HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 21, 2025

APPROVED Minutes

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

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

Mayor Heidi Franco called the Work Meeting to order at 5:02 p.m. and welcomed everyone present. The meeting start time was delayed one hour, to 5:00 p.m., due to two Work Meeting agenda items having been unexpectedly postponed. The delay was noticed on the building, the entry to the Council Chambers, and in the virtual meeting. Mayor Franco moved the meeting forward for discussion of Work Meeting agenda item three.

City Council Present:	Mayor Heidi Franco Council Member Yvonne Barney Council Member Aaron Cheatwood Council Member Mike Johnston Council Member Sid Ostergaard Council Member Scott Phillips
Staff Present:	City Manager Matt Brower Assistant City Manager Mark Smedley Planning Manager Jamie Baron City Engineer Russ Funk City Attorney Jeremy Cook City Recorder Trina Cooke

Staff Participating Remotely: City Engineer Russ Funk, IT Director Anthon Beales, Human Resource Manager Cherie Ashe, Assistant City Manager Mark Smedley, Public Works Director Matthew Kennard, Deputy City Recorder Robin Bond, Finance Director Sara Jane Nagel, and Accounting Technician Wendy Anderson.

Also Present: R Christ, Rachel Kahler, Greg Nelson, Cannon Taylor, Kate Sattelmeier - Summit Land Conservancy, Todd Anderson, Rob Heywood, Vickie and Mike Buongiorn, Joe Coombs, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed in online) Katie Pierce, Tracy Taylor, A, Addie, Brad Ehlert, Catherine, Clyde, Cody W, Daniel Johnson, Grace KPCW, J, Jen, John, JS, Matt, Michael Fomook, Nick Lopez, Phil Jordan, S, Shortcake5, and SRH.

Mayor Franco moved the meeting ahead to agenda item two.

1. Potential Development and Rezone Located at 830 to 844 East Center Street (Tony Kohler, Community Development Director, Jacob Ballsteadt) - *30 min*

Work Meeting agenda item one was postponed.

2. 100 West Design Update (Russ Funk, City Engineer) - *30 min*

City Engineer Russ Funk reminded Council of their previous direction to Staff for the parking and landscape design of 100 West. Horrock's Engineering Consultant Greg Nelson presented a comparison of angled parking versus parallel parking to maximize available parking spaces along 100 West. The updated design would maximize the parking spaces around the park block. Mr. Funk explained the current concept phase would next move into the public outreach phase for affected residents, and then into execution and completion phases. Council discussed the proposed parking options, the master trail plan, sidewalk widths, planter strips, and the location of the power-lines.

3. Term Sheet with Community Alliance for Main Street (CAMS) for Programming Downtown Special Events (Matt Brower, City Manager) - *20 min*

City Manager Matt Brower described the City's need for assistance with the facilitation of community events. He proposed a term-sheet with CAMS (the Community Alliance for Main Street) including: locations of events; programming days; existing events; proposed new events; and compensation for the contract with CAMS.

He reviewed the recent vacancies of two full-time employee positions and the responsibilities that needed to be redistributed until the positions were filled. The existing assignments left by the vacancies had been distributed amongst remaining staff that was already at capacity. He explained the proposed redistribution of duties between the CAMS position, a new full-time employee, and a new part-time employee. Mr. Brower listed the duties and authority of CAMS, required coordination with the City, seeking grant sources, and other responsibilities as outlined in the attached Staff Report. Council discussed funding, staffing, and other details of the proposed CAMS contracted position.

Mr. Brower clarified the draft term-sheet presented that evening would need to be preliminarily approved by the City Council and CAMS, then a contract would be drafted by the City Attorney for final approval of the Council and CAMS.

The meeting returned to item two on the agenda.

4. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update
   for the Heber Valley Corridor (Craig Hancock) - *30 min*

The UDOT (Utah Department of Transportation) presentation was postponed to an undesignated future date.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Franco called the Regular Meeting to order at 6:08 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Heidi Franco, Mayor)

Mayor Franco led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Aaron Cheatwood, Council Member)

Council Member Cheatwood shared a prayer.

IV. CONFLICT OF INTEREST DISCLOSURE:

Council Member Johnston declared a conflict with the Bush annexation agenda item as he was assisting the project professionally for work.

V. CONSENT AGENDA:

Mayor Franco noted the October 7 Minutes had not been included in the meeting materials. Council Member Barney confirmed with the City Attorney Jeremy Cook that she could vote for the September 30 Meeting Minutes, as she had not been present at the meeting. Council Member Cheatwood asked for clarification of the language in Resolution 2025-18 regarding the Jordanelle Ridge Public Infrastructure District (PID). City Attorney Jeremy Cook explained the PID approval process through the Lieutenant Governor's Office, the development process, and that 100% of property owners were required to sign for approval of a PID.

