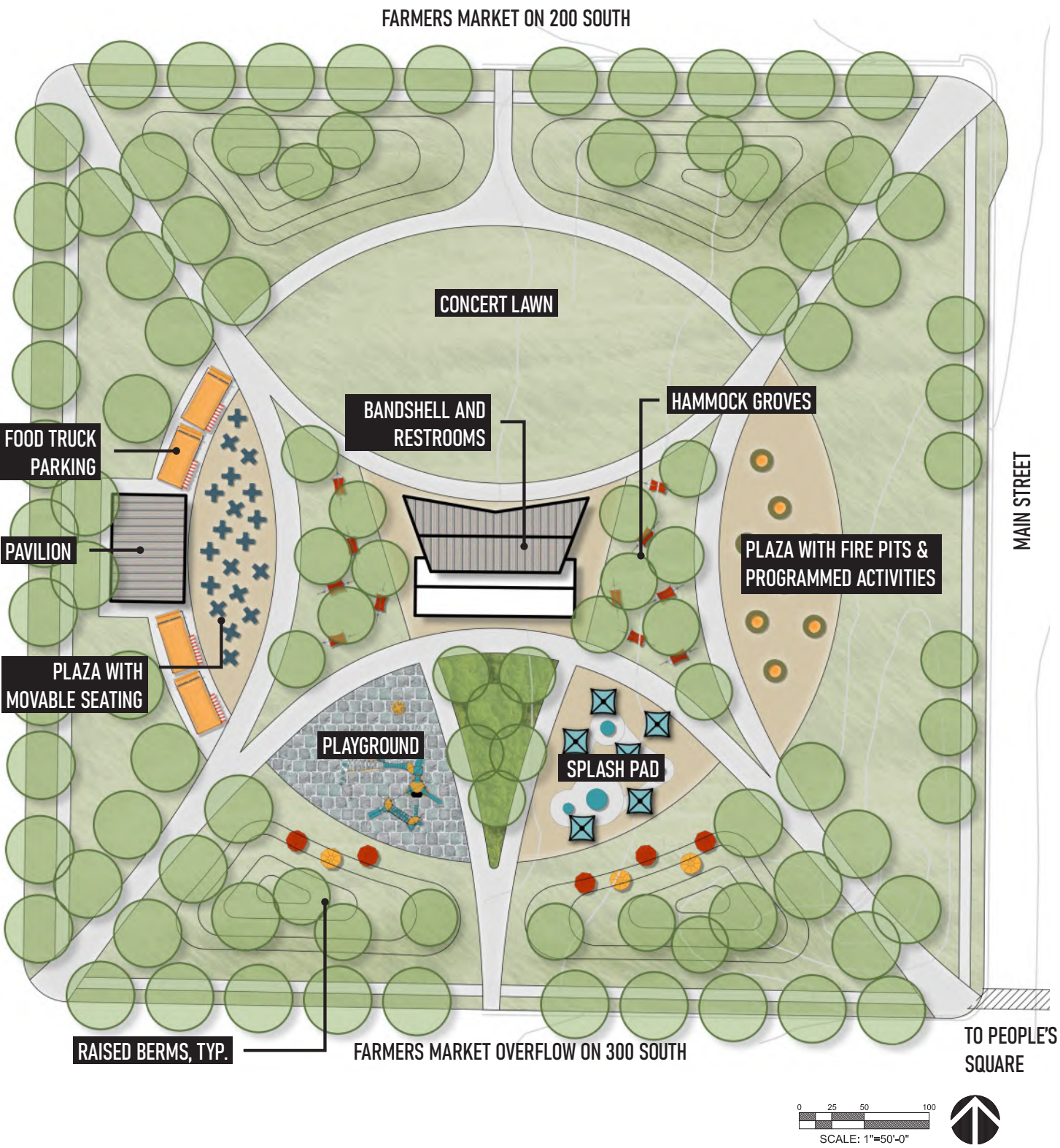
MAIN STREET PARK

Main Street Park is considered to be the "living room" of Heber. As the location of the Heber Valley Farmers Market and the Concerts in the Park, this park is possibly the most important community gathering space in the city. Unfortunately, the space was never designed to accommodate such large events. In addition, aging or missing facilities, poor visibility into the site and conflicting uses beckon the need for a fresh master plan for the space.

Main Street Park of the future is envisioned to be a newly renovated, "state-of-the-art" facility focused on City gatherings and accommodating flexible uses. It is designed to meet the visibility and capacities required for major events, concerts and festivals. A new, larger bandshell at the heart of the park provides the ideal orientation for performers and will better facilitate concerts and other performances. Spaces surrounding the bandshell are specifically designed to accommodate food trucks and outdoor dining, open plazas with programmed activities, a playground and splash pad- a variety of areas for people to gather, eat, play, and relax. In addition, moving the Farmers Market to 200 South provides visibility and in turn helps activate Downtown business. The intent is that Main Street Park will become a space that draws the entire community together- a favorite place to be.



MAIN STREET PARK



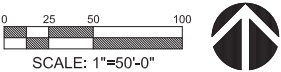
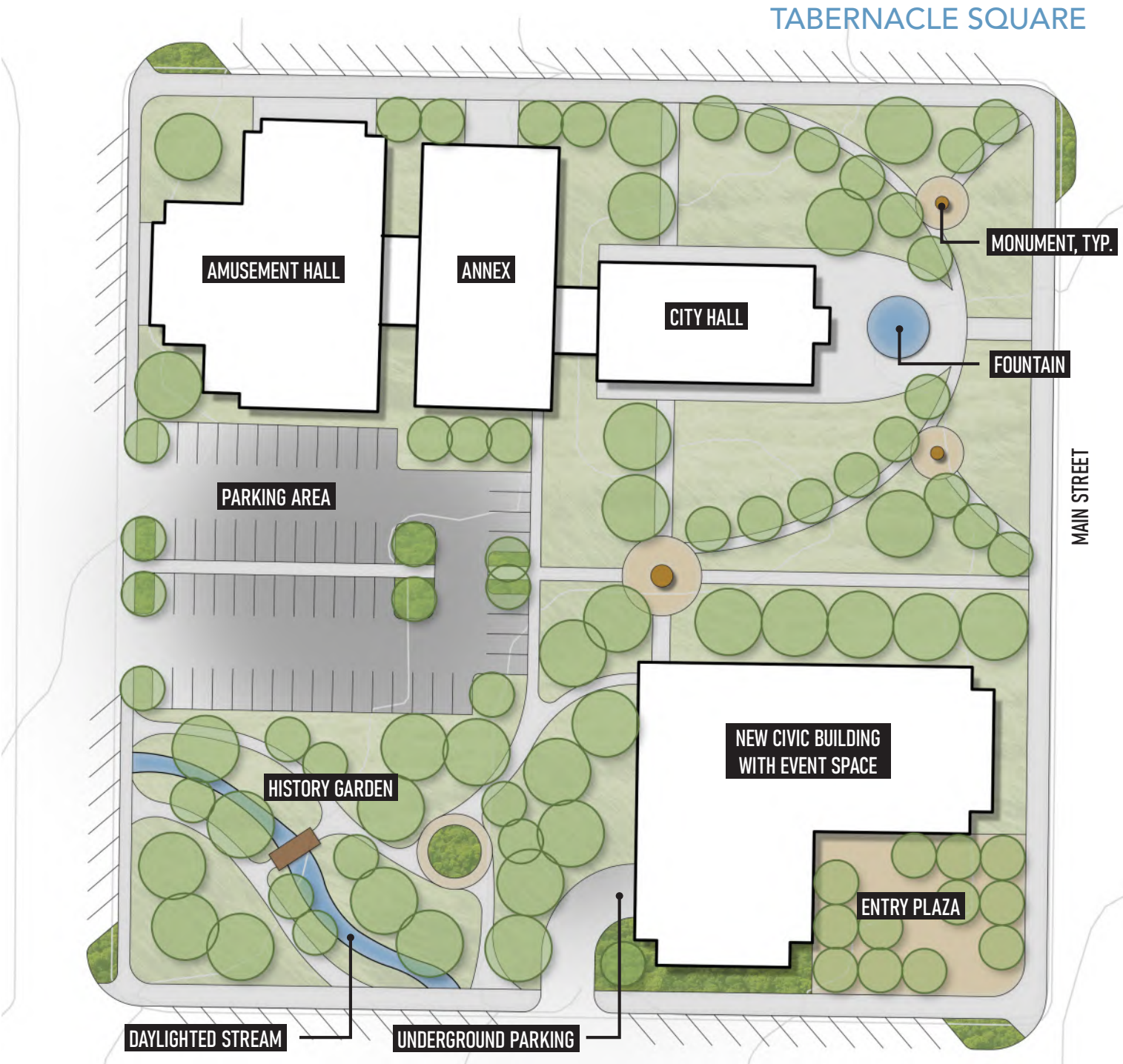
TABERNACLE SQUARE

Tabernacle Square is critically important to Heber's cultural identity. It serves as both a religious landmark from the past and the current center of local government operations. The square must be dignified, celebratory, and functional, all at the same time.

Tabernacle Square is currently disjointed, as it is split between City and county ownership. This relationship has resulted in excessive and disconnected surface parking, a lack of connections between facilities, and an undistinguished landscape.

The vision for the future is to transform Tabernacle Square into a unified civic campus that celebrates Heber's unique and storied history. This transformation will require both architectural and site adjustments in order to be successful. As the City continues to grow, so will the space required to house government offices. Ample space exists between City Hall and the historic Amusement Hall for an annex to link these historic structures and provide office space within the annex and if needed, the Amusement Hall. Such changes can be done tastefully, complementing the historic buildings and transforming the disparate buildings into a unified complex from which the City can operate. In addition, it is anticipated that the Wasatch County offices may one day be vacated, providing an opportunity to construct a new civic building capable of hosting community event space for the arts, special use groups, and other diverse groups.

The landscape of Tabernacle Square is transformed into a place that celebrates Heber - past, present and future. The addition of tree-lined walkways and small plazas incorporating high quality materials provide a diverse spatial hierarchy and public art and monuments. A stream in the southwest corner of the block is daylighted as part of a history garden, unveiling a hidden portion of the city's past waiting to be told. Enhanced entry plazas at City Hall and a new civic building provide places for the community to gather for celebratory events. Finally, street parking is reconfigured and underground parking provided to accommodate more visitors to the square.



PUBLIC SAFETY PROPERTY

The Public Safety Property is a partially-developed, City-owned site to the west of the Public Safety Building. This property was acquired during the construction of the Public Safety Building with the intent of constructing a future civic building and/or green space on the site. While multiple concepts were presented to the advisory committee, a consensus vision could not be reached regarding how the site should be used. It was eventually determined that additional discussion is required before settling on a preferred concept for this site. One of the concepts is illustrated below to demonstrate illustrating how the site could incorporate retail and mixed uses on the edges, with a park and plazas in the middle. Since a unified concept was never determined, the cost estimates contained in the appendix do not address this site.



COMMUNITY PARKS

This category of concepts includes two parks that classically fit the Community Parks described earlier in this chapter. Both sites between 10 and 30 acres in size and feature a wide variety of amenities and uses. Muirfield Park is a partially developed existing park, while Duke Park is not yet developed. The enhancement and addition of these two parks will provide crucial recreational assets to the greater part of the Heber community in forming a robust park system.



MUIRFIELD PARK



Muirfield Park is located on an attractive site located near the northwest perimeter of town, adjacent to the North Fields. Only a small portion of the park's 12.7 acres is developed, and additional opportunities for expansion to the north exist should the City acquire property between the park and the new bypass road. This plan envisions preserving existing facilities on-site and completing the original master plan for the park by adding a playground, sports courts, a pavilion, and additional parking on the east end. In addition, the wetland area on the west end of the park is enhanced and restored with an interpretive boardwalk, structured stream crossings, and developing a naturalized meadow with shaded walking trails that open to views of the North Fields. Both ends of the park will also serve as trailhead locations for regional bike trails. The envisioned park maintains what works well while responding to the unique natural features of the site, creating discernible spaces and a greater range of activity zones, focused pedestrian pathways and linkages, and diverse uses knitted into a complete park with clear wayfinding.

MUIRFIELD PARK



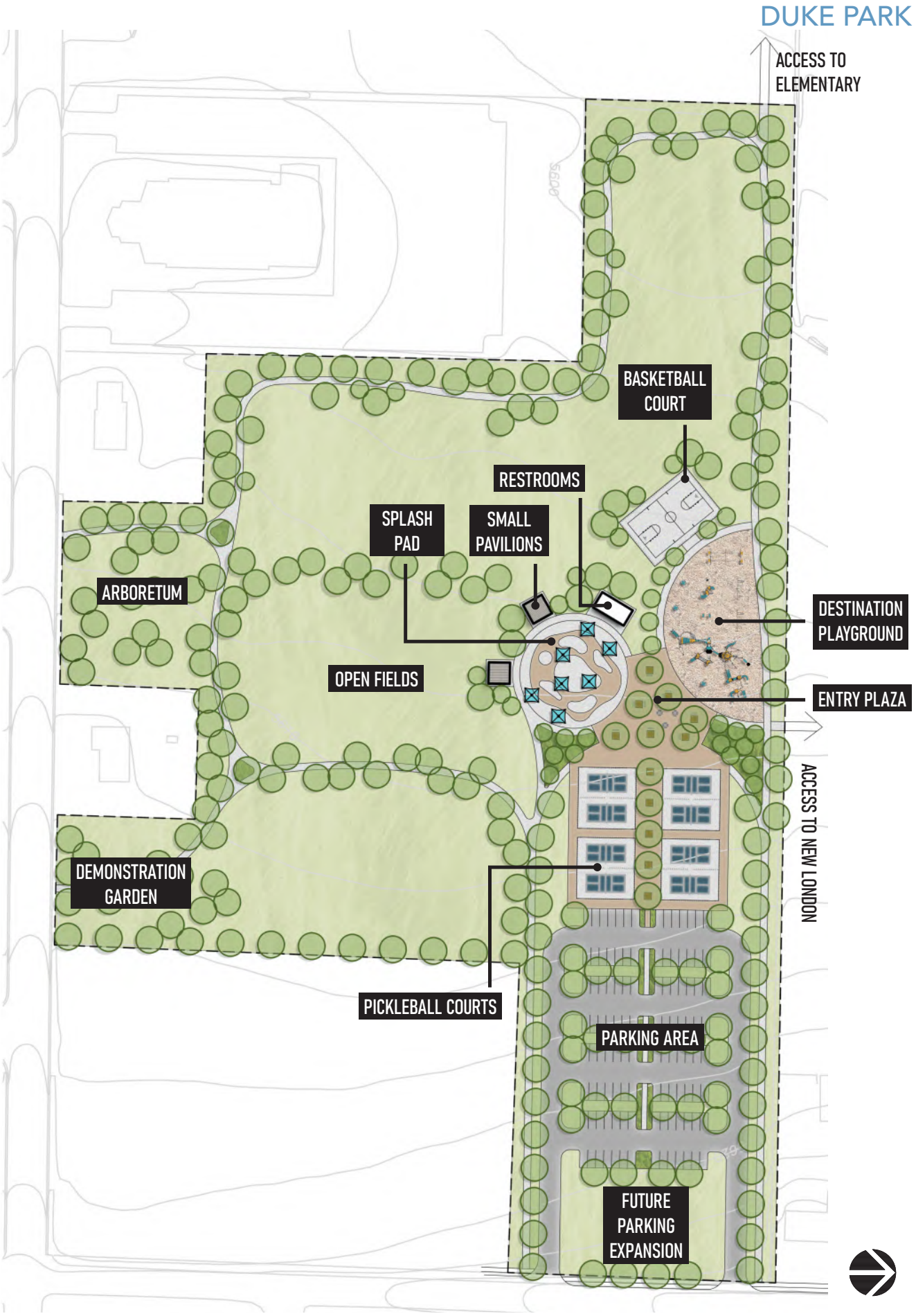
*Potential expansion extends to edge of future bypass ROW



DUKE PARK

The undeveloped parcel known as the “Duke Property” is a 15-acre site located west of the city cemetery at 500 North and 550 East. The property was acquired by the City for a future park or expansion to the cemetery. A separate cemetery study prepared concurrently with this master plan indicates that the existing cemetery site is adequate to meet long-term cemetery needs, freeing this property for use as a new community park. The addition of Duke Park provides the potential for bringing a range of new amenities to the surrounding neighborhoods, including the future New London development to the north.

