

**HEBER CITY CORPORATION  
75 North Main Street  
Heber City, UT 84032  
Heber City Council Meeting  
March 3, 2026**

**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 meeting to order at 4:04 p.m. and welcomed everyone present.

**City Council Present:** Mayor Heidi Franco  
Council Member Yvonne Barney  
Council Member Aaron Cheatwood  
Council Member Mike Johnston  
Council Member Morgan Murdock  
Council Member Sid Ostergaard

**Staff Present:** City Manager Matt Brower  
Planning Manager Jamie Baron  
Planner Jacob Roberts  
City Engineer Russ Funk  
City Attorney Jeremy Cook  
City Recorder Trina Cooke  
Chief of Police Parker Sever

**Staff Participating Remotely:** Assistant City Manager Mark Smedley, Executive Assistant to the City Manager Laine Meyers, Finance Manager Sara Jane Nagel, IT Director Anthon Beales, Human Resources Manager Cherie Ashe, Engineering Technician Desiree Muheim, Planner Jacob Roberts, Engineer Kyle Turnbow, Public Works Director Matthew Kennard, Public Works Foreman Rilley Fairbourn, Deputy City Recorder Robin Bond, Engineer Ross Hansen, City Engineer Russ Funk, and Accounting Technician Wendy Anderson.

**Also Present:** Clint Neerings, Scott Long, Dustin Stewart, Grace Doerfler, Rachel Kahler, Neil Richardson, Randy Christ, Wendi Hamm, Scott Phillips, Linda L Middleton, Heidi Harmon, Jill VanLeeuwen, Gaylen Latimer, Ken McConnell, Cannon Taylor, Holly Bodily, Missy Maughan, Brian Bird, Ryan Poelman, Corey Noyes, Liz Charles, Tori Broughton, and others who did not sign in or whose handwriting was illegible.

**Also Attending Remotely:** (names are shown as signed-in online) Andrew, A, Angela M, B, Bryanna, Cannon Taylor, Catharine, Cody W, Grace Doerfler kpcw, Jen, Lila Jayne, Michael, Mike, Scott Phillips, SRH, Stephen, and w.

1. Discussion Regarding Best Practices for Wildland Urban Interface Area and 2026 Fireworks Restrictions (Eric Hales and Clint Neerings) - *45 min*

Fire Marshal Troy Morgan reviewed the Wildland Urban Interface Code as included in the attached presentation. The Code was intended to help mitigate the spread of wildfires for communities within mountain-land areas. He shared important safety steps that homeowners in mountainous terrain should implement. Fire Marshal Morgan showed a map of Heber City that outlined high-risk and moderate-risk areas.

Mayor Franco asked staff to work with the Fire District to update the map and return to Council by the end of April.

2. Discussion Regarding Auto Body Shop at 435 W 100 S (Jacob Roberts, Planner) - *20 min*

Planner Jacob Roberts explained that the applicant wanted to rebuild an existing auto shop. The zoning no longer permitted auto shops in that area. The existing auto shop was there before the current zone was in place and, therefore, was legal. However, a new build for an auto shop would not be permitted within the existing zone. Council discussed options to allow the petitioner to make the desired improvements.

City Attorney Jeremy Cook asked for Council to clarify what they would allow for the adjoining lot. Council feedback indicated they wanted to see the adjoining lot comply with the existing code. Planner Roberts clarified the petitioners' wish to build an office on the lower level with apartments above for potential use by shop employees.

3. Policy Discussion of Dogs in City Public Places (J. Mark Smedley, Asst. City Manager) - *30 min*

Assistant City Manager Mark Smedley presented the results of the survey provided to the community regarding whether to allow dogs in parks. The community generally supported permitting dogs on leashes in parks. Mr. Smedley noted the need to provide dog-waste stations, and clear signage of the expectation for owners to clean up after their dogs. He added that there would need to be additional discussion regarding the amount to fine dog-owners who chose not to comply with the clean-up law. Council discussed how to proceed with implementing the change to permit dogs in parks within the City code, whether to launch the change with a pilot program or all at once, and provided feedback for Mr. Smedley to return with an updated draft implementing the proposed changes.