Motion: Council Member Phillips made the motion to approve the Consent Agenda as presented without the October 7, 2025, Meeting Minutes.
Second: Council Member Cheatwood made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.
The **Motion Passed Unanimously, 5-0.**

1. Approval of September 30, 2025, Special City Council Meeting Minutes, and October 7, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)

2. Liquidation of Fleet Vehicles & Equipment (Preston Hicken, Fleet Manager)

3. Resolution 2025-15 Pay for Public Safety Personnel Designated to Work on-call (Parker Sever, Chief of Police)

4. Resolution 2025-18 Ratifying and Re-Adopting Resolution 2022-03 Providing for the Creation of Jordanelle Ridge Public Infrastructure Districts Nos. 1, 2, 3, 4 and 5. (Jeremy Cook, City Attorney)

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

Cheryl Fox, CEO of the Summit Land Conservancy, read a prepared statement as attached to the end of the meeting minutes.

Katie Pierce wished be on the record to express her support for the previous comments read.

Tracy Taylor stated that she fully supported the comment read by Cheryl Fox. She also supported ongoing participation with the developer to protect the land.

The meeting moved ahead to the Action Items agenda.

VII. GENERAL BUSINESS ITEMS:

1. Public Safety Report (Parker Sever, Chief of Police) - *10 min*

Chief of Police Parker Sever provided an update on the Public ~~S~~afety Department:

- the department had acquired a new canine officer
- there were currently two new officers at the academy
- Jeremy Nelson was returning to the Heber City Police Department from retirement
- the department had new AI (Artificial Intelligence) software that would link with officer's body cameras, in-car video devices, and evidence collection software to assist officers with writing reports
- there had been construction theft in the Coyote Canyon area and patrols had been increased
- there had been an increase in DUI arrests in town - considering a DUI checkpoint
- would return with implemented traffic mitigation efforts in school zones

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

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

City Planning Manager Jamie Baron recalled the additional information requested by the Council for the proposed annexation. He shared photos reflecting outbuildings and rubbish on the Bush property that had been cited as nuisances by the County. Mr. Bush had been clearing and cleaning the property. Staff had included in the negotiated Development Agreement, a deadline for Mr. Bush to bring the land into compliance with the County zoning. Mr. Bush wished to build a barn-like structure to house the remaining materials if allowed to annex. Council discussion followed regarding potential density, setbacks, surrounding neighbors, and the exhibits listed in the ordinance.

Mayor Franco opened the meeting for Public Comment 6:45 p.m.

Michael Dixon read a prepared comment and thanked the City Council for encouraging Mr. Bush to clear the land. He was grateful to have his view returned to him with the removal of Mr. Bush's office building. He felt the development agreement held the same requirements as the County zoning and questioned why Mr. Bush would comply now. There were still three outbuildings standing on Mr. Bush's land that Mr. Dixon felt were not permitted in the County zone.

Council Member Barney read an email submitted for public comment by Kate Becker as attached at the end of the meeting minutes.

Mayor Franco closed the Public Comment period at 6:52 p.m.

City Engineer Russ Funk shared engineering requirements placed on the application that would not allow the proposed future development unless the road were widened enough to meet fire safety standards. Mike Johnston, acting as Bush representative, referred to number two in the development agreement that prevented possible future development unless there was a frontage road constructed to City standards. City Attorney Jeremy Cook clarified that the agreement with the City would ensure Mr. Bush would clean up his property by July 20, 2026, whether or not he had his new storage barn built by then. Mayor Franco wished to see the UDOT plan for Moulton Lane, the elevations for the storage barn, and a letter from adjoining developer Finch Creek stating that they did not oppose the Bush annexation bringing a road belonging to Finch Creek into the City.

Motion: Council Member Phillips moved to reopen the public comment period for ten minutes.
Second: Council Member Cheatwood made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, and Barney.
Voting No: None.

Council Member Johnston did not vote.
The **Motion Passed 4-0.**

Mr. Dixon felt the property clean-up should be completed before Mr. Bush was allowed to annex into the City. He said the County had been trying to accomplish the same clean-up as the proposed development agreement. Mr. Dixon said Mr. Bush had not done anything in five years to come into compliance with the County and felt that allowing annexation into the City was putting the cart before the horse.

Motion: Council Member Phillips moved to place the annexation on hold until the applicant resolved the clean-up of the property and met the stipulations in the timeline established in the development agreement.
Second: Council Member Cheatwood made the second.