The Duke Park design concept includes a variety of passive and active uses to appeal to user groups throughout the community. The park is highlighted by a centrally-located destination playground and splash park, drawing interest from throughout the city and beyond. These are supported by pavilions and sport courts nearby, and multi-purpose fields for sporting activities, events and open play activities. A walking path loops through the park offering connections to different use zones within the park and connections beyond, meandering through a suggested arboretum and demonstration gardens located on the south side of the park.



HILLSIDE PARKS

This group of parks is characterized by their position on steep slopes. Their unique topography contributes to both opportunities, such as excellent views and constraints, such as the inability for many traditional park facilities. As such, this group of parks capitalizes on open space, views, and unique recreation experiences that are not found in more traditional parks. It includes Coyote Springs Park, Valley View Park, and Red Ledges Park.

COYOTE SPRINGS PARK

Coyote Springs Park is an approximately 3-acre park adjacent to the future Coyote Ridge development in the northern part of Heber. The site offers superb views of the Wasatch Mountains and valley below. A natural spring provides the source for a community fishing pond, complete with fishing piers and an adjacent pavilion, parking area and playground. The park provides a critical trail linkage between the canal trail to the east and the Highway 40 trail to the west, in addition to seating areas offering glimpses of the beautiful views.



COYOTE SPRINGS PARK



VALLEY VIEW PARK

The aptly named Valley View Park offers commanding views of the Heber Valley. This 2-acre park is poorly designed and rarely used. The new concept attempts to change this situation with the addition of a trail/ stairway that connects the top and bottom of the site. A playground is added at the base of the steep slope and the existing tennis court is transformed into a multipurpose terrace with a pavilion, sport court, and seating areas. The natural drainage area and steep slopes on the site are beautified and enhanced with waterwise and native demonstration plantings.



VALLEY VIEW PARK



RED LEDGES PARK

15-acre Red Ledges Park provides enhanced trail connections and amenities to the area. The canal trail at its western edge connects the park to the regional system, with a hierarchy of smaller trails located on the slopes enhanced with native vegetation and offering experiences for multiple user groups. In addition, the developed park area at the south end includes a rock climbing area, playground, restrooms, fitness court, an open lawn area, and ample parking. The park will be completed as part of the Red Ledges development.

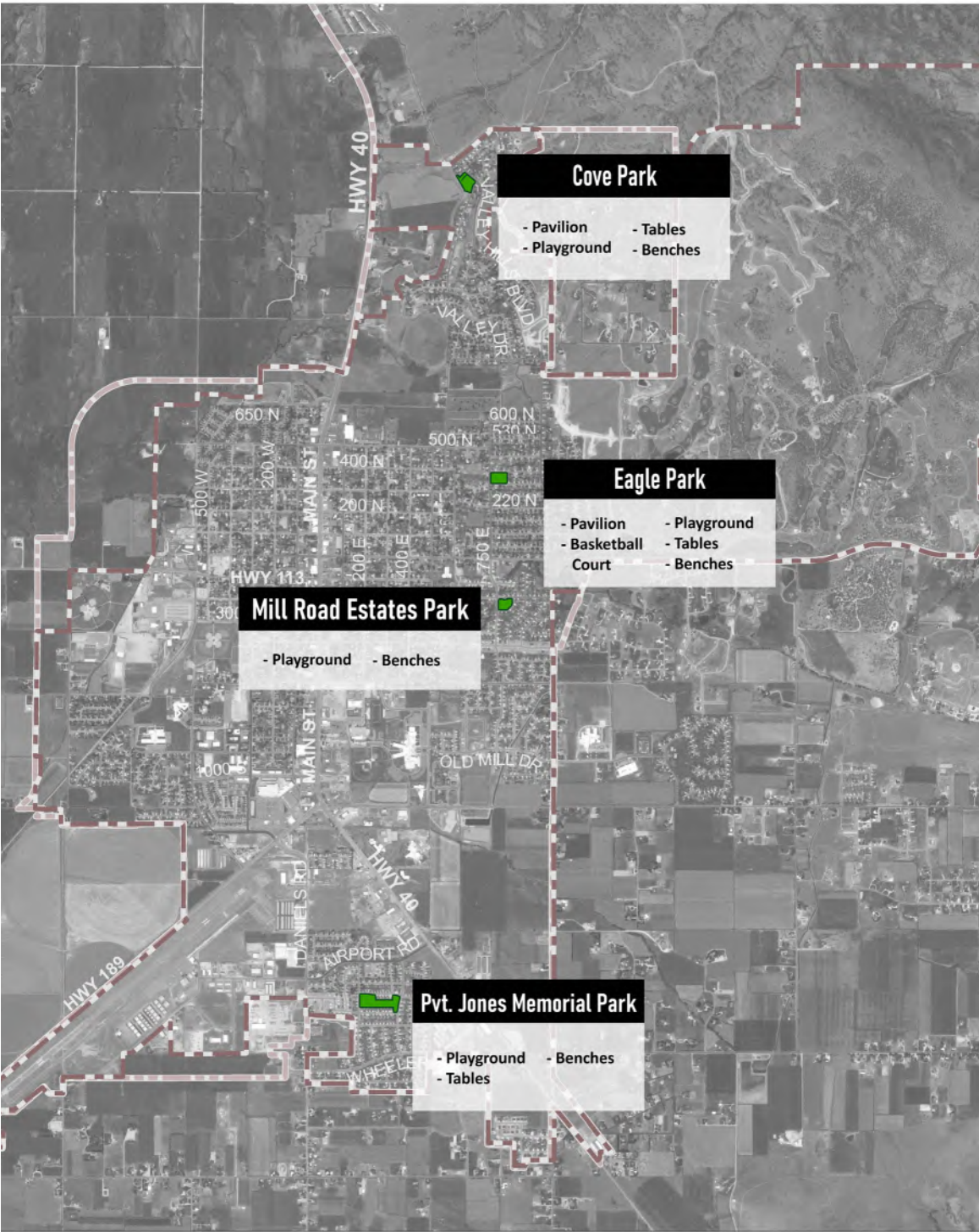


RED LEDGES PARK



DETENTION BASIN PARKS

Four existing detention basin parks (Cove, Eagle, Mill Road Estates, and Private Jones Memorial) are envisioned to include minor enhancements with no major changes. A diagrammatic enhancement map is shown below, illustrating typical enhancements for each site; cost estimates for each site are based on these enhancements.



COST ESTIMATES FOR PARK CONCEPTS

As summarized in Table 2.8, the estimated cost for implementing the twelve concepts is \$24.5 million.

Preliminary Opinions of Probable Cost are provided in **Appendix A**.

Implementation and prioritization of these improvements is addressed in **Chapter 5 - Priorities, Acquisition and Construction Costs**.

Table 2.8: Cost Estimates for Implementing Design Concepts

Park	Total Cost of Construction*
Main Street Park	\$5,330,515
Tabernacle Square**	\$1,584,000
Muirfield Park	\$3,642,228
Duke Park	\$7,050,697
Coyote Springs Park	\$1,774,686
Valley View Park	\$1,367,640
Red Ledges Park	\$2,763,539
Private Jones Memorial Park	\$311,000
Cove Park	\$295,500
Eagle Park	\$191,000
Mill Road Estates Park	\$232,500
TOTAL	\$24,543,305

* Detailed opinions of probable cost are detailed in the Appendix A..
** Excludes buildings to be constructed on-site.

RECOMMENDATIONS FOR PARKS

The following is a summary of key recommendations for Heber’s park system:

- **Utilize a Level-of-Service (LOS) of 4.0** park acres per 1,000 residents.
- Transform Tabernacle Square and Main Street Park into **Urban Gathering Places**.
- **Upgrade existing parks to meet the high standard** expected by residents.
- Ensure that **funding and resources are provided** to ensure the future park system matches the vision established in *Envision Heber 2050*.
- **Develop new, high-quality parks throughout the City, focusing on areas where gaps** in park distribution and service areas are indicated.
- **Maintain an equitable distribution of parks**, ensuring all residents can access a park within a half-mile walking distance.
- **Bring all existing parks up to standard**, adding and upgrading amenities as needed.
- Ensure all **future parks are developed to standard** with a high-quality design and amenities, including developer-provided parks.
- **Cooperate with Wasatch County** to ensure that large-scale regional parks and regional park amenities are located and implemented to meet the needs of Heber City and the rest of the service district.
- Develop a **Signage and Wayfinding Master Plan** to ensure residents and visitors are aware of the City's extensive recreation system and capitalize on branding and marketing opportunities.

CHAPTER 3

TRAILS



A robust trail system is an important asset for most communities. This is especially true for Heber, where trails are highly supported and a major contributor to the local lifestyle. Developing a robust trail system is essential for ensuring the needs of the community are met, and a way to merge developed parks with the natural environment. Trails can also connect neighborhoods to parks, open spaces and other key community destinations while helping to diversify transportation infrastructure and providing better linkages to transit.

This chapter builds upon the findings and vision of the recently adopted *Heber City Envision 2050* general plan. It embraces the goals and priorities established in that planning process and incorporates the standards, priorities and routes contained in the *Wasatch County Regional Trails Master Plan*. This master plan also dives deeper, detailing a local trail system that meets the needs of local residents, visitors and regional trail users.

The chapter begins by analyzing the existing trail network, and is followed by the identification of additional trail alignments to connect key local and regional destinations, parks, open spaces and neighborhoods. It concludes with specific standards and policies to ensure the proposed trail system meets future needs and requirements.

GOALS AND PRIORITIES: TRAILS

The following goals/priorities were derived from the *Heber City Envision 2050* public engagement process and serve as the baseline for this chapter:

- **Develop the Lake to Lake Trail**, linking Jordanelle Reservoir with Deer Creek Reservoir to the along the Provo. This is the highest priority trail action and the most desired trail improvement.
- **Connect the valley to natural amenities** (canyons, mountains, lakes, rivers, open space) through a robust system of trails.
- **Collaborate with the county, nearby local jurisdictions and non-profit recreation and trail groups** to collectively plan and fund regional trails.
- Utilize a robust trail system to **improve pedestrian access to key community destinations** such as neighborhoods, City centers, schools, parks and regional trail systems.
- **Prioritize fully separated recreational trail systems** located along creeks, canals and utility corridors when possible.
- **Prioritize filling gaps in the existing trail system.**
- Ensure that all existing and future neighborhoods are located be **within a half-mile of a trail or trailhead.**
- Ensure all Regional Paved Trails are **ADA compliant.**



The goals and policies contained in the *Wasatch County Regional Trails Master Plan* are summarized below:

- Build upon existing and proposed trails to **create a comprehensive regional trails master plan** for the Wasatch County region;
- Identify, review and present the **vision and goals** of stakeholders;
- Create and maintain a **working database of key destinations** essential in the trail network;
- Examine existing infrastructure and design precedents to **develop standards** that are safe for cyclists and pedestrians;
- Gather data regarding the use of existing trails and the implementation of new trails through a **needs and attitudes survey**;
- **Estimate costs** for trail construction and right-of-way acquisition;
- Research **maintenance requirements** for a variety of trail types;
- Develop a **trail classification system**, including new trail standards to be adopted throughout the county; and
- Make suggestions for **implementation or phasing** as it relates to the trails master plan;

EXISTING AND PROPOSED TRAILS

As shown in Table 3.1 and on Map 4, approximately 57.1 miles of trail currently exist in Heber City (including the recently-annexed Sorensen Property). An additional 91.1 miles are currently proposed but have yet to be implemented. All of these facilities have been classified by function and surface type as follow:

- **Paved Trails (Regional, Community and Local)**
- **Unpaved Backcountry Trails**
- **Urban Soft Surface Trails**

Table 3.1: Existing & Proposed Trails

Trail Type	Miles
Existing Paved Trails	4.3
Existing Backcountry Trails	52.8
TOTAL EXISTING	57.1
Proposed Paved Trails	81.0
Proposed Backcountry Trails	6.5
Proposed Urban Soft Surface Trails	3.6
TOTAL PROPOSED	91.1
TOTAL EXISTING + PROPOSED	148.2

TRAIL CLASSIFICATIONS

Regional Paved Trails

Regional Paved Trails connect users to regional destinations. These trails often continue outside the City, allowing users to recreate and commute to farther destinations. All Regional Paved Trails should be ADA compliant.

Community Paved Trails

Community Paved Trails connect community destinations, such as City centers, civic and commercial destinations, parks and open space, and regional trail systems.