4. Heber City Flag Contest (Lainee Meyers, Executive Assistant to the City Manager) - 20 min

Executive Assistant to the City Manager Lainee Meyers shared the proposed City flag design contest as included in the meeting materials. There would be a committee established to judge the submissions, with the winning design to be unveiled at the Red, White, and Blue Festival and in celebration of the country's 250th birthday. She asked if Council would support the proposed contest.

Council Member Cheatwood did not agree with hosting a flag design contest. He proposed that if the City needed a flag, they could put the City logo on a flag. Council Member Barney had looked online and found that many cities had a flag. She supported a flag contest. Council Member Johnston agreed with Council Member Cheatwood. Council Member Ostergaard felt the City should have a professional create the City brand to be on a flag. Council Member Murdock checked the America 250 website for alternative ideas. Consensus of Council majority was to not host a flag design contest for the community but to possibly host an art contest for students instead.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Heidi Franco called the meeting to order at 6:18 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Morgan Murdock, Council Member)

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

3. Prayer/Thought by Invitation (Heidi Franco, Mayor)

Mayor Franco shared a prayer.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Mayor's Award for the Heber Central Project and the UCEA Project of the Year Award

Mayor Franco read the Mayor's Award nomination as attached in the meeting materials and included Wendy Anderson as the financial facilitator of the project.

**V. CONFLICT OF INTEREST DISCLOSURE:**

There were no conflicts disclosed.

**VI. CONSENT AGENDA:**

Council Member Ostergaard asked CAMS (Community Alliance for Main Street) Executive Director Rachel Kahler whether it would be helpful to allot a budget for the many events she was coordinating for the community. Ms. Kahler shared upcoming events she was working to organize and confirmed that an established budget would help her proceed. One of the events she proposed was a dog day in the park to help with community education.

**Motion:** Council Member Cheatwood moved to approve the Consent Agenda as presented.

**Second:** Council Member Barney made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

1. February 17, 2026, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Amendment to Heber City Consolidated Fee Schedule, Ordinance 2026-02 (Parker Sever, Chief of Police) -
3. Ordinance 2026-03 Updating the Heber Market on Main (HMOM) Vendor Fees in the Consolidated Fee Schedule (Matt Brower, City Manager) -
4. Resolution 2026-04 declaring April 13 through April 20, 2026 as Dark Sky Week (Tony Kohler, Community Development Director) -
5. Community Alliance of Mainstreet (CAMS) TAP Tax Funding Request (Rachel Kahler, CAMS Executive Director) -

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

Scott Phillips wished to comment on the proposed joint letter with the County to UDOT (Utah Department of Transportation) that suggested an alternative third option for the bypass route. He felt it was more important for the City to work with the County to protect the land surrounding the proposed bypass from future development and asked the Council to direct their focus to protecting the North Fields.

Randy Christ felt the sound system in the Council Chambers needed to be improved. He wanted to update the Council on the business lighting across the street from his home. The main building had taken steps to dim the business lighting, and it had been much improved, except for one building.

Mr. Christ hoped the time for business lighting could be turned off at 10:00 p.m. He also wanted to comment on the proposed EIS (Environmental Impact Statement) UDOT letter. He questioned whether the Council had a conflict of interest and warned them to take care. Mr. Christ recognized there were people that wanted to push their opinions and had the money or influence to do so. He suspected the proposed letter had been written by artificial intelligence (AI) and cautioned the City from signing the proposed letter with the County. He hoped the Council would not sign the letter. He felt the affected homeowners should have been notified by the County about the proposed letter.

Wade Hansen said he was concerned about the letter as well. He felt UDOT had put a lot of effort into the study to come up with the best option for the bypass route and thought the bypass was much-needed in the Valley. He considered the letter a waste of time. He said none of the residents had been informed about the third route being proposed in the letter and encouraged the City to stay the course and do what they could to speed the bypass construction process up before the Olympics. He felt the speed limit should be lowered on Coyote Lane.

Linda Middleton distributed notecards with pictures of the Heber Valley, taken by a local photographer, to show what a beautiful valley we all lived in. She was concerned about the bypass roadbase handling the weight of the vehicles through the wetlands, potential invasive weeds, and the trail. She questioned how the delivery trucks would access the businesses downtown if they were prohibited on Main Street. She did not feel the UDOT proposed route was the best option. She noted that you could not have organic agriculture when spraying for weeds. She worried that proposed bypass route B would destroy the scenic byway that existed in the Heber Valley.