Second Motion: Council Member Cheatwood moved to continue the agenda item to the next meeting and give the applicant time to present a letter from Finch Creek; produce elevations of what the proposed barn would look like; and to place exhibits A and B clearly in the packet.
Second: Council Member Phillips made the second and withdrew his original motion.
Discussion: Council Member Ostergaard observed that if the City did not allow the annexation to proceed, the issue would remain in the County's hands. He felt the City had better ability to ensure the property clean-up with the requirements in the development agreement. Mayor Franco felt it would show a good-faith effort to the neighbors if Mr. Bush were to move another structure near the fence. Mr. Bush indicated he was in the process of having the structure grandfathered as it had been present when he had purchased the property, prior to the County's current zone. City Attorney Jeremy Cook explained the applicants dilemma was that he needed to be able to build the proposed new barn structure for storage of the materials he needed to relocate from the existing structures. The City was required to assign a zone when annexing property and Staff had proposed the same zone as the surrounding properties in Heber City. Council Member Barney felt allowing Mr. Bush to annex was another way to grant a property-owner more density and she did not support more density.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney.
Voting No: None.
Council Member Johnston had recused himself.
The **Motion Passed 4-0.**

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

Motion: Council Member Ostergaard move to recess as the Heber City Council and convene as the Community Reinvestment Agency (CRA) Board.
Second: Council Member Cheatwood made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.

Voting No: None.
The **Motion Passed Unanimously, 5-0,** and the CRA Board convened at 7:28 p.m.

1. New London CRA (Rob Heywood)

Rob Heywood, representing the Ritchie Group and New London development, explained the group's desire to provide higher quality features within their project. If they built a parking structure, it would minimize the asphalt surface area, and the project could create a more desirable destination-oriented area with retail and gathering space. Ryan Ritchie guided the presentation as included in the meeting materials. The proposed project would be called "Station Seven" based on the culture and western heritage of the Heber Valley. Heber City had been the seventh stop on the Heber Valley Railroad. The presentation demonstrated the added benefits that could be afforded if the development could utilize tax increment financing (TIF); provided tax projections with revenues that would be generated by the project; and encompassed the increased revenue that would be generated if the project was able to increase the hotels and retail suggested with the implementation of a TIF. Council discussion included the competing surrounding resorts; impact on the downtown redevelopment plan; workforce housing needed to support the proposed hotel and retail; open space; consulting with UDOT (Utah Department of Transportation); suggested alterations to the proposed plan; and planning for the 2034 Winter Olympic Games.

Mayor Franco invited the School Board Members present to comment.

Board President of the Wasatch County School District Kim Dickerson and Vice President Corey Holmes confirmed that the School Board had met with the City three times regarding the CRA but had never taken the issue to a vote. Ms Dickerson stated that the School Board had met only once with the New London representatives and the Board had not held further conversations regarding the New London CRA proposal. Mr. Holmes expressed that he supported the proposed parking garage over sprawling asphalt but did not wish to say whether he supported the proposed project. Ms. Dickerson advised of the lack of appetite expressed by the School Board for further discussion regarding the City's CRA and the New England CRA was because the Board had been buried with its own concerns, namely educating children.

Joe Coombs stated that he was a taxpayer and would love to build a house but couldn't because he could not afford the taxes. He did not think the development should be built if the developer could not afford it. He felt it was wrong for the developer to ask for tax-payer funding when he could not. He would not ask his neighbors for money to build his home. Mr. Coombs said he could no longer afford to live in the community and did not think it was right to ask taxpayers to pay for additional development. He referred to the large amount of money being spent on the MIDA project. He owned greenbelt acreage and felt he was being pushed out of the valley.

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

Motion: Council Member Cheatwood moved to adjourn as the CRA Board and reconvene as the Heber City Council.
Second: Council Member Ostergaard Made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0,** and the Heber City Council reconvened at 8:40 p.m.

Mayor Franco returned the meeting to the General Business section for the Public Safety report.

XI. COMMUNICATION:

City Manager Matt Brower provided the following communication items:

- the City-County joint subcommittee for the Jordanelle Ridge open space agreement was trying to find time to meet
- the Tabernacle Square joint subcommittee had asked for a consultant to provide concept plan options
- the November 18 Work Meeting would have an Airport agenda item for ground lease 101 to update Council on standard lease practices. The Airport Advisory Board would be invited.
- Halloween Fest would be Friday, October 24, from 4:30 to 6:30 p.m.
- the City Staff All-hands annual training would take place the following Tuesday, October 28 in two sessions: a.m. and p.m.

XII. CLOSED MEETING: (As Needed)

No Closed Meeting was held.

XIII. ADJOURNMENT:

Motion: Council Member Phillips moved to adjourn.
Second: Council Member Barney made the second.
The meeting adjourned at 8:55 p.m.

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Trina W Cooke
Trina Cooke, City Recorder