Local Paved Trails

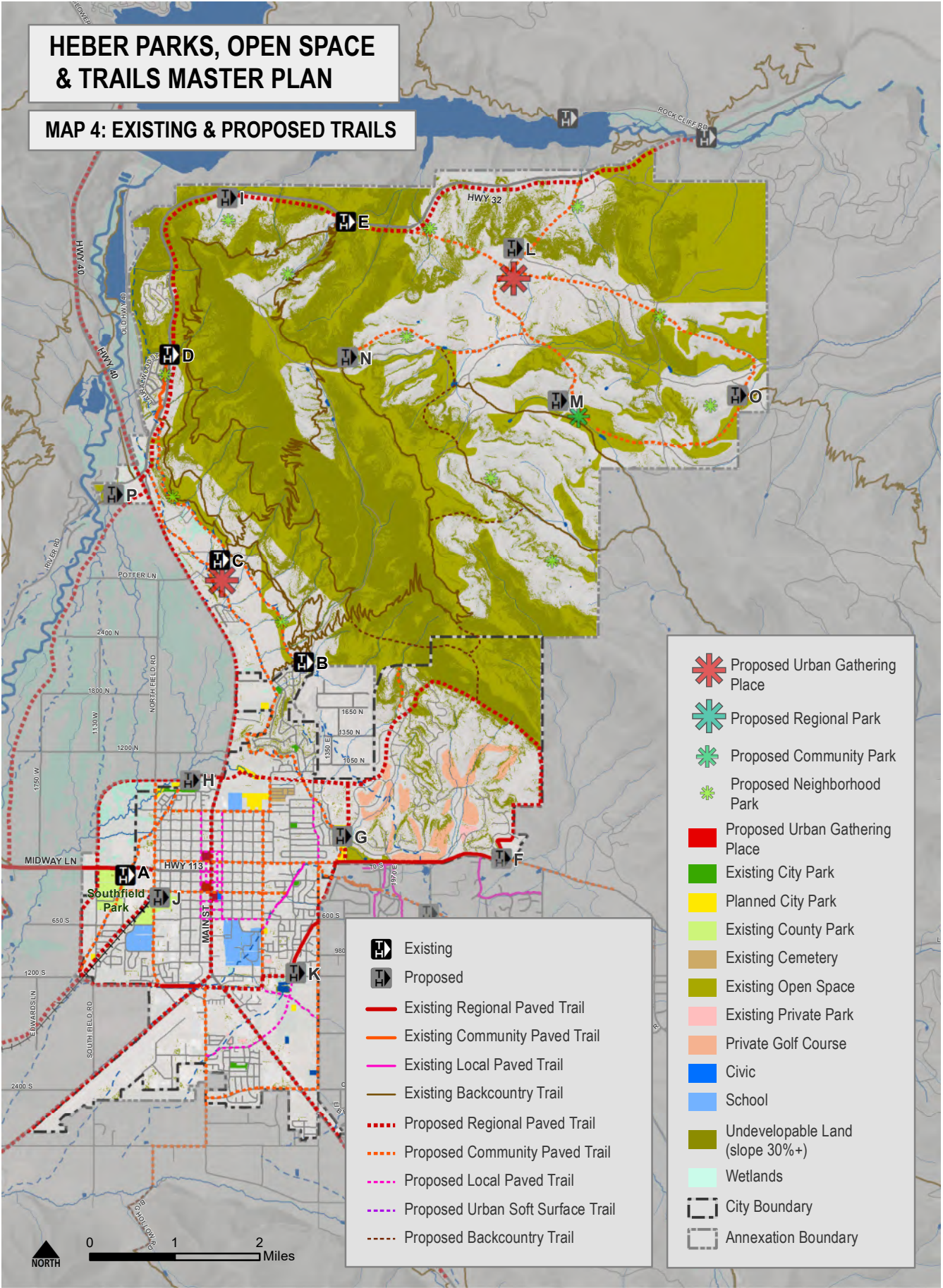
Local Trails provide local link that connects neighborhoods to community and regional trails. Individual developments should provide connections to the Community and Regional Trail systems.

Urban Soft Surface Trail

Urban Soft Surface Trails are surfaced with compact road base. These are often located on the outskirts of a city where urban development interfaces with the natural environment. The often serve primarily as recreational amenities.

Backcountry Trail

Backcountry Trail are single-track natural surface trails often located in natural open space. These



Most existing Trails are **Backcountry Trails**, which are primarily narrow, soft-surface routes located on local hillsides and slopes on the eastern edges of the City. **Paved Trails** are located along the outer edges of key roadways in the City, including Center Street near the Red Ledges Community and along Highway 113 from Southfield Park into Midway. Shorter segments along the edges of two canals located on the east side of the community. These routes are short and disconnected at present, but are essential routes for realizing the expansive local and county trail vision.

The majority of proposed trail routes indicated on the map support the trail system proposed in the *Wasatch County Trails Master Plan*; additional routes have been added and modifications made to improve linkages with key community destinations and neighborhoods.

Regional Paved Trails are proposed along US Routes 32 and 40, as part of a local loop route around the City. A ‘Lake to Lake’ trail is proposed along the Provo River, which is a part of the Heber Historic Railroad Trail.

Community Paved Trails link community destinations and neighborhoods throughout the City to local and regional trails. Examples of key destinations include schools, parks, centers and civic buildings, in addition to various natural amenities such as parks, open spaces, streams and wetlands. The most important Community Paved Trails proposed for future implementation include the Wasatch Canal Trail, Lake Canal Trail, Sagebrush and Spring Creek Canal Trail and the trail along Center Street that connects these and other regional trails.

Local Paved Trails are typically shorter trail segments that serve local neighborhoods and are connected to other community and regional trails. A majority of the proposed Local Paved Trails are concentrated in downtown Heber, as part of creating a better-connected and more pedestrian-friendly place.

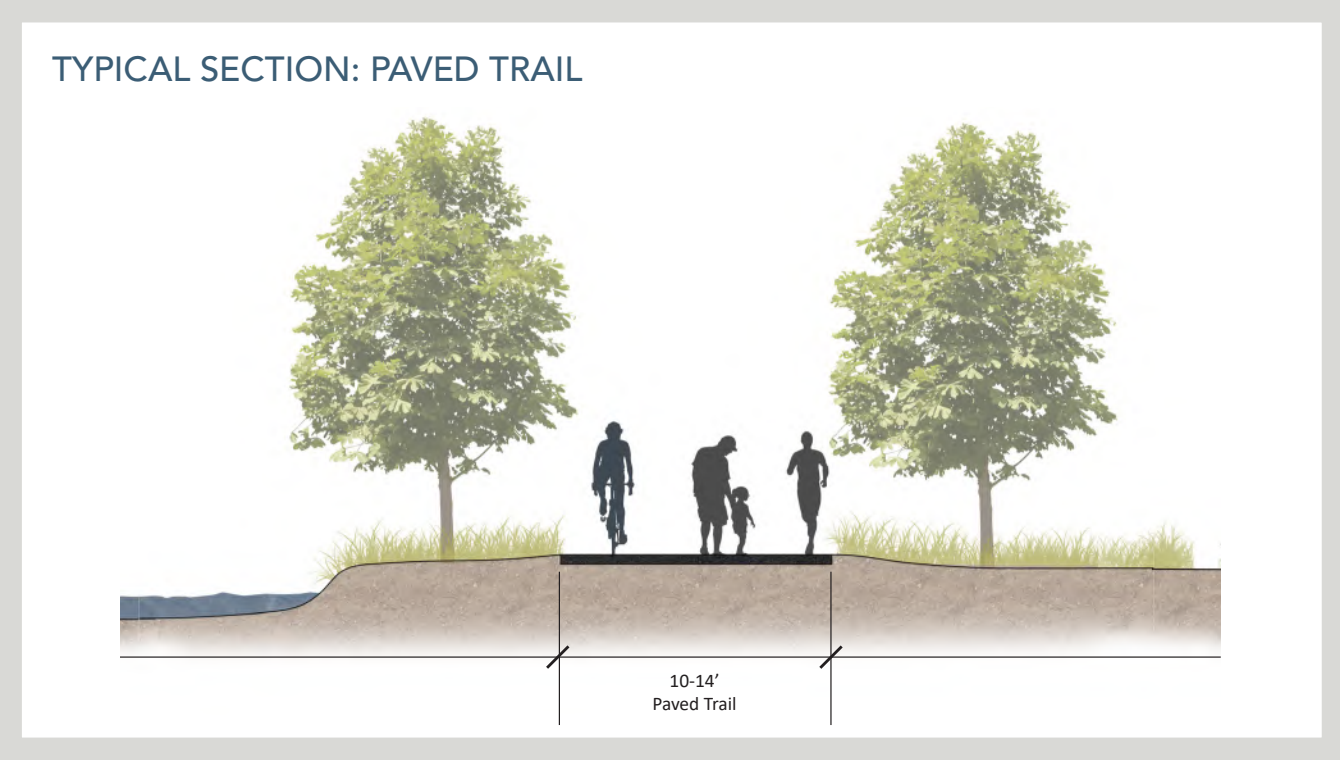


TRAIL STANDARDS

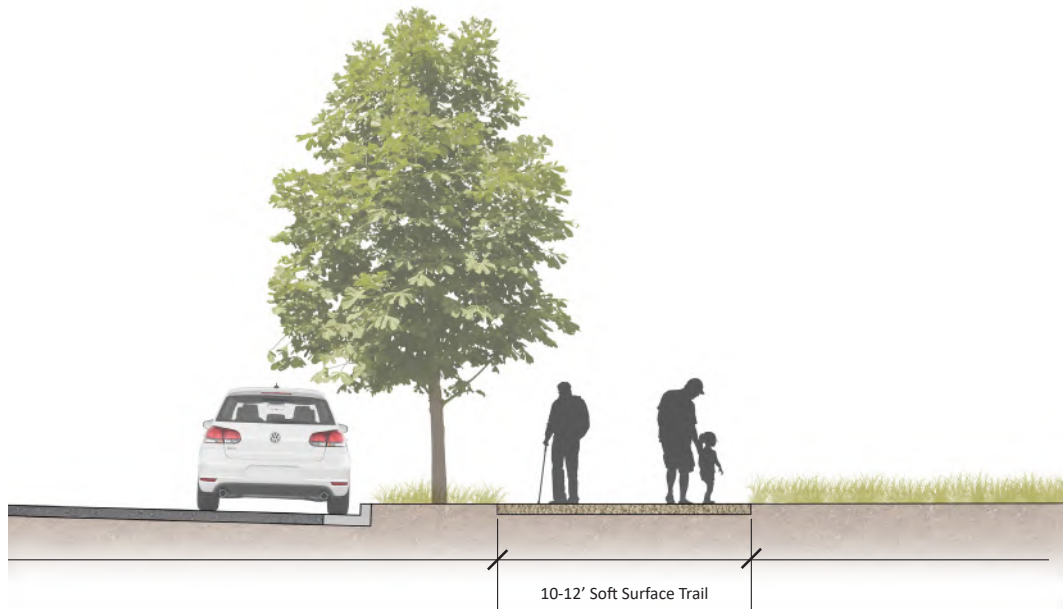
The trail standards contained in Table 3.2 and illustrated in the accompanying typical sections describe the proposed widths, materials, topography/grading requirements, and typical users each trail type is intended to serve. These build upon standards established in the *Wasatch County Regional Trails Master Plan*, incorporating modifications to meet local needs and conditions. The indicated widths are minimum requirements, with wider trails encouraged where specific conditions, needs, funding resources and design requirements support a higher standard. It should be noted that a level of flexibility should be applied when implementing trail facilities, although minimum standards should be applied consistently. All private and developer-provided trails should connect to the public trail system.

Table 3.2: Trail Standards

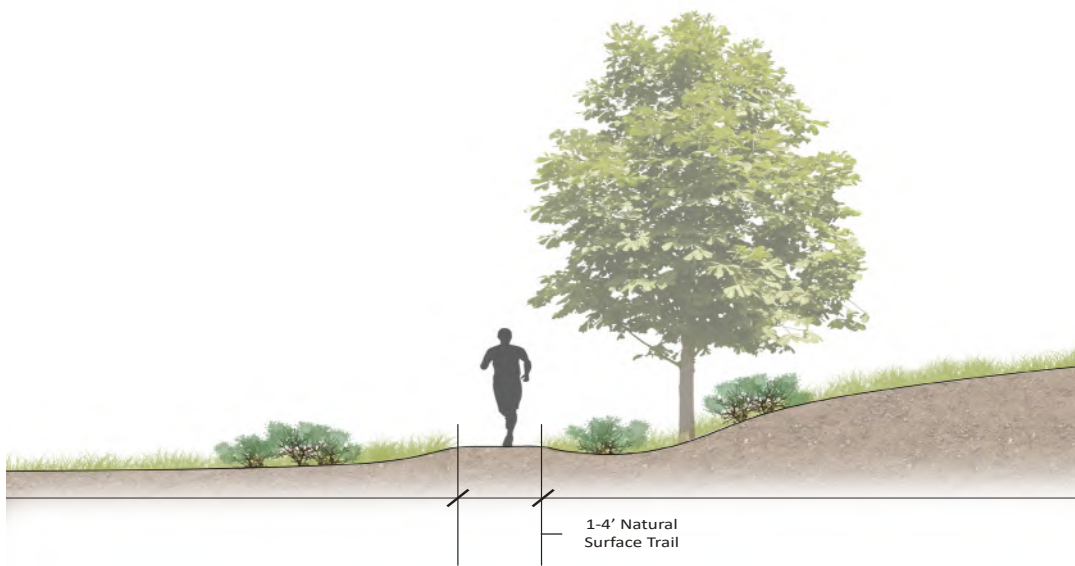
Trail Type	Tread Width	Pavement Material	Maximum Grade	Permitted Users	Notes
Paved Trails (Regional, Community & Local)	8-12 ft	3-inch depth of hot mix asphalt over a 6-inch deep compacted road base	5% (8% for ramps)	Pedestrians, bicyclists, equestrians, and other non-motorized uses	Surface treatment may vary to include pavers, brick or concrete. Trails should meet ADA compliance.
Urban Soft Surface	10-12 ft	6-inch depth of compacted road base or stones fines	8%	Pedestrian, bicyclists, equestrian and other non-motorized uses	
Backcountry Trails	1-4 ft	Natural surface	10%-20% (17%-20% for short distances)	Pedestrians, bicyclists, equestrians, and other non-motorized uses	Refer to IMBA Standards



TYPICAL SECTION: URBAN SOFT SURFACE



TYPICAL SECTION: BACKCOUNTRY TRAIL



EXISTING AND PROPOSED TRAILHEADS

Provision of trailheads at key locations is essential for facilitating access to the Heber trail system is easy and consistent. Two trailheads are currently located within the existing City boundary and three additional trailheads are located within recently annexed Sorensen Property (see Map 4 for trailhead locations and Table 3.3). In order to ensure the future trail system meets existing and future needs, eleven additional trailheads are proposed at key locations, including important junctions and community nodes (Map 4).



Table 3.3: Existing Trailheads

	Description
A - Southfield Park Trailhead	Southfield Park currently provides access to the trail along Highway 113, connecting Heber and Midway. It will also grant access to the proposed Sagebrush and Creek Canal Trail.
B - Coyote Lane Trailhead	Coyote Lane Trailhead provides access to a network of backcountry trail in the foothills adjacent to the City. It will also provide access to the proposed Urban Soft Surface Trail.
C - Riverview Trailhead	Situated above the UVU campus, the trail head provides access to a network of backcountry trails in the adjacent foothills.
D - Unnamed	Small informal trailhead connecting to trail network in foothills
E - Unnamed	Small informal trailhead connecting to trail network in foothills

TRAILHEAD CLASSIFICATION

Trail standards contained in the *Wasatch County Regional Trail Master Plan* are summarized in Table 3.4. Table 3.5 summarizes the proposed trailheads that are identified in Map 4. These trailheads are classified according to trail type, the number of trail junctions and the relative distance from population centers.

Table 3.4: Trailhead Classifications

	Description
Class 1: Large Trailhead	<ul style="list-style-type: none">Major developed paved parking hub for community and regional trails25 parking stalls minimum (paved), accommodate parking for horse trailers where appropriateRestrooms, information kiosk with trail map and other amenities
Class 2: Medium Trailhead	<ul style="list-style-type: none">Trail parking area6-24 parking stalls (paved or unpaved), accommodate parking for horse trailers where appropriate
Class 3: Small Trailhead	<ul style="list-style-type: none">Small, undeveloped, legal parking areas10 or less off-street parking stallsNo trail amenities aside from a trail kiosk with a trail map and information

Source: Wasatch County Regional Trails Master Plan



Table 3.5: Proposed Trailheads

Proposed Trailhead	Proposed Class
F	Class 2
G	Class 2
H	Class 2
I	Class 3
J	Class 2
K	Class 2
L	Class 1
M	Class 2
N	Class 3
O	Class 3
P	Class 2

Note: Three (3) Class 1 or Class 2 Trailheads will be provided per the Sorenson Master Development Agreement (MDA)

TRAILS CROSSINGS

Trail safety and separation from motorized vehicles were the two most important trail characteristics indicated in the open survey conducted during the *Wasatch County Regional Trails Master Plan* planning process. Safe and efficient crossings of major roadways were indicated as essential features of a safe and functional trail system. As Heber continues to develop, special attention should be placed on bicycle and pedestrian safety and crossings.