Neil Richardson owned a home on 50 acres in the North Fields. His family had owned the Keetley Ranch that was now below the Jordanelle Reservoir. He felt that UDOT would do what it wanted. He hoped the Council would not sign the letter. His family cared for the north fields. The alternate route proposed by the letter would sandwich his home between Highway 40 and the alternative bypass route proposed by the County. He asked the Council to let UDOT follow their proposed route.

City Engineer Russ Funk stated that there had been three traffic speed studies performed by UDOT in the past few years. The City had forwarded feedback to UDOT in support of a speed reduction to 45 miles per hour north of Coyote Lane, and down to 35 mph when entering Heber City at the traffic signal on Highway 40 in front of Smith's. He said UDOT intended to make the change to the lowered speeds. UDOT was also pursuing the installation of a barrier on Highway 40 to increase safety by preventing vehicles from crossing into oncoming traffic. Mr. Funk ensured there were measures being taken to address safety concerns of the residents.

Council Member Cheatwood clarified that the large trucks delivering to businesses downtown would still be permitted on Main Street to service the businesses.

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

### 1. County Proposed Joint DEIS Letter to UDOT (County Council Request) - 20 min

Wasatch County Council Member Erik Rowland confirmed the proposed letter was the equivalent of submitting a public comment to UDOT from the County Council. He agreed that the bypass project did need to be completed. The letter proposed an alternative route to the ones proposed by UDOT based on the route B alignment. The letter also expressed concern by the County for the protection of the water quality in the class A aquifer located below the Heber Valley; the agricultural landscape; protection and expansion of conservation easements and open space; proposed overpasses; pedestrian safety; walk-ability; and community connectivity. The letter concluded with the County's proposed bypass route as a solution to the concerns listed. Mr. Rowland assured that the letter was not intended to be adversarial but rather to propose an alternate, preferred solution. The Heber City Council provided feedback and ultimately determined to individually decide whether to sign the letter rather than signing as the whole of the Council.

Mayor Franco opened the discussion for public comment at 7:27 p.m.

Randy Christ said he know about the water. He recalled five or six years previously, when his neighbor irrigated his land on the hillside and it would flood his yard. He spoke of the creeks surrounding his property. He hoped the road material was not toxic as the water from the hillside pushed the roadbase debris to the other side of the road. He did not feel the water concern listed in the proposed letter was valid.

Holly Bodily had looked into the UDOT EIS and said she found many things very concerning. She felt it was important that a united front be presented to UDOT and hoped that under no circumstance route B would be constructed. She claimed option B was violating several federal codes such as LEDPA and the National Environmental Policy Act. She said UDOT was required to choose the least environmentally damaging route and felt that UDOT was choosing the most impactful. Ms. Bodily also felt route B would be violating the clean water act. She paid taxes to have them do a good job. She said there were many alternatives that were less impactful. She claimed the route UDOT had chosen went through the most dense parts of the aquifer and questioned the choice. Ms. Bodily said the North Fields Irrigation Committee had presented UDOT with less impactful options that did not bisect the irrigation ditches and would cost less. She was also concerned with the language about mitigation, which she felt was vague. She said UDOT deferred to the Army Corps of Engineers, which she had found had a debt of 15 to 1. She claimed UDOT had been asked to choose a less impactful option and they had refused to look at the better and more affordable options. Ms. Bodily called attention to the ongoing development on the east side that would dump into Main Street and felt there was no accounting for that traffic impact in the modeling.

Jill VanLeuwen owned property in the North Fields and wished to clarify that most of the homeowners in the area were full-time residents. She felt bypass route option B did not work based on the problems with the irrigation and everything she had heard about it affecting the ranchers. She said that, as taxpayers, they were UDOT's customers, and noted the taxpayers paid UDOT's salaries. She wanted to send UDOT back to the drawing board and proposed her own route. She reminded the Council that they represented the voters that had elected them.

Ken McConnell had lived in the Valley for 48 years and the bypass had been considered as long as he could recall. He was opposed to Route B and wanted to preserve the North Fields. He felt the route proposed by the County was a better option and hoped the City Council would consider adding Heber City's support to the letter.

**Motion:** Council Member Cheatwood moved to extend the public comment period for 15 minutes, but to limit the time to two minutes per person.

