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HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber Historic Preservation Commission