For crossings of major roadways with high traffic volume and speeds (such as Highway 40, 119 and 189) traffic signals or grade separate crossings may be necessary to ensure crossings are safe, while minor roadways with moderate traffic and slower speeds can be implemented utilizing crosswalks and similar crossing enhancements. Research indicates that the most highly utilized trail systems have few at-grade road crossings, as this supports a safer trail system and uninterrupted experience.



Specific signs should be developed for trail and on-street bicycle facility crossings, possibly including the development of a decision matrix to clarify appropriate solutions for different crossing types and roadway classifications. Generally speaking, **Local Streets** have much lower speeds and are typically two lanes in width, making crosswalks the primary crossing treatment. **Collector Streets** have more lanes, more traffic and faster speeds, conditions that require additional tools to facilitate safe crossings. Examples of enhanced crossings at typical collector streets include the installation of warning lights or crossing signals and Hawke Beacons (pedestrian or cyclist-triggered on-demand traffic signals). **Arterial Streets** have high traffic levels and fast-moving vehicles, which requires the most restrictive crossing tools and facilities. Key examples include traffic signals and grade-separated crossings.

TRAIL SIGNAGE AND WAYFINDING

Signage and wayfinding is an essential component of a successful trail system. The *Wasatch County Regional Trails Master Plan* contains detailed guidelines and standards for trail and trailhead signage and wayfinding systems. It recommends that the following sign-types should be installed where appropriate.

- **Regulatory Signs** including stop, speed limit, steep grade, danger warning, slow, sharp curve, dismount, school zone and private property signs.
- **Informational Signs** indicating distances, directions, destinations and trail conditions.
- **Interpretive Signs** that explain historical, natural or cultural features along the trail route.

Heber City should reference the standards contained in the *Wasatch County Regional Trails Master Plan* as it develops its own comprehensive signage and wayfinding system, aiming to promote safety, ease of navigation and trail stewardship. The signage and wayfinding system should be consistent for all City facilities, reinforcing the City’s brand and identity.

TRAIL PRIORITIES & PHASING

Wasatch County Regional Trails Master Plan identified the following trails as highest priority:

- Railroad Trail (Heber Portion)
- Mill Road and Canal Trails
- Bypass Road multi-use trails
- Canal Trail Connection from Coyote Lane trailhead to the Basset annexation area

Trails classified as Regional should have the next highest priority followed by Community then Local trails. The Lake to Lake Trail was deemed most desirable in the *Heber City Envision 2050* planning process. While this trail lies outside of the City boundary, Heber City should work with Wasatch County to ensure it is realized in the near future.

Table 3.6 identifies a potential phasing plan based on the recommendations in the *Wasatch County Regional Trails Master Plan*. It should be noted that although the proposed phasing is meant to help prioritize the construction of trails, it is likely that trails will be constructed in an opportunistic manner as funding and resources become available. To further ensure critical trail segments and corridors are fully implemented, all trails that run through future developments should be incorporated into specific Development Agreements.



Table 3.6: Trail Construction Phasing

Phase	Description
Phase I: 2016-2025	Railroad Trail (Heber portion) Mill Road and Canal Trails Center Street Trail Complete Midway Lane to Heber Main Street Lake to Lake Trail
Phase II: 2025-2034	All Canal Trails All Regional Trails Urban Soft Surface Trail Downtown Heber Local Trails
Phase III: 2035-2044	Bypass Road Multi-Use Trails All Community Trails All Local Trails

Source: *Wasatch County Regional Trails Master Plan* (modified)

RECOMMENDATIONS

- **Develop/update trails and trailheads according to the proposed standards** specified in this chapter and in the *Wasatch County Regional Trails Master Plan*.
- Work with Wasatch County and adjacent municipalities to construct the **Lake to Lake Trail along the Provo River**.
- Prioritize the **elimination of gaps** in existing trail system.
- **Acquire and implement trail enhancements in an opportunistic fashion**, shifting goals and priorities as required to take advantage of unforeseen opportunities.
- Enhance existing trails and trailheads to **meet recommended standards**.
- **Prioritize Regional Trails**, particularly those identified in the *Wasatch County Regional Trails Master Plan* in the short-term.
- Implement **safe road crossings** and continue to evaluate safety needs as roadway and trail systems are developed in the future.
- Develop a comprehensive and uniform **signage and wayfinding system** for trails and all other City park, recreation and open facilities.

CHAPTER 4

OPEN SPACE



Like parks and trails, open space provides great opportunity to recreate and connect with the outdoors in a more natural setting. This is particularly true for Heber City, where much of the setting and surrounding landscape is dominated by natural open space such as foothills, meadows, streams, canals and drainages. These features are the backbone of the local recreation system, and a signature feature of the world-class parks and recreation system envisioned for Heber City.

Open space can take many forms. It encompasses waterways, wetlands, steep foothill slopes and wild ravines. It can provide critical habitat, enhance environmental integrity and improve aesthetic needs by providing visual relief from the built environment. It can be wild and pristine or well-used and productive tracts of farmland. In other words, there is a wide range of open space types, each of which deserve to be preserved or maintained as part of multi-dimensional and integrated recreational system.

Open space also provide a host of environmental benefits for the community. For example, natural land can purify soil, water and air; absorb noise and wind; and help to soften developed sites and areas of visual blight. Open space can also help manage and store water and carbon and reduce urban heat gain. When treated in a holistic manner, open space can be a critical feature of a healthy and beautiful community. In cities like Heber where open space is a defining feature of the community, the disappearance of open space often indicates a state of environmental decline.

GOALS AND PRIORITIES: OPEN SPACE

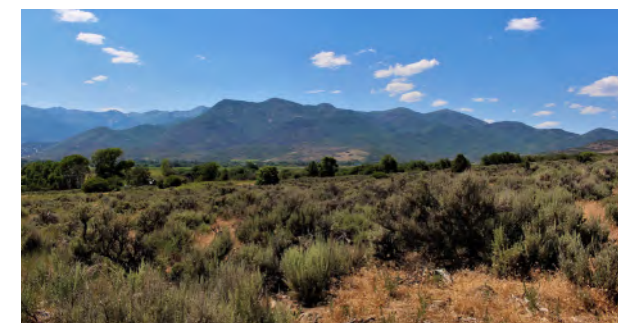
The findings contained in the *Heber City Envision 2050* general plan clearly document the preservation of open space is a top priority of local residents. The plan further documents that open space is a key component of the City's identity and an essential element of a comprehensive, balanced parks and recreation system. The plan recommended the following goals and priorities for preserving coveted open space:

- **Open space amenities** should be **central features in Heber's neighborhoods**.
- **Open space is not limited to natural lands**. It may encompass parks, plazas, trails, community gardens, small plot farms or other space that can be used by residents.
- **Protect sensitive lands**, including wetlands and critical habitat, as public amenities.
- Quality open space amenities should include long-term **management and maintenance plans**.
- **Cluster development** should be used to focus growth and protect the remaining open land from dispersed development.
- **Consider different ways to acquire open space**, such as bonding, transfer development rights, partnering, tourism, etc.
- **Work with neighboring communities and the County** on strategies to implement the permanent protection of farmlands, natural open spaces and rural character to maintain distinct separation between communities.

EXISTING OPEN SPACE

Although Heber currently contains only a limited amount of public open space within its boundaries (see Map 1), the open space surrounding the City is a defining feature. The steep foothills and Uinta mountains that lie to the east, the expansive views of Mount Timpanogos and the Wasatch Mountains to the south, the dramatic backdrop of the steep Wasatch Back slopes to the west and the inviting entrances defined by flat fields and meadows associated with the Provo River contribute to the character of the local setting an are integral to the community's identity.

In contrast to many other cities and communities in the region, most open space in Heber is either privately owned or located beyond City boundaries, but nonetheless has a great impact on Heber's quality of life. The mountainsides, wetlands, agricultural fields, and natural lands that surround Heber provide a unique rural identity, enviable views and help buffer and define Heber as a unique City located in a very special setting. According to *Heber City Envision 2050*, residents correlate Heber's rural atmosphere with the amount and quality of expansive open space that surrounds the town.



The North Fields, which lie northwest of the existing City boundaries, are an expansive and picturesque setting of agricultural fields and wetlands. Adjacent to the North Fields, the Provo River flows serenely on a route that connects Jordanelle Reservoir with Deer Creek Reservoir, providing an enviable natural amenity in the Heber Valley which is dominant from a range of vantage points throughout the City. As indicated in *Heber City Envision 2050*, residents have identified these fields as the top priority for open space preservation as they are the most prominent agricultural open space in the valley.



Mount Timpanogos and the Wasatch Mountain Range tower over the valley west of Heber with rural farmland and the small towns of Charleston and Midway nestled between. To the south and east, expansive farms and ranches radiate into the landscape, meeting the surrounding mountainsides. The lower foothills of the Uintah Mountains and Uintah National Forest trace the northeast City boundary, the steep slopes forming an attractive backdrop to hike, bike and enjoy the sweeping views of agricultural fields, natural open space and the Provo River below.

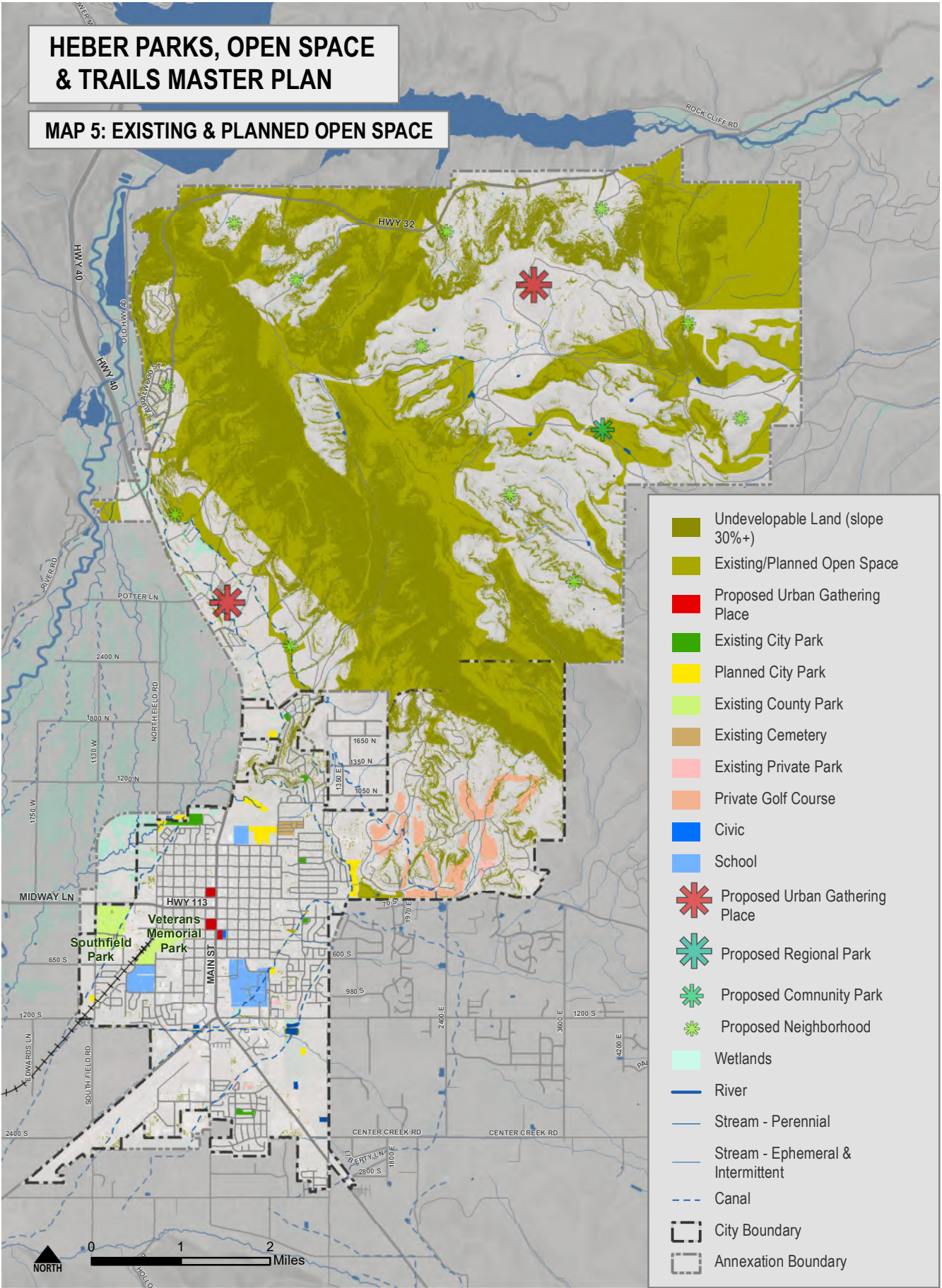
Map 5 illustrates some of the key environmental conditions in the City, which help to clarify the function and features of the local open space system. The map includes wildlife habitat areas, wetlands, streams, and drainages, associated debris flow areas and the unique topography, including areas with steep slopes. The influence of these features and conditions on the operation of the City is closely tied to their essential role in maintaining the integrity of the natural systems, mitigating hazards and preserving habitat while providing natural open space that can be enjoyed by all.