**Second:** Council Member Barney made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

Linda Middleton felt that if UDOT was required to follow the rules outlined in the Heber City Code, route B would never be approved. She accused UDOT of not complying with the noxious weed mitigation requirement in the City's code along Highway 189. She did not like route A either. She outlined traffic struggles on Southfield Road and felt the bypass construction would take 20 years and affect everyone in the Valley. She wanted to preserve the views, the wildlife, clean water, and clean air.

Corey Noyes reminded the Council that they represented everyone in Heber City. He noted that everyone present was opposed to bypass route option B, but felt that there were many, many people in the City that were not. He suggested that the largest group was most likely those who did not care whether the bypass was built following route A or B as long as one of them was built. He felt the letter proposed by the County was irresponsible and reckless and called it a thinly veiled option B hate letter that was full of selective reasoning and confirmation bias, that was started with the premise that option B was bad. He said the proposed letter was not put forward by a team of experts over the course of many years but rather, the letter was drafted by a small group of non-experts using artificial intelligence to poke holes in the experts' recommendation in a matter of 90 days. Mr. Noyes proposed that if the City or County wished to propose an alternate route that they not approach it in a one-sided manner with the foregone conclusion that option B was the worst. He further suggested doing some homework and providing an intelligent and thoughtful alternative that was smart and looked like they knew what they were talking about.

Neil Richardson felt the County should have spoken with the people that would be impacted by the proposed alternate route and expressed his disappointment in the County.

Heidi Harmon lived by the 1300 South bypass route and no one had asked her how she felt about that. She had heard there would be a frontage road to accommodate the Slope development. She felt the citizens should matter, not the developer. She felt the North Fields acted as an anchor to the entrance to the Valley ever since she was a little girl and was what drew people here. She did not want to see the North Fields destroyed as her family farm had been. She felt if the North Fields were gone, she might as well move elsewhere.

Phil Jordan was representing the 189 homes in the Muirfield area as the president of the HOA. He said the area was going to have their quality of life impacted by the added light, sound, and dust, the bypass route would bring. Speed and safety were concerns as well.

Heidi Harmon expressed concern with the higher speed-limit that would increase the danger to wildlife and livestock. She questioned the proposed 250-foot width of the bypass, the impact of the potential overpasses, and proposed that the community continue to apply pressure to UDOT to remain at-grade. She wished to remind everyone that they lived in the Wasatch Back, not the Wasatch Front.

City Engineer Russ Funk believed the proposed project would be the most significant project in the Valley in 50 years. He felt the bypass would substantially impact the Valley and recognized that the traffic problem on Main Street was a blight on the community. He felt the alternative being proposed in the County's letter was a less good version of option A, which had been studied and reviewed by UDOT and was not the option UDOT was recommending. He felt option B, that was being proposed and recommended by UDOT, was the best option. He felt the tendency of the community was to push back until nothing was accomplished. Mr. Funk said he had at least a hundred conversations with community members that supported the route proposed by UDOT. He felt the water quality impact would be the same, no matter the route. He recalled the complaints about how long this project was taking and felt the community push-back was the reason. He recommended the Council not sign the proposed letter.

Wasatch County Council Member Erik Rowland pleaded with the people who supported the UDOT position to look more closely at the document put forth by UDOT. He felt there were mistakes to be found and the document needed further scrutiny.

Council expressed appreciation for Mr. Rowland and further discussed the bypass routes, impacts on the community and traffic, and whether to sign the letter presented by the County.

**Motion:** Council Member Barney made a motion to deny signing the letter as the Heber City Council, to not include the City logo, but to allow City Council Members to sign as individuals.

**Second:** Council Member Cheatwood made the second on the condition that the map would be removed.

**Discussion:** County Council Member Rowland agreed to remove the map and rephrase the Counties preference that the preferred alternative route be located as close to Highway 40 as possible, however that was defined by UDOT. He recalled the director of UDOT had admitted to making an error two years ago on the traffic modeling and had to begin the study again. Mayor Franco, as a member of MAG (Mountainland Association of Governments), noted that there were other communities that UDOT would need to prioritize ahead of the bypass in Heber. She represented the people who voted for her and said she would support and sign the County letter. She felt it was important to respect the majority that voted in the elections and what they voted for. She thought route A might be a short-term solution, but would be a lower cost. She said the route B option would mean a judge was going to decide as there were too many environmental issues involved. That would cause further delay. Mayor Franco said the route with the least environmental impact needed to be the chosen route in order to move forward. Council Member Johnston felt that the Councils of Wasatch County, Midway, and Heber City were under the impression that if they joined together that UDOT would change its mind. He stated that was not going to happen. He felt it was appropriate to send UDOT suggestions but the Councils could not tell UDOT what to do or which decision to make. Council Member Johnston wished to ensure the letter did not name Heber City at all.