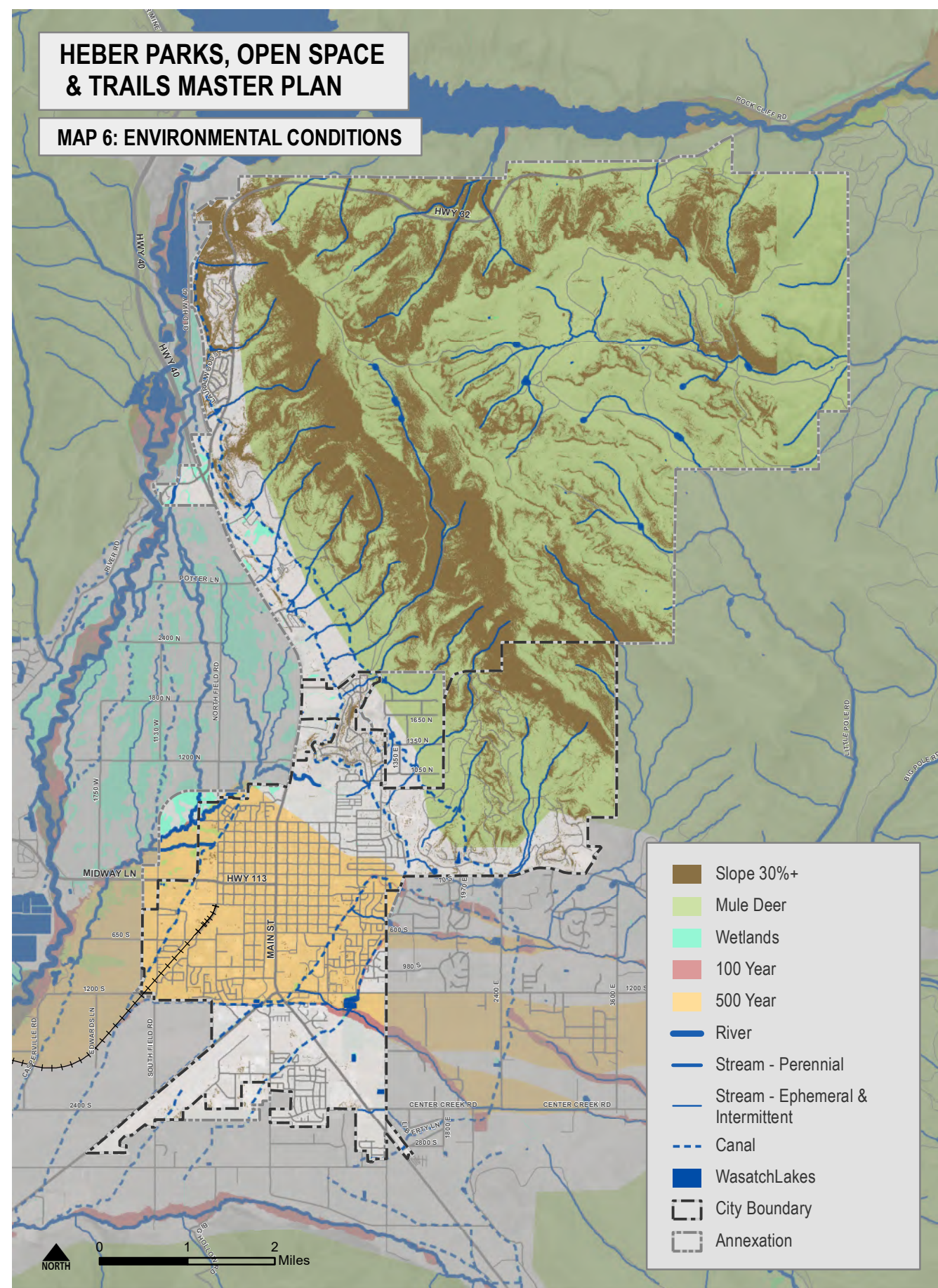
FUTURE OPEN SPACE

With population expected to triple over the next 40 years, the loss of existing open space is inevitable and anticipated. The key is to ensure critical amounts and parcels are preserved to help maintain the rural, open qualities that are coveted by local residents. In order to ensure that critical open space is maintained so the local “sense of place” and rural atmosphere is maintained, it is essential that Heber City has a clear plan in place.

In contrast to the assessment of park land, there is no standard Level of Service (LOS) or similar assessment for determining the need for open space. Open space is unique to each community and each location within the community, with the function and level of importance varying accordingly. Furthermore, the positive impacts of open space in naturally-dramatic locations such as Heber are often perceived at close quarters and at great distances, which requires regional and local actions to ensure such land areas remain intact and accessible. Utah has one of the highest percentages of public land ownership, which is a significant benefit to residents and visitors and a critical component of maintaining the open character of the community.

On the local level, preserving the most critical pieces of local open space is a primary concern. In contrast to the location of parks and trails, open space is typically acquired and secured on a case-by-case basis where opportunities arise. Map 5 illustrates existing and currently planned open space and land that is undevelopable due to steep slopes which should be considered for open space preservation. Priority should





be placed on acquiring and protecting open space that maintains the natural setting while also providing trail and other access to the greater open space system of the Heber Valley and beyond. Such efforts should also aim to expand the City's open space system through the preservation of sensitive lands, natural foothills, drainages, agricultural land or other critical land that provides access to existing open space and other public land and contributes to long-term landscape integrity.

With the recently-completed annexation of the Sorensen Property, large swaths of privately-owned open space have been acquired on northeast edges of the City, (see Map 5). Prioritizing then preserving critical portions will be key to ensuring the local open space system is fully connected, and that access is seamless from valley floor to the foothills and beyond. The *Heber City Envision 2050* indicates that such preservation and acquisition efforts should be focused on the North Fields, which are deemed to be critical for maintaining separation between new development and the natural mountainsides. Preserving the North Fields in addition to associated drainages and utility corridors where trails can be located will be key for preserving Heber's natural setting.

The acquisition of agricultural land is also critical, as it provides the visual and environmental benefits of open space preservation, but also maintains connections to Heber's agricultural and pioneer heritage. Agricultural land can be maintained in a variety of working farms and heritage sites. Programs offered by the Natural Resources Conservation Service (NRCS), the U.S. Department of Agriculture and the Utah State University Extension Service, including the Century or Heritage Farms Programs and Agricultural Conservation Easements, provide opportunities for enhanced conservation.

Agricultural land can also be converted into educational working farms, as exemplified by Wheeler Farm in Murray, Utah, Hee Haw Farms in Pleasant Grove and the American West Heritage Center in Logan. Such facilities can provide park-like features and amenities to help provide a more-rounded recreational profile for the City, in addition to well-calibrated commercial uses such as wedding, reception or other event venues or community gardens, which can further enhance the viability of preserving open space. Private agricultural holdings can also be converted into natural open space over time. Such natural/agricultural open spaces can also serve as short-term "holding sites" and eventually be developed into more formal programmed parks over time.

It should be noted that most of the agricultural open space that contributes to Heber's character does not lie within Heber City boundaries. Thus, it is essential that Heber partner with the County, adjacent communities, the National Forest Service and other public land managers to try to preserve the surrounding open space beyond the control of Heber City.



Hee Haw Farms, Pleasant Grove, Utah



American West Heritage Center, Logan, Utah

PARK & OPEN SPACE ACQUISITION TOOLS

Update Zoning Ordinance: Sensitive Lands Overlay

Implement this zoning tool that requires additional regulation of unique resources and sensitive lands

Update Zoning Ordinance: Rural Residential

Modify the Rural Residential Zone to require a minimum lot size of 20 acres and add incentives for farming, grazing and clustering

Update Zoning Ordinance: Highway Corridors

Preserve views along highways through the use of setbacks, height restrictions, signage restrictions, etc.

Update Zoning Ordinance: Clustering

Allow a higher level of development on a smaller area of land in exchange for open space

Fee Simple Title (Outright Purchase)

Purchase and hold land in public ownership (most expensive option)

Purchase and Sellback or Leaseback

Purchase land, remove/restrict development rights then lease/ sell land back

Open Space Dedication Requirements or In-Lieu Fees

Require developers to provide open space for new developments or offer the option to instead pay fees, construct facilities or establish private parks

Conservation Easements

Remove the right to develop land through donation, purchase or transfer of rights

Land Banking

Purchase and hold land to be developed at a future date

Proactive Property-Owner Negotiation

Negotiate with property owners to provide optimal open space

Annexation & MDA Negotiation

Negotiate during the Annexation or MDA process to provide optimal open space

Conservation Fee

Charge a fee to new developments to help provide open space and sustain ecosystem health

RECOMMENDATIONS

- As opportunities to acquire open space arise, Heber City should first verify they can be linked with other open spaces or parks, and are large enough to be considered **viable and usable community assets**.
- **Preservation of the North Fields should be prioritized** to meet the vision established in *Heber City Envision 2050*. Heber City should plan for financing the North Fields preservation and support the efforts of Wasatch County and other groups in preserving this unique area.
- **Work with Wasatch County, other adjacent counties, nearby communities and public land management agencies** to protect, acquire and expand key open spaces located beyond City Boundaries but which are of critical importance to the local open space experience.
- Secure and preserve critical open space in key locations such as **existing foothill, natural drainages, critical habitat, prime agricultural lands, or provide greater** parks and neighborhoods.
- Special recreational uses such as **trails and trailheads** should be implemented in key open spaces on a case-by-case basis, ensuring access is provided and the integrity of critical open space is not compromised as a result.
- Consider all **Open Space Acquisition Tools** and funding sources and secure and preserve critical open space in Heber and the region.

CHAPTER 5

PRIORITIES & IMPLEMENTATION



As described in the preceding chapters, numerous improvements and actions are required to ensure existing and future park, trail and open space needs are met in Heber City. The following is a summary of the priorities, probable costs and implementation tasks.

PRIORITIES

PARK AND OPEN SPACE PRIORITIES

A Meeting Existing Park Needs

There is one park distribution gap in the northeast area of the City located in the Red Ledges residential community. It is assumed local needs will be met through existing private amenities in the area. Therefore, no additional park acres are needed to meet existing needs.

B Meeting Park Needs by 2030

Extending the recommended future LOS of 4.0 forward through the 10-year planning period indicates that 112.8 acres of public park land is required to meet needs by 2030 ($28,200 / 1,000 \times 4.0 = 112.8$). Subtracting the 93.7 acres of existing parks, **19.1 acres of additional park land need to be developed to meet needs by 2030** ($112.8 - 93.7 = 19.1$). The City already owns enough undeveloped land to meet this need, so **no additional land needs to be acquired through 2030**.

C Meeting Park Needs at Buildout

With buildout anticipated by 2050 at a projected population of 61,960, Heber City will need a total of 247.8 acres to meet park needs ($61,960 / 1,000 \times 4.0 = 247.8$). Subtracting the existing park acres, the acres needed to fill existing gaps, and the park acres to be developed by 2030 results in **135.0 acres of park land that needs to be developed to meet LOS needs between 2030 and buildout** ($247.8 - 93.7 - 19.1 = 135.0$). Beyond the 19.1 acres to be developed by 2030, an additional 28.1 acres of City-owned land and 4.7 acres of developer provided parks can be applied toward meeting this need. The City therefore **needs to acquire 102.2 acres of park land to meet needs by buildout**. The City should acquire this additional park land as soon as possible to avoid escalating land costs in the future, preferably negotiating land trades with land owners and developers as part of development negotiations.

D Adopting Minimum Standards and Upgrading Existing Parks

To ensure existing and future parks meet community needs, the minimum park standards presented in Chapter 2 should be adopted as official City policy. New parks should include amenities and features to meet the minimum park standards, and surrounding neighbors and other community stakeholders should be consulted during design to ensure the new parks are designed to meet the needs of the neighborhood and community. Implementation should incorporate a level of flexibility to encourage creative design solutions that capitalize on the unique opportunities and setting of each park location.

The Amenity Needs Analysis in Chapter 2 clarifies the types and numbers of additional park amenities required to bring existing parks up to minimum standard. The chapter also includes Park Design Concepts for several existing and under-developed parks and a handful of undeveloped city-owned park sites, concluding with estimated implementation costs for each.

A comprehensive Wayfinding and Signage Plan and subsequent implementation is also recommended to better inform residents and visitors of the community's extensive parks, trails and open space system and to provide Heber with an opportunity to brand and market the City's recreation system.

TRAILS PRIORITIES

Priorities for trails in Heber City include the development of approximately **91.1 miles of trails** (Paved, Backcountry and Urban Soft Surface) and implementation of on-street bike facilities as detailed in the *Wasatch County Trail Master Plan*. Top off-street trail priorities include the development of the **Lake to Lake Trail** and **other key Regional Paved Trails** identified in the *Wasatch County Regional Trails Master Plan*, **filling gaps** in the existing trail system and providing **safe road crossings** for existing trails.

The development of the **eleven proposed trailheads** with recommended amenities and additional amenities will be important to provide access to and complement the envisioned trail network. Upgrading crossings will help ensure safe use and encourage more people to use the trail network.

A comprehensive **signage and wayfinding system** will tie the system together and provide users with important information on use, directions to key destinations and offer an opportunity for branding and promoting a unique identity for the City's trail system.

OPEN SPACE PRIORITIES

Residents indicated support for the **acquisition of additional open space**, with particular emphasis on preserving the **North Fields** located just outside of City boundaries to the northwest. Heber City should continue to secure additional open space as opportunities arise, expanding the existing network to help

connects parks, trails and open space; preserving the unique natural drainages and foothills that form the framework of the open space system; and protecting key agricultural land to maintain a connection to the community’s farming roots and conserve iconic viewsheds.

PROBABLE COSTS

PARK AND OPEN SPACE PROJECTED COSTS

Table 5.1 summarizes the costs to upgrade existing parks and meet amenity levels of service, and the costs to acquire and develop parks through 2030 and buildout in 2050 as summarized in the preceding section. Estimated acquisition costs are \$250,000 per acre based on information from City staff and other recent projects. Per acre development costs are estimated at \$250,000 per acre for Regional, Community, Neighborhood and Local Parks, and \$500,000 for Urban Gathering Places. As shown in Table 5.2, **a total of \$64,873,200 is required to meet proposed park standards, meet needs by buildout and redevelop the City’s parks** listed in the table. Some of the proposed future parks may be developer-provided and developed, which will reduce the total probable costs accordingly.

Table 5.1: Probable Costs for Parks

Item	Acres	Probable Cost
Meeting Existing Needs		
Upgrade Existing Parks per Design Concepts		
Main Street Parks	3.6	\$5,330,500
Valley View Park	2.0	\$1,367,600
Muirfield Park (upgrade & add 6.6 acres to existing 12.7 acres)	19.3	\$3,642,200
Detention Basin Parks (Private Jones Memorial 3.8 acres, Cover 1.5 acres, Eagle 1.5 acres, Mill Road Estates 1.2 acres)	8.0	\$1,584,000
Subtotal Meeting Existing Needs		\$11,924,300
Meeting Needs by 2030		
Develop Planned Parks per Design Concepts		
Coyote Springs Park	2.7	\$1,774,700
Duke Park	15.4	\$7,050,700
Red Ledges Park	15.0	\$2,673,500
Developer Provided Parks		
Sawmill Park	1.7	\$0
Park View Place	1.5	\$0
Wasatch Vista	1.5	\$0
Subtotal Meeting Needs by 2030		\$11,498,900
Meeting Needs by Buildout (2050)		
Proposed Wasatch County Regional Park (acquired & developed by County)	30.0	\$0
Acquire & Develop 1 Urban Gathering Place	5.0	\$3,750,000
Acquire & Develop 1 Community Park	10.0	\$5,000,000
Acquire & Develop 13 Neighborhood Parks (13 @ 5 acres)	65.0	\$32,500,000
Subtotal Meeting Needs by Buildout		\$41,250,000
Other Projects		
Cost to Develop and Implement Wayfinding and Signage Plan		\$200,000
Subtotal Other Projects		\$200,000
Grand Total		\$64,873,200

Note: All costs will assume \$250,000 per acre acquisition cost, \$250,000 per acre development cost, and \$500,000 per acre for Urban Gathering Place development cost. Total costs would be lower if parks are provided and developed by land owners/developers. Assumes developer-provided park - acquisition and development cost is \$0 to the City.

PROJECTED COST OF TRAILS

Table 5.2 summarizes the costs required to develop the complete trail network and associated improvements as shown on Map 6. It is assumed that on-street bicycle facilities will be constructed with roadway development projects, and are therefore not included here. The average cost for trailheads includes the basic amenities described in the trailhead standards.

As shown in Table 5.2, the total probable cost for trail system improvements is \$22,207,500. This estimate may be reduced if the City is able to partner with local volunteers for trail development. It should also be noted that trail crossings will likely be required to be implemented in the future as part of major roadway improvement projects.

Table 5.2: Probable Costs for Trails

Item	Miles or Quantity	Unit	Unit Cost Each or Per Mile	Probable Cost
Proposed Paved Trails	81.0	per mile	\$250,000	\$20,250,000
Proposed Backcountry Trails	6.5	per mile	\$15,000	\$97,500
Proposed Urban Soft Surface Trails	6.5	per mile	\$150,000	\$540,000
New Trailheads*	11	each	\$120,000	\$1,320,000
Grand Total				\$22,207,500

*Costs include only basic amenities described in trailhead standards.

OPEN SPACE COSTS

Open space will be acquired opportunistically, using various acquisition tools. Probable costs for the acquisition of open space has therefore not been included in this master plan.

TOTAL PROBABLE COSTS

The **total probable costs for developing the park and trail system improvements through buildout in 2050 is \$87,280,700** in current dollar values (Table 5.3). This includes the development of the master plan and the installation of a City-wide Wayfinding and Signage Master Plan, an Accessibility Master Plan and an Open Space Facility Standards Manual for the parks, recreation, open space and trails system.

Table 5.3: Total Probable Costs for Park and Trail System Improvements

Item	Probable Cost
Probable Costs to Upgrade Existing Parks, Acquire New Park Land, and Develop Future Parks Through Buildout	\$64,873,200
Probable Costs to Develop Trails, Trailheads and Other Improvements	\$22,207,500
Wayfinding & Signage Master Plan (for entire parks, recreation, open space and trails system)	\$200,000
Grand Total	\$87,280,700

*Costs include only basic amenities described in trailhead standards.

OPERATIONS AND MAINTENANCE COSTS

Heber City maintains its parks, open spaces and trails at a high standard. Nevertheless, it can be helpful to **establish an annual budget to specifically address ongoing needs for deferred maintenance, replacing/upgrading playgrounds, parking lots and other park amenities over time**. A suggested annual budget equal to five-percent of the average annual share of the total probable cost improvements through 2050 is suggested, **totaling \$145,500** (\$87,280,700 x .05 / 30 = \$145,467). This budget can also be targeted to address deferred maintenance issues, to complete special park and trail enhancement projects and to ensure that existing and future park and trail amenities do not fall behind on maintenance.

IMPLEMENTATION AND ACTION PLAN

Establishing funding priorities for parks, recreation, open space and trails is a challenge for most communities since they must balance limited resources with diverse needs.

Table 5.4 is an Action Plan which summarizes short, medium and long-term implementation actions and priorities. Section 1 of the table addresses recommended capital facility improvements and operations and maintenance, while Section 2 addresses the policy actions that are described in Chapter 6: Goals and Policies. In order to meet future needs, it is critical that the suggested improvements be made according to the corresponding 2030 and 2050 schedules.

PROJECT PRIORITIZATION CONSIDERATIONS

- Does it help fill a critical need or service gap?
- Does it address life and safety concerns?
- Does it support ongoing maintenance of existing facilities, thereby protecting existing resources and investments?
- Does it meet future needs in clear and logical phases?

Table 5.4: Action Plan Matrix

		Recommended Implementation Timeline			
		Immediate Implementation	Short-Term Implementation 2020 - 2030	Medium-Term Implementation 2030 - 2040	Long-Term Implementation (through Buildout and Beyond) 2040 - 2060+
Capital Facility Improvements					
Parks and Open Space					
1	Utilize 4.0 acres per 1,000 population as the minimum future level of service through build-out.				
2	Develop parks with equitable distribution, targeting a park within 1/2 mile of significant populations.				
3	Upgrade existing parks to meet the minimum requirements for amenities and features where possible, including the redevelopment of select City parks as per the concepts included in this plan.				
4	Develop 34.4 acres of planned parks per the design concepts in this plan.				
5	Ensure 4.7 acres of currently-planned developer parks are provided.				
6	Work with Wasatch County to provide input on the proposed Regional Park north of the current City boundaries.				
7	Acquire and develop one 5-acre Urban Gathering Park.				
8	Acquire and develop one 10-acre Community Park.				
9	Acquire and develop eleven 5-acre Neighborhood Parks .				
10	Develop and implement a signage and wayfinding system for the City so residents have ample information about available facilities and amenities.				
Trails					
11	Develop 81 miles of proposed Paved Trails.				
12	Develop 6.5 miles of proposed Backcountry Trails.				
13	Develop 3.6 miles of proposed Urban Soft Surface Trails.				
14	Develop 11 proposed trailheads.				
15	Upgrade and develop crossings as trail system is implemented.				
16	Implement lighting and safety improvements.				
Operations & Maintenance					
17	Establish annual budget for deferred maintenance and upgrades to parks, trails and open space.				
18	Protect the City’s investment in sports fields by resting fields on a regular basis to prevent damage by overuse.				

Table 5.4: Action Plan Matrix (continued)

		Recommended Implementation Timeline			
		Immediate Implementation	Short-Term Implementation 2020 - 2030	Medium-Term Implementation 2030 - 2040	Long-Term Implementation (through Buildout and Beyond) 2040 - 2060+
19	Update annual budgets to ensure funding for operation and maintenance of City parks and other land the City maintains is sufficient to meet needs.				
20	Continue to maintain an up-to-date inventory of all parks, park facilities and parkways, tracking amenity surpluses and deficits and documenting and implementing improvements according to a feasible schedule.				
21	Apply design standards for all parks in a way that helps reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.				
22	Provide amenities and facilities to help residents “self-maintain” their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.)				
23	Ensure that maintenance routines include the control of weeds (particularly thorny species), the removal of trash and debris, and selective plowing of key routes to facilitate winter trail use.				
24	Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trails development, through maintenance and long-term improvements.				
25	Include long-term maintenance plans as part of open space acquisition strategies and processes.				
Policy Actions					
Parks					
26	As the community grows ensure that the recommended LOS is maintained.				
27	Work with accessibility interest groups to enhance the accessibility of existing parks and open spaces and to ensure that new facilities are as accessible as possible.				
28	Pursue Neighborhood, Community and Urban Gathering Parks in the future according to the recommended size standards to meet the needs of the community while minimizing the maintenance demands associated with smaller parks.				

Table 5.4: Action Plan Matrix (continued)

Item		Recommended Implementation Timeline			
		Immediate Implementation	Short-Term Implementation 2020 - 2030	Medium-Term Implementation 2030 - 2040	Long-Term Implementation (through Buildout and Beyond) 2040 - 2060+
29	Provide a high level of design and amenities in the City's existing and future parks as exemplified by the park concepts in this plan and meeting the recommended standards for amenities at a minimum.				
30	Design each park to be unique and to offer a variety of recreation opportunities and promote better long-term use of parks.				
31	Update City development codes to reflect that detention basins are utilitarian in nature, and while they still need to be landscaped appropriately, they should not count toward meeting the open space requirement for development projects unless they have been amenitized appropriately to meet recreation needs.				
32	Upgrade existing parks to meet the minimum requirements for amenities and features where possible, including the redevelopment of select City parks as per the concepts included in this plan.				
33	Adopt the minimum development standards for parks detailed in this plan as a City policy.				
34	Design and develop all new parks with amenities and features that meet the established standards, and allow and encourage public input on the design.				
35	Modify zoning and development standards as needed to require developer participation in the provision of parks, recreation and trails amenities.				
Trails					
36	Encourage multi-jurisdictional cooperation and funding relationships with the Mountainland Association of Governments, Wasatch County and the neighboring cities of Midway, Heber, Daniel, Charleston and Independence.				
37	Update the Transportation Master Plan and this master plan on a regular basis.				
38	Collaborate with the County, nearby local jurisdictions and non-profit recreation and trail groups to collectively plan and fund regional trails.				
39	Prioritize filling gaps in the existing trail system.				
40	Ensure that all existing and future neighborhoods have a park, trail or trailhead within a half-mile of every home.				

Table 5.4: Action Plan Matrix (continued)

Item		Recommended Implementation Timeline			
		Immediate Implementation	Short-Term Implementation 2020 - 2030	Medium-Term Implementation 2030 - 2040	Long-Term Implementation (through Buildout and Beyond) 2040 - 2060+
41	Connect residential areas to other neighborhoods, downtown and new centers.				
42	Work with the Heber City Engineering Department to ensure all trails are implemented in a coordinated fashion.				
43	Prioritize development of the Lake to Lake Trail and other key Regional Trails in the Wasatch County Trails Master Plan.				
44	Prioritize fully separated recreational trail systems located along creeks, canals and utility corridors when possible.				
45	Connect the valley to the surrounding canyons, mountain, rivers and open space through a robust system of trails.				
46	Install all proposed trails by buildout, including other trail system improvements suggested in this plan.				
47	Provide easy-to-use trail maps available to interested members of the public.				
48	Develop an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps, and trails near existing parks and other high-use destinations.				
49	Continually evaluate system-wide trail needs as part of future planning initiatives, focusing on closing gaps, developing trailheads, and improving connections with existing and future facilities and future transit stations.				
50	Require private development projects to finance and install bicycle facilities, sidewalks, and trails as appropriate and where recommended in the Transportation Master Plan and this plan.				
51	Work with the local school district, police, UDOT, Wasatch, local developers and neighborhood groups to identify and clearly mark appropriate trails and routes.				
52	Install a safe system of trail lighting and emergency response stations along paved trails where appropriate.				
53	Upgrade existing unsafe crossings and develop all new trail crossings in a safe manner.				
54	Design and maintain trails using industry standards and recommended best practices.				
55	Develop a wayfinding and signage program that provides clear information to users about how to access trails and proper trail behavior, including allowed uses and other regulations.				

Table 5.4: Action Plan Matrix (continued)

Item		Recommended Implementation Timeline			
		Immediate Implementation	Short-Term Implementation 2020 - 2030	Medium-Term Implementation 2030 - 2040	Long-Term Implementation (through Buildout and Beyond) 2040 - 2060+
Open Space					
56	Explore the possibility of acquiring natural open lands, drainage corridors and key agricultural properties to expand the profile of open space in the City and protect these threatened landscapes for future generations.				
57	Work with neighboring communities and the County on strategies to implement the permanent protection of farmlands, natural open spaces and rural character to maintain distinct separation between communities.				
58	Prioritize acquisition of the North Fields as open space.				
59	Encourage open space amenities as a central features in future residential development.				
60	Encourage and incentivize cluster-type development patterns to focus growth and protect the remaining open land from dispersed development.				
61	Work with Wasatch County and the State of Utah to ensure that City, County and state statutes and regulations are met as new facilities are developed.				
Other					
62	Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable Heber City parks and recreation system.				
63	Utilize industry best practices to make sure plants are water-wise, regionally-appropriate and as low maintenance where appropriate to reduce maintenance and water demands.				

FUNDING OPPORTUNITIES

ESTABLISHING FUNDING PRIORITIES

Establishing funding priorities for parks, trails and open space is a challenge for communities with limited resources and diverse needs. Key considerations when prioritizing specific projects follow. One of the key steps is to establish budgets for the acquisition of land as soon as possible in order to avoid escalating acquisition costs over time.

EXISTING FUNDING SOURCES

The following are some of the key funding sources currently available for implementing the Plan recommendations.

- **General Funds**- funds that come through government levies such as property taxes that are divided up as the entity sees fit.
- **Impact Fees** - impact fees assessed with new development and redevelopment to provide comparable level of service for parks, trails, and/or open space as the community grows.
- **Bonds** - debt obligations issued by government entities.

Details regarding funding options and sources that are available to help implement the Plan vision are included in the following pages. Consultation with legal counsel is recommended before pursuing any of these options.

FUNDING OPPORTUNITIES AND OPTIONS FOR LARGE PROJECTS

General Obligation Bonds

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the community, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held once each year on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond have broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other funds would still be needed to pay for the operation and maintenance expenses of the facilities. State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being 12-percent of an area’s

taxable value. Pursuant to state law the debt must be structured to mature in 40 years or less, but practically the entity would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs
- If approved, a new ‘revenue’ is identified to pay for the capital cost

Disadvantages of G.O. bonds:

- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

Creative Financing

Non-traditional sources of funding may be used to minimize the amount that needs to be financed via the issuance of debt. The City’s approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, corporate sponsorships, contracting services, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, bonding structures, as discussed above, should be evaluated to find the optimal structure based on the financial resources of the City.

FUNDING OPTIONS FOR SMALLER PROJECTS

Private and Public Partnerships

The Park and Cemetery Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex, and generally require aggressive promotion and management on behalf of the Park and Cemetery Department or City administration.

Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to

partner with local communities in the development of playground and other park equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region can cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible to maximize recreation opportunities and minimize costs. To make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests and others.

Point of Sale Fundraising

Point of Sale Fundraising allows businesses the opportunity to collect voluntary donations from patrons of hotels, restaurants, grocery stores or other service providers at the time they pay for the primary service. Patrons may elect to round up their bill or contribute a self-designated amount to go towards the City designated fund, park or project.

LOCAL FUNDING SOURCES

RAP Taxes

Other nearby communities have initiated and voted-in a Recreation, Arts, and Parks tax which has been very effective in raising funds to complete parks, recreation, trails and arts projects. This type of funding is generally administered by a municipality or county, and is distributed based on population.

Parks, Trails and Open Space Impact Fees

Impact fees are used by the City to offset the cost of public parks, trails and open space needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth or redevelopment. They help the City to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for community residents.

Dedications and Development Agreements

The dedication of land for parks and open space has long been an accepted development requirement and is another valuable tool for procuring these amenities. The County can require the dedication of park land through review of projects such as Planned Unit Developments (“PUDs”), for example. The County may require developers to provide park land or open space for new developments or offer the option to instead pay fees, construct facilities or establish private parks or open space. The District may only use the dedicated land or fees for acquiring or constructing park or open space facilities.

In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the Plan. These kinds of programs would require the community to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Fundraising and volunteer support of the community’s parks, trails and open spaces;
- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a facility, as per an adopt-a-trail and adopt-a-park program; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

User Fees

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

Local, State and Federal Programs

The availability of these funds may change annually depending on budget allocations at the local, state or federal level. It is important to check with local representatives and administering agencies to find out the status of funding. Some of these programs are funded by the Federal government and administered by local State agencies and others are funded by the State of Utah.

These include:

- USFWS Sharon Steel Natural Resource Damage Assessment
- Utah Watershed Restoration Initiative
- Utah Office of Outdoor Recreation Grants
- Utah Forestry, Fire and State Lands Grants
- Utah Division of Water Quality Nonpoint Source Grants
- Utah Department of Agriculture and Food Invasive Species Management Grants
- Utah State Parks Recreation and Trails Program

Land and Water Conservation Fund

This Federal money is made available to states and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements, and other recreation programs /facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

Utah Office of Outdoor Recreation Grants

The Utah Office of Outdoor Recreation currently administers three grant programs:

- Utah Outdoor Recreation Grant (for outdoor recreation projects that improve economic development and tourism)
- Utah Restoration Infrastructure Grant (to restore or rehabilitate existing recreation infrastructure)
- Utah Children's Outdoor Recreation & Education Grant (to proved outdoor skill-building programing for Utah's youth)

Additional information on all of these grants can be found [here](#).