**Restated Motion:** Council Member Barney said that her motion was to not sign the letter as the Heber City legislative body, but to allow each individual to sign the letter separately, and to not include the Heber City logo.

**Discussion:** Council Member Ostergaard stated that he was not going to sign the letter. He felt it was important to not try to delay the bypass as the downtown was suffering because of the traffic.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

2. Heber City's America 250 Monument Proposal (Matt Brower, City Manager) -  
*20 min*

City Manager Matt Brower provided an updated proposal for the America 250 monument. Council Member Murdock provided pictures he had taken to propose locations for the Council to consider placing the monument. Council Member Ostergaard proposed the design consultant for the park, Terracon, provide renderings of the monument in the selected location. Council discussion concluded with agreement to place the monument between the stages at the Main Street Park.

**Motion:** Council Member Ostergaard made a motion to have Terracon look at the design of the chosen monument to be placed between the Rotary and Main stages and return to Council with ideas and concepts based on Council's discussion that evening.

**Discussion:** Mayor Franco pointed out there would not be another meeting until April, and there was no budget, and the City needed to move forward with the project to have it done in time. City Manager Matt Brower felt that the design consultant Terracon could put a design together to email Council. He added that the next presentation by the Heber Leadership Academy (HLA) would tie into this project as well and proposed the Council hear the HLA presentation before making a decision.

**Amended Motion:** Council Member Ostergaard made the motion for Terracon to look at the proposed placement of the monument, with staff designing, and approval from Council.

**Second:** Council Member Cheatwood made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

3. Heber Leadership Academy (HLA) Project Presentation (Matt Brower, City Manager) - *20 min*

City Manager Matt Brower introduced the fifth class of the Heber Leadership Academy (HLA). Missy Maughn, Liz Charles, Justin Motley, and Corey Noyes shared their project proposal as included in the meeting materials. Ms. Charles provided an explanation of the proposed historical geocache trail activity scavenger hunt. The class proposed geocache locations at eight historical sites around town with a token prize for those who completed the geocache route. Mr. Brower proposed combining the class project with the America 250 rock monument. Council did not feel it was appropriate to include a grave site on the geocache scavenger hunt route. Council discussed the route, the stops therein, and alternative options.

**Motion:** Council Member Cheatwood made the motion to approve the Heber Leadership Academy project as laid out that night, with the estimated costs, with the one change of location that the class would decide later.

**Second:** Council Member Ostergaard made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

4. Proposed Changes to Sawmill Phase 6 & 8 (Jamie Baron, Planning Manager) - *45 min*

Council Member Johnston clarified that he did not have a conflict with the agenda item project, but disclosed that the project worked with the company that he worked for. He currently had no affiliation with the project.

Planning Manager Jamie Baron reviewed the design changes implemented at the direction of Council. City Engineer Russ Funk expressed concern with the design not having the minimum 15-foot utility setbacks. Project representative Brian Bird explained the roads and utilities were already installed. He felt the design could accommodate the 15-foot setback. They were asking for Council to approve a plan modification to be processed administratively. City Attorney Jeremy Cook advised Council could determine whether it could be handled administratively or needed to go through the legislative process. Council discussed the modified design, utility setbacks needed, and whether to allow the project to proceed under an administrative amendment.

**Motion:** Council Member Ostergaard moved to allow staff to proceed with the administrative amendment process and to substitute their updated plan for the original.

**Second:** Council Member Cheatwood made the second.

**Discussion** between Council, City Engineer Russ Funk, Planning Manager Jamie Baron, and the project representatives regarding the 15-foot utility setback requirement continued. Council agreed to permit less than a 15-foot setback if the gas company, Enbridge, agreed to the smaller 10-foot setback.

**Amended Motion:** Council Member Ostergaard amended his motion to include the 15-foot utility easement unless otherwise approved by Enbridge.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

5. Parks and Trails Impact Fee Credit Agreement (Jeremy Cook, City Attorney) - 30 min

City Attorney Jeremy Cook recalled the amended impact fees recently adopted by Council and the concern with implementing the amended fees for existing and ongoing developments. The proposal was to permit a reimbursement of impact fees to developments when appropriate, as outlined in the attached Staff Report. City Engineer Russ Funk informed Council that agenda items five and six were connected and needed to be approved together. Mr. Cook advised that he would move forward to address the two agenda items together.

6. Sixth Amendment to Jordanelle Ridge Development Agreement (Jeremy Cook, City Attorney) - 30 min

Mr. Cook shared issues faced with the Jordanelle Ridge development that staff was continually working with the project representatives to resolve. He reviewed the sixth amendment to the development agreement with Jordanelle Ridge as included in the meeting materials.

**Motion:** Council Member Barney moved to extend the Council meeting to 10:15 p.m.

**Second:** Council Member Cheatwood made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

Jordanelle Ridge representative Cody Winterton shared the perspective from the development project. He noted the City relied heavily on new growth revenue and there was no other project generating the amount of revenue that Jordanelle Ridge was generating. The original development agreement allowed the project to avoid paying impact fees for parks and trails as the project was going to build them and dedicate them to the City. As the project became aware of the City's reliance on these impact fees, Jordanelle Ridge recognized the importance of contributing funds to the City. Jordanelle Ridge was agreeing to dedicate an additional \$1,500.00 per unit to the City to use as needed and not be tied to the restrictions of impact fees. Staff hoped the substantial amount of revenue would create many positive things for the City.

**Motion:** Council Member Cheatwood made the motion to approve the Jordanelle Ridge Parks and Impact Fees Credit Agreement

**Second:** Council Member Johnston made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

City Manager Matt Brower clarified that a specific fund would be created to funnel the credits and refunds of impact fees. City Attorney Jeremy Cook pointed out that the agreement referred to "units" rather than "ERU"s (equivalent residential units). He clarified it would be a proportionate "unit" to "ERU" ratio. He agreed to correct the language if the Council wished.

**Motion:** Council Member Cheatwood moved to approve the sixth addendum to the Jordanelle Ridge MDA (Master Development Agreement) developer contribution agreement as laid out.

**Second:** Council Member Johnston seconded the motion with the condition that the agreement read "ERU"s rather than "units".

**Discussion:** Council briefly discussed the use of the term "ERU" rather than "unit".

**Amended Motion:** Council Member Cheatwood amended his motion to approve the sixth addendum to the Jordanelle Ridge MDA developer contribution agreement with the understanding that the 3000 residential units were measured as equivalent residential units.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The **Motion Passed Unanimously, 5-0.**

## IX. COMMUNICATION:

City Manager Matt Brower shared the following Communication Items:

- Deputy City Recorder Robin Raines-Bond had accepted the City Recorder position with Vineyard City and tendered her resignation to Heber City. Her last day would be Thursday of that week. He invited everyone to stop in to thank her and say farewell.
- He reminded Council that the City Council Meeting for March 17, 2026, had been canceled, per Council's decision, due to the conflict with the caucuses.
- Key Legislative updates to the bills that would potentially impact Council, municipalities, taxing, and elections. There were more than a thousand bills filed during the current Legislative session.

Council Member Cheatwood shared a message from Rachel Kahler that she would like to return during the second meeting in April with the Red, White, and Blue Festival committee, to present their plan for the event.

Mayor Franco shared the following communication items:

- She recalled previously sharing complaints with the Council about outdoor construction 7-days a week. She referred to the City of Logan's ordinance, prohibiting outside construction on Sunday's and holidays. She felt the people in the high-growth areas in Heber City would appreciate the same restrictions.
- She asked that Staff provide an update regarding the 30% water loss city-wide from the previous year and to provide the City's total culinary capacity
- the POSTT (Parks, Open Space, Trails, and Trees) committee was considering placing wayfinding signs at Wheeler Park

Council Member Ostergaard shared that Dallin Koecher and Jessica Broadhead with Heber Valley Tourism and Economic Development wanted to attend the March 17, 2026, Heber City Council Meeting to provide the annual report. As the March 17th meeting was canceled, he hoped the item could be added to the April 7, 2026, Council meeting.

Council Member Murdock asked whether Council wanted to consider rescheduling the May 5th Council meeting as it was Cinco de Mayo. He felt the Council and Staff might want to support the community celebration.