Other Grants

Grant opportunities are extensive and ever-changing. Further grant opportunities should be explored further.

Federal Recreational Trails Program

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety, and trail-related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

Utah Trails and Pathways/Non-Motorized Program

Funds are available for planning, acquisition and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

CHAPTER 6

GOALS & POLICIES



PARKS

GOAL 1.0: ASSURE THAT RESIDENTS OF HEBER CITY HAVE ADEQUATE ACCESS TO PARKS

Policy 1.1: Meet the recommended Level of Service (LOS) for parks of 4.0 acres per 1,000 population in the future and distribute parks equitably in the community, aiming to provide a park with ½ mile of all residential areas with a significant population.

- a. **Implementation Measure:** Develop 34.4 acres of planned parks as per the design concept in this plan by 2030 and buildout to meet needs.
- b. **Implementation Measure:** Assure 4.7 acres of currently planned developer-provided parks are developed.
- c. **Implementation Measure:** Work with Wasatch County to provide input on the proposed Regional Park north of the current City boundaries.
- d. **Implementation Measure:** Acquire and develop two 5-acre Urban Gathering Places to meet needs by buildout.

- e. **Implementation Measure:** Acquire and develop one 10-acre Community Park to meet needs by buildout.
- f. **Implementation Measure:** Acquire and develop eleven 5-acre Neighborhood Parks to meet needs by buildout.
- g. **Implementation Measure:** As the community grows ensure that the recommended LOS is maintained.
- h. **Implementation Measure:** Develop and implement a signage and wayfinding system for the City so residents have ample information about available facilities and amenities.
- i. **Implementation Measure:** Work with accessibility interest groups to enhance the accessibility of existing parks and open spaces and to ensure that new facilities are as accessible as possible.

Policy 1.2: Ensure that new parks provide high-quality recreation opportunities for the community.

- a. **Implementation Measure:** Pursue Neighborhood, Community and Urban Gathering Places in the future according to the recommended size standards to meet the needs of the community while minimizing the maintenance demands associated with smaller parks.
- b. **Implementation Measure:** Provide a high level of design and amenities in the City's existing and future parks as exemplified by the park concepts in this plan and meeting the recommended standards for amenities at a minimum.
- c. **Implementation Measure:** Design each park to be unique and to offer a variety of recreation opportunities and promote better long-term use of parks.
- d. **Implementation Measure:** Update City development codes to reflect that detention basins are utilitarian in nature, and while they still need to be landscaped appropriately, they should not count toward meeting the open space requirement for development projects unless they have been amenitized appropriately to meet recreation needs.

Policy 1.3 Upgrade existing parks to meet minimum park standards and amenity levels of service requirements and develop new parks with at least the minimum required amenities.

- a. **Implementation Measure:** Upgrade existing parks to meet the minimum requirements for amenities and features where possible, including the redevelopment of select City parks as per the concepts included in this plan.
- b. **Implementation Measure:** Adopt the minimum development standards for parks detailed in this plan as a City policy.
- c. **Implementation Measure:** Design and develop all new parks with amenities and features that meet the established standards, address amenity deficits and needs as outlined in this plan, and allow and encourage public input on the design and selection of amenities. Park development should be funded at a minimum of \$250,000 per acre independent of acquisition costs and should be aligned with amenity requirements as outlined in the North Village Overlay Zone ordinance.
- d. **Implementation Measure:** Modify zoning and development standards as needed to require developer participation in the provision of parks, recreation and trails amenities.

GOAL 2.0: CONTINUE TO MAINTAIN A HIGH STANDARD OF MAINTENANCE FOR HEBER CITY’S PARK IN THE FUTURE

Policy 2.1: Continue to improve the management and maintenance procedures and best practices to protect the City’s park and recreation investments.

- a. **Implementation Measure:** Establish an annual budget for deferred maintenance and park upgrades.
- b. **Implementation Measure:** Protect the City’s investment in sports fields by resting fields on a regular basis to prevent damage by overuse.
- c. **Implementation Measure:** Update annual budgets to ensure funding for operation and maintenance of City parks and other land the City maintains is sufficient to meet needs.
- d. **Implementation Measure:** Continue to maintain an up-to-date inventory of all parks, park facilities and parkways, documenting and implementing improvements according to a feasible schedule.
- f. **Implementation Measure:** Apply design standards for all parks in a way that helps reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.
- g. **Implementation Measure:** Provide amenities and facilities to help residents “self-maintain” their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.)

TRAILS

GOAL 3.0: IMPLEMENT THE RECOMMENDED TRAIL FACILITIES

Policy 3.1: Complete a non-motorized transportation system network.

- a. **Implementation Measure:** Develop 81 miles of proposed Paved Trails.
- b. **Implementation Measure:** Develop 6.5 miles of proposed Backcountry Trails.
- c. **Implementation Measure:** Develop 3.6 miles of proposed Urban Soft Surface Trails.
- d. **Implementation Measure:** Ensure bike lanes are implemented in a fashion that keeps pace with other City trails.
- e. **Implementation Measure:** Develop 11 proposed trailheads.
- f. **Implementation Measure:** Encourage multi-jurisdictional cooperation and funding relationships with the Mountainland Association of Governments, Wasatch County and the neighboring cities of Midway, Heber, Daniel, Charleston and Independence.
- g. **Implementation Measure:** Update the Transportation Master Plan and this master plan on a regular basis.
- h. **Implementation Measure:** Collaborate with the County, nearby local jurisdictions and non-profit recreation and trail groups to collectively plan and fund regional trails.
- i. **Implementation Measure:** Prioritize filling gaps in the existing trail system.
- j. **Implementation Measure:** Ensure that all existing and future homes are located within 1/2 mile of a public park, trail or trailhead.
- k. **Implementation Measure:** Connect residential areas to other neighborhoods, downtown and new centers.

Policy 3.2: Assure that the Heber City Trails System Meets Public Needs and Expectations

- a. **Implementation Measure:** Work with the Heber City Engineering Department to ensure all trails and bike lanes are implemented as envisioned.
- b. **Implementation Measure:** Prioritize development of the Lake to Lake Trail and other key Regional Trails in the Wasatch County Trails Master Plan.
- c. **Implementation Measure:** Prioritize fully separated recreational trail systems located along creeks, canals and utility corridors when possible.
- d. **Implementation Measure:** Connect the valley to the surrounding canyons, mountain, rivers and open space through a robust system of trails.

- e. **Implementation Measure:** Install all proposed trails by buildout, including other trail system improvements suggested in this plan.
- f. **Implementation Measure:** Provide trail and on-street bike facility maps to interested members of the public.
- g. **Implementation Measure:** Develop an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps, and trails near existing parks and other high-use destinations. Ensure all paved regional trails meet standards for ADA compliance.

Policy 3.3: Require trail master planning to be incorporated into community planning, land use planning and the development review process of Heber City, including the development of trailheads and access to trails.

- a. **Implementation Measure:** Continually evaluate system-wide trail needs as part of future planning initiatives, focusing on closing gaps, developing trailheads, and improving connections with existing and future neighborhoods, destinations, parks and recreation facilities and future transit stations.
- b. **Implementation Measure:** Require private development projects to finance and install bicycle lanes, sidewalks, and trails as appropriate and where recommended in the Transportation Master Plan and this plan.

Policy 3.4: Promote and Enhance Safe Trails

- a. **Implementation Measure:** Implement a Safe Routes to School program with an emphasis on trail linkages.
- b. **Implementation Measure:** Work with the local school district, police, UDOT, Wasatch, local developers and neighborhood groups to identify and clearly mark appropriate trails and routes.
- c. **Implementation Measure:** Install a safe system of trail lighting and emergency response stations along paved trails where appropriate.
- d. **Implementation Measure:** Upgrade existing unsafe crossings and develop all new trail crossings in a safe manner.

Policy 3.5 Maintain trails as safe, attractive and comfortable amenities for the community.

- a. **Implementation Measure:** Ensure that maintenance routines include the control of weeds (particularly thorny species), the removal of trash and debris, and selective plowing of key routes to facilitate winter trail use.
- b. **Implementation Measure:** Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trails development, through maintenance and long-term improvements.

- c. **Implementation Measure:** Design and maintain trails using industry standards and recommended best practices.
- d. **Implementation Measure:** Develop a wayfinding and signage program that provides clear information to users about how to access trails and proper trail behavior, including allowed uses and other regulations.

OPEN SPACE

GOAL 4.0: INCREASE THE AMOUNT AND VARIETY OF NATURAL OPEN SPACE IN THE CITY

Policy 4.1: Secure and expand the Heber City open space system as part of a flexible and opportunistic approach and ensure long-term maintenance.

- a. **Implementation Measure:** Explore the possibility of acquiring natural open lands, drainage corridors and key agricultural properties to expand the profile of open space in the City and protect these threatened landscapes for future generations.
- b. **Implementation Measure:** Work with neighboring communities and the County on strategies to implement the permanent protection of farmlands, natural open spaces and rural character to maintain distinct separation between communities.
- c. **Implementation Measure:** Prioritize acquisition of the North Fields as open space.
- d. **Implementation Measure:** Encourage open space amenities as a central features in future residential development.
- e. **Implementation Measure:** Include long-term maintenance plans as part of open space acquisition strategies and processes.
- f. **Implementation Measure:** Encourage and incentivize cluster-type development patterns to focus growth and protect the remaining open land from dispersed development.
- g. **Implementation Measure:** Work with Wasatch County and the State of Utah to ensure that City, County and state statutes and regulations are met as new facilities are developed.

OTHER GOALS & POLICIES

GOAL 5.0: PROMOTE WATER CONSERVATION AND SIMILAR PRACTICES TO HELP ENSURE THE HEBER CITY PARKS AND RECREATION SYSTEM IS SUSTAINABLE AND RESILIENT

Policy 5.1: As new parks, open spaces, recreation facilities and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.

- a. **Implementation Measure:** Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable Heber City parks and recreation system.
- b. **Implementation Measure:** Utilize industry best practices to make sure plants are water-wise, regionally-appropriate and as low maintenance where appropriate to reduce maintenance and water demands.

APPENDIX A

OPINIONS OF PROBABLE COST

The following pages contain detailed Opinions of Probable Cost for the implementation of the park design concepts illustrated in Chapter 2.

Opinion of Probable Cost				
Main Street Park (3.6 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$275,000.00	1	\$275,000.00
Section Subtotal				\$275,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$10,000.00	1	\$10,000.00
Tree Protection	LS	\$10,000.00	1	\$10,000.00
Demolition - Clearing and Grubbing	LS	\$100,000.00	1	\$100,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Pedestrian Crossing	LS	\$150,000.00	1	\$100,000.00
Earthwork / Site Grading	LS	\$75,000.00	1	\$75,000.00
Imported Topsoil	LS	\$75,000.00	1	\$75,000.00
Utility - Site Electrical and Lighting	LS	\$100,000.00	1	\$100,000.00
Utility - Storm Drain	LS	\$65,000.00	1	\$65,000.00
Utility - Gas	LS	\$50,000.00	1	\$50,000.00
Utility - Sanitary Sewer	LS	\$50,000.00	1	\$50,000.00
Utility - Culinary Water	LS	\$100,000.00	1	\$100,000.00
Section Subtotal				\$740,000.00
Hardscape and Furnishings				
Concrete Sidewalk	SF	\$7.50	22,000	\$165,000.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	275	\$8,250.00
Plaza Paving (50% Concrete, 25% Conc Unit Pavers, 25% Stone/Specialty Pavers)	SF	\$20.00	21,000	\$420,000.00
Bandstand and Restrooms	LS	\$750,000.00	1	\$750,000.00
Pavilion (30'x50')	LS	\$250,000.00	1	\$250,000.00
Bench 6'	EACH	\$2,000.00	20	\$40,000.00
Bistro Table Sets	EACH	\$1,000.00	30	\$30,000.00
Litter Receptacle	EACH	\$1,500.00	10	\$15,000.00
Bike Rack	EACH	\$1,000.00	10	\$10,000.00
Fire Pits	EACH	\$5,000.00	8	\$40,000.00
Hammocks	EACH	\$2,500.00	11	\$27,500.00
Playground Equipment	LS	\$300,000.00	1	\$300,000.00
Playground Shade Sails	LS	\$250,000.00	1	\$250,000.00
Playground Surfacing (Rubber)	SF	\$20.00	4600	\$92,000.00
Splash Pad	LS	\$750,000.00	1	\$750,000.00
Section Subtotal				\$3,147,750.00
Softscape				
Irrigation System	SF	\$1.25	115211	\$144,013.75
Sod	SF	\$0.75	112776	\$84,582.00
Tree - 2" Cal	EACH	\$500.00	87	\$43,500.00
Shrubs	EACH	\$35.00	150	\$5,250.00
Bark Mulch (4")	LS	\$2,000.00	1	\$2,000.00
Section Subtotal				\$279,345.75
Contingency % Calculation				
Grand Total Contingency	20.0%			\$888,419.15
Section Subtotal				\$888,419.15
TOTAL				\$5,330,514.90

Opinion of Probable Cost				
Tabernacle Square (1.3 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$80,000.00	1	\$80,000.00
Section Subtotal				\$80,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$10,000.00	1	\$10,000.00
Tree Protection	LS	\$15,000.00	1	\$15,000.00
Demolition - Clearing and Grubbing	LS	\$50,000.00	1	\$50,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading	LS	\$60,000.00	1	\$60,000.00
Imported Topsoil	LS	\$50,000.00	1	\$50,000.00
Utility - Site Electrical and Lighting	LS	\$50,000.00	1	\$50,000.00
Utility - Storm Drain	LS	\$65,000.00	1	\$65,000.00
Stream Daylighting	LS	\$50,000.00	1	\$50,000.00
Section Subtotal				\$355,000.00
Hardscape and Furnishings				
Asphalt Paving (4") over Base Course (8")	SF	\$6.00	21,000	\$126,000.00
Curb and Gutter (30")	LF	\$25.00	1,500	\$37,500.00
Concrete Sidewalk	SF	\$7.50	29,000	\$217,500.00
Bench 6'	EACH	\$2,000.00	10	\$20,000.00
Litter Receptacle	EACH	\$1,500.00	4	\$6,000.00
Bike Rack	EACH	\$1,000.00	5	\$5,000.00
Footbridge	EACH	\$25,000.00	1	\$25,000.00
Water Feature	LS	\$250,000.00	1	\$250,000.00
Section Subtotal				\$687,000.00
Softscape				
Irrigation System	SF	\$1.25	72000	\$90,000.00
Sod	SF	\$0.75	54000	\$40,500.00
Tree - 2" Cal	EACH	\$500.00	80	\$40,000.00
Shrubs	EACH	\$35.00	500	\$17,500.00
Bark Mulch (4")	LS	\$10,000.00	1	\$10,000.00
Section Subtotal				\$198,000.00
Contingency % Calculation				
Grand Total Contingency	20.0%			\$264,000.00
Section Subtotal				\$264,000.00
TOTAL				\$1,584,000.00