X. ADJOURNMENT:

**Motion:** Council Member Cheatwood made the motion to adjourn.

**Second:** Council Member Barney made the second.

**Voting Yes:** Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

**Voting No:** None.

The meeting adjourned at 10:19 p.m.



  
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Trina Cooke, City Recorder

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

**From:** Eric & Pauline  
**Sent:** Tuesday, February 24, 2026 3:16 PM  
**To:** CC Public Comments <ccpublic@heberut.gov>  
**Subject:** (EXTERNAL) More waste—No park project please!

Please do not approve any of the 3 proposals for the park project!! None of them are acceptable, not to mention the cost! The park as it is, maybe with some minor tweaks and improvements, is fine- no need for ice ribbons, ovals, trailhead centers, and certainly no retail space etc——. It's a park, not a circus- Please leave it alone and spend our tax money on important things!!

I also did not understand why the survey you sent out was so designed to force inputs into the three options only- there was no clear opportunity to object to the project itself!

Eric Stevens  
Sent from my iPhone

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**From:** Melissa Burrow  
**Sent:** Thursday, February 26, 2026 5:12 PM  
**To:** CC Public Comments <ccpublic@heberut.gov>; City Council <citycouncil@heberut.gov>  
**Subject:** (EXTERNAL) I vote no to the current city park options

To the City council, Mayor, committees, and anyone else involved in the city park planning:

I am a tax paying voting resident of Heber City and I am begging you to

stop wasting taxpayer money! We love the big open grass and the tall trees in our city park. It would be very nice to have the bathrooms, playground, and tables upgraded, but that's it. Our Thursday farmers markets and concerts are perfect! We don't need or want all this stuff in these proposals. It is a waste of money. It is turning us into Park City. WE DO NOT WANT TO BE PARK CITY!

Thank you for listening to your constituents.

Melissa Burrow

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**From:** Tausha McDonald  
**Sent:** Thursday, February 26, 2026 10:06 PM  
**To:** CC Public Comments <ccpublic@heberut.gov>; City Council <citycouncil@heberut.gov>  
**Subject:** (EXTERNAL) city park comments

To whom this may concern in the Heber City Council,

I am writing regarding the proposed use of the Heber City Park. I am a Heber City resident, and I have lived in the Heber Valley my entire life. We have seen astronomical unprecedented growth through the last couple of decades, which has led to many challenges, but I feel it is essential to carefully consider the negative implications of the additional development of our city park and not lose sight of what Heber is and who Heber residents are at their roots. Heber residents embrace tradition and old-town feelings. I don't think it is different for new residents either. New people are coming in, and they are coming in because they like the small-town charm; they enjoy the quaint summers on the park grass. Who has a problem with the park (other than bathrooms that could be updated)? The proposed drawings frankly seem out-of-touch for our community. It does not reflect the country roots of Heber. The concert in the park is attended because it is fun to sit in the open area, listen to music, and socialize. Shopping is not the purpose. It serves the public who uses the park's open space. It isn't the other way around.

It is a fact that many people in the valley struggle with financial limitations. There are so many problems that people are facing with finances, but a park is a free escape for everyone. Turning it into a vendor paradise funded by tax payers who are already overtaxed and overwhelmed attaches a price tag to a previously accessible and relaxing place. As a child, I had many birthday parties and events at the park because it was free, fun, and available to everyone. The park has enabled generations of family fun without a price tag. The open space is essential for running, playing, and decompressing. We don't need businesses in the park. There are businesses to visit all around town. Why not promote them? Why can't we keep one place for open space, rest, and recreation? We love our city center the way it is. We always have. Please protect it, keep the trees, the grass, and do not turn it into a vendor paradise like those pictures have shown. Protecting the open space will enable it to stay a real gathering place and community center that is fun and accessible, now and in the future, whether a person brings money or not.

One solution could be for vendors to continue the Thursday concert at the park, with limited changes to the open space. You could also open it for Saturdays too, and it will remain special and fun, not burdening and overwhelming to locals. The park can remain an area of open space for family and people of all backgrounds to enjoy. If business

promotion is something you want to emphasize further, the city could do it online and offer an online boutique space for local businesses. That could be far more profitable and cost-effective than any vendor park, and we wouldn't have to sacrifice our remaining open space.

Please consider this and protect the open space at the park.

Tausha McDonald

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