Opinion of Probable Cost				
Muirfield Park (19.3 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$180,000.00	1	\$180,000.00
Section Subtotal				\$180,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$30,000.00	1	\$30,000.00
Tree Protection	LS	\$10,000.00	1	\$10,000.00
Demolition - Clearing and Grubbing	LS	\$200,000.00	1	\$200,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading	LS	\$150,000.00	1	\$150,000.00
Imported Topsoil	LS	\$200,000.00	1	\$200,000.00
Utility - Water	LS	\$30,000.00	1	\$30,000.00
Utility - Site Electrical and Lighting	LS	\$60,000.00	1	\$60,000.00
Utility - Storm Drain	LS	\$100,000.00	1	\$100,000.00
Section Subtotal				\$785,000.00
Hardscape and Furnishings				
Asphalt Paving (4") over Base Course (8")	SF	\$6.00	17,000	\$102,000.00
Curb and Gutter (30")	LF	\$25.00	1,200	\$30,000.00
Concrete Sidewalk	SF	\$9.00	10,800	\$97,200.00
Crushed Rock Path	SF	\$4.00	44,600	\$178,400.00
Boardwalk	LS	\$100,000.00	1	\$100,000.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	188	\$5,640.00
6' Vinyl Coated Chain Link Fence	LF	\$50.00	2,700	\$135,000.00
Basketball Courts	LS	\$35,000.00	1	\$35,000.00
Pickleball Courts	LS	\$150,000.00	1	\$150,000.00
Pavilion (30x40)	LS	\$80,000.00	1	\$80,000.00
Picnic Shelter (16x16)	LS	\$40,000.00	3	\$120,000.00
Bench 6'	EACH	\$2,000.00	10	\$20,000.00
Picnic Table 6'	EACH	\$5,500.00	4	\$22,000.00
Litter Receptacle	EACH	\$1,500.00	10	\$15,000.00
Bike Rack	EACH	\$1,000.00	5	\$5,000.00
Playground Equipment	LS	\$150,000.00	1	\$150,000.00
Playground Surfacing (Engineered Wood Fiber)	SF	\$4.00	2800	\$11,200.00
Section Subtotal				\$1,256,440.00
Softscape				
Irrigation System	SF	\$1.25	275000	\$343,750.00
Sod	SF	\$0.75	250000	\$187,500.00
Meadow	SF	\$0.50	300000	\$150,000.00
Tree - 2" Cal	EACH	\$500.00	175	\$87,500.00
Shrubs	EACH	\$35.00	1,000	\$35,000.00
Bark Mulch (4")	LS	\$10,000.00	1	\$10,000.00
Section Subtotal				\$813,750.00
Contingency % Calculation				
Grand Total Contingency	20.0%			\$607,038.00
Section Subtotal				\$607,038.00
TOTAL				\$3,642,228.00

Opinion of Probable Cost				
Duke Park (15.4 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$345,000.00	1	\$345,000.00
Section Subtotal				\$345,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$15,000.00	1	\$15,000.00
Demolition - Clearing and Grubbing	LS	\$150,000.00	1	\$150,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading	LS	\$175,000.00	1	\$175,000.00
Imported Topsoil	LS	\$300,000.00	1	\$300,000.00
Utility - Sanitary Sewer	LS	\$30,000.00	1	\$30,000.00
Utility - Water	LS	\$100,000.00	1	\$100,000.00
Utility - Site Electrical and Lighting	LS	\$60,000.00	1	\$60,000.00
Utility - Storm Drain	LS	\$100,000.00	1	\$100,000.00
Section Subtotal				\$935,000.00
Hardscape and Furnishings				
Asphalt Paving (4") over Base Course (8")	SF	\$6.00	57,000	\$342,000.00
Curb and Gutter (30")	LF	\$25.00	3,600	\$90,000.00
Concrete Sidewalk	SF	\$9.00	65,600	\$590,400.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	550	\$16,500.00
6' Vinyl Coated Chain Link Fence	LF	\$50.00	2,100	\$105,000.00
Basketball Courts	LS	\$35,000.00	1	\$35,000.00
Pickleball Courts	LS	\$300,000.00	1	\$300,000.00
Restroom Building	LS	\$200,000.00	1	\$200,000.00
Picnic Shelter (16x16)	LS	\$40,000.00	2	\$80,000.00
Bench 6'	EACH	\$2,000.00	20	\$40,000.00
Picnic Table 6'	EACH	\$5,500.00	5	\$27,500.00
Litter Receptacle	EACH	\$1,500.00	3	\$4,500.00
Bike Rack	EACH	\$1,000.00	3	\$3,000.00
Playground Equipment	LS	\$500,000.00	1	\$500,000.00
Playground Shade Sails	LS	\$200,000.00	1	\$200,000.00
Playground Surfacing (Rubber)	SF	\$20.00	18320	\$366,400.00
Splash Park	LS	\$500,000.00	1	\$500,000.00
Section Subtotal				\$3,400,300.00
Softscape				
Irrigation System	SF	\$1.25	498225	\$622,781.25
Sod	SF	\$0.75	490000	\$367,500.00
Tree - 2" Cal	EACH	\$500.00	250	\$125,000.00
Shrubs	EACH	\$35.00	2,000	\$70,000.00
Bark Mulch (4")	LS	\$10,000.00	1	\$10,000.00
Section Subtotal				\$1,195,281.25
Contingency % Calculation				
Grand Total Contingency	20.0%			\$1,175,116.25
Section Subtotal				\$1,175,116.25
TOTAL				\$7,050,697.50

Opinion of Probable Cost				
Coyote Springs Park (2.7 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$85,000.00	1	\$85,000.00
Section Subtotal				\$85,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$25,000.00	1	\$25,000.00
Demolition - Clearing and Grubbing	LS	\$15,000.00	1	\$15,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading	LS	\$75,000.00	1	\$75,000.00
Utility - Site Electrical and Lighting	LS	\$50,000.00	1	\$50,000.00
Utility - Water	LS	\$50,000.00	1	\$50,000.00
Section Subtotal				\$220,000.00
Hardscape and Furnishings				
Asphalt Paving (4") over Base Course (8")	SF	\$6.00	8,700	\$52,200.00
Curb and Gutter (30")	LF	\$25.00	485	\$12,125.00
Concrete Sidewalk	SF	\$7.00	4,165	\$29,155.00
Trail	SF	\$3.00	12,850	\$38,550.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	200	\$6,000.00
Fishing Piers	LS	\$100,000.00	1	\$100,000.00
Pavilion (25x40)	LS	\$75,000.00	1	\$75,000.00
Bench 6'	EACH	\$2,000.00	12	\$24,000.00
Picnic Table 6'	EACH	\$5,500.00	6	\$33,000.00
Litter Receptacle	EACH	\$1,500.00	6	\$9,000.00
Playground Equipment	LS	\$100,000.00	1	\$100,000.00
Playground Surfacing (Engineered Wood Fiber)	SF	\$4.00	2300	\$9,200.00
Section Subtotal				\$423,905.00
Softscape				
Irrigation System	LS	\$100,000.00	1	\$100,000.00
Tree - 2" Cal	EACH	\$500.00	80	\$40,000.00
Shrubs	EACH	\$35.00	1,000	\$35,000.00
Meadow Seed	SF	\$0.50	130,000	\$65,000.00
Bark Mulch (4")	LS	\$10,000.00	1	\$10,000.00
Fishing Pond, incl. Engineering/Specialty Construction	LS	\$500,000.00	1	\$500,000.00
Section Subtotal				\$750,000.00
Contingency % Calculation				
Grand Total Contingency	20.0%			\$295,781.00
Section Subtotal				\$295,781.00
TOTAL				\$1,774,686.00

Opinion of Probable Cost				
Valley View Park (2 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$70,000.00	1	\$70,000.00
Section Subtotal				\$70,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$20,000.00	1	\$20,000.00
Tree Protection	LS	\$5,000.00	1	\$5,000.00
Demolition - Clearing and Grubbing	LS	\$90,000.00	1	\$90,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading	LS	\$150,000.00	1	\$150,000.00
Utility - Site Electrical and Lighting	LS	\$30,000.00	1	\$30,000.00
Section Subtotal				\$300,000.00
Hardscape and Furnishings				
Concrete Sidewalk	SF	\$7.00	3,500	\$24,500.00
Staircase	LS	\$150,000.00	1	\$150,000.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	320	\$9,600.00
Pickleball Striping	LS	\$10,000.00	1	\$10,000.00
Pavilion (25x40)	LS	\$75,000.00	1	\$75,000.00
Bench 6'	EACH	\$2,000.00	3	\$6,000.00
Picnic Table 6'	EACH	\$5,500.00	7	\$38,500.00
Litter Receptacle	EACH	\$1,500.00	3	\$4,500.00
Playground Equipment, Drainage	LS	\$200,000.00	1	\$200,000.00
Playground Surfacing (Engineered Wood Fiber)	SF	\$4.00	5400	\$21,600.00
Section Subtotal				\$539,700.00
Softscape				
Irrigation System	LS	\$50,000.00	1	\$50,000.00
Tree - 2" Cal	EACH	\$500.00	50	\$25,000.00
Shrubs	EACH	\$35.00	1,000	\$35,000.00
Bark Mulch (4")	LS	\$20,000.00	1	\$20,000.00
Stream Channel	LS	\$100,000.00	1	\$100,000.00
Section Subtotal				\$230,000.00
Contingency % Calculation				
Grand Total Contingency	20.0%			\$227,940.00
Section Subtotal				\$227,940.00
TOTAL				\$1,367,640.00

Opinion of Probable Cost				
Red Ledges Park (15 acres)				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
General				
Mobilization / Demobilization / Construction Layout	LS	\$150,000.00	1	\$150,000.00
Section Subtotal				\$150,000.00
Civil Engineering				
Erosion Control / SWPPP	LS	\$30,000.00	1	\$30,000.00
Demolition - Clearing and Grubbing (20% of Site)	LS	\$80,000.00	1	\$80,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading (20% of Site)	LS	\$160,000.00	1	\$160,000.00
Imported Topsoil (20% of Site)	LS	\$80,000.00	1	\$80,000.00
Utility - Sanitary Sewer	LS	\$50,000.00	1	\$50,000.00
Utility - Water	LS	\$50,000.00	1	\$50,000.00
Utility - Site Electrical and Lighting	LS	\$60,000.00	1	\$60,000.00
Utility - Storm Drain	LS	\$100,000.00	1	\$100,000.00
Section Subtotal				\$615,000.00
Hardscape and Furnishings				
Asphalt Paving (4") over Base Course (8")	SF	\$6.00	20,600	\$123,600.00
Curb and Gutter (30")	LF	\$25.00	1,050	\$26,250.00
Concrete Sidewalk	SF	\$9.00	8,000	\$72,000.00
Trails	LS	\$50,000.00	1	\$50,000.00
Pedestrian Bridge (Timber/Steel)	LS	\$75,000.00	1	\$75,000.00
Restroom Building	LS	\$200,000.00	1	\$200,000.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	535	\$16,050.00
Picnic Shelter (20x20)	LS	\$50,000.00	1	\$50,000.00
Bench 6'	EACH	\$2,000.00	10	\$20,000.00
Picnic Table 6'	EACH	\$5,500.00	4	\$22,000.00
Litter Receptacle	EACH	\$1,500.00	3	\$4,500.00
Bike Rack	EACH	\$1,000.00	5	\$5,000.00
Climbing Boulders	LS	\$150,000.00	1	\$150,000.00
Playground Equipment	LS	\$200,000.00	1	\$200,000.00
Playground Surfacing (Engineered Wood Fiber)	SF	\$4.00	8000	\$32,000.00
Section Subtotal				\$1,046,400.00
Softscape				
Irrigation System	SF	\$1.25	100000	\$125,000.00
Sod	SF	\$0.75	68733	\$51,549.75
Meadow	SF	\$0.50	300000	\$150,000.00
Tree - 2" Cal	EACH	\$500.00	150	\$75,000.00
Shrubs	EACH	\$35.00	2,000	\$70,000.00
Bark Mulch (4")	LS	\$20,000.00	1	\$20,000.00
Section Subtotal				\$491,549.75
Contingency % Calculation				
Grand Total Contingency	20.0%			\$460,589.95
Section Subtotal				\$460,589.95
TOTAL				\$2,763,539.70

Opinion of Probable Cost				
Detention Basin Parks				
ITEM	UNIT	AMOUNT	QUANT.	AMOUNT
Wheeler Park (Size: 3.8 acres)				
Mobilization / Demobilization / Construction Layout	LS	\$30,000.00	1	\$30,000.00
Demolition/Clearing/Grading (Up to 50% of Site)	LS	\$100,000.00	1	\$100,000.00
Walking Path	LS	\$50,000.00	1	\$50,000.00
Picnic Shelter (20x20)	EACH	\$50,000.00	1	\$50,000.00
Multi-sport Court	EACH	\$20,000.00	1	\$20,000.00
Picnic Table 6'	EACH	\$5,500.00	3	\$16,500.00
Bench 6'	EACH	\$2,500.00	6	\$15,000.00
Litter Receptacle	EACH	\$1,500.00	3	\$4,500.00
Landscape Repair/Enhancements	LS	\$25,000.00	1	\$25,000.00
Section Subtotal				\$311,000.00
Cove Park (Size: 1.5 acres)				
Mobilization / Demobilization / Construction Layout	LS	\$30,000.00	1	\$30,000.00
Demolition/Clearing/Grading (Up to 50% of Site)	LS	\$60,000.00	1	\$60,000.00
Walking Path	LS	\$50,000.00	1	\$50,000.00
Observation Tower	EACH	\$50,000.00	1	\$50,000.00
Multi-sport Court	EACH	\$20,000.00	1	\$20,000.00
Bench 6'	EACH	\$2,500.00	3	\$7,500.00
Litter Receptacle	EACH	\$1,500.00	2	\$3,000.00
Drainage Corrections	LS	\$50,000.00	1	\$50,000.00
Landscape Repair/Enhancements	LS	\$25,000.00	1	\$25,000.00
Section Subtotal				\$295,500.00
Eagle Park (Size: 1.5 acres)				
Mobilization / Demobilization / Construction Layout	LS	\$30,000.00	1	\$30,000.00
Demolition/Clearing/Grading (Up to 50% of Site)	LS	\$60,000.00	1	\$60,000.00
Multi-sport Court	EACH	\$20,000.00	1	\$20,000.00
Bench 6'	EACH	\$2,000.00	3	\$6,000.00
Drainage Corrections	LS	\$50,000.00	1	\$50,000.00
Landscape Repair/Enhancements	LS	\$25,000.00	1	\$25,000.00
Section Subtotal				\$191,000.00
Mill Road Estates Park (Size: 1.2 acres)				
Mobilization / Demobilization / Construction Layout	LS	\$30,000.00	1	\$30,000.00
Demolition/Clearing/Grading (Up to 50% of Site)	LS	\$50,000.00	1	\$50,000.00
Picnic Shelter (20x20)	EACH	\$50,000.00	1	\$50,000.00
Multi-sport Court	EACH	\$20,000.00	1	\$20,000.00
Bench 6'	EACH	\$2,500.00	3	\$7,500.00
Drainage Corrections	LS	\$50,000.00	1	\$50,000.00
Landscape Repair/Enhancements	LS	\$25,000.00	1	\$25,000.00
Section Subtotal				\$232,500.00
Contingency % Calculation				
Grand Total Contingency	20.0%			\$146,900.00
Section Subtotal				\$146,900.00
TOTAL				\$1,176,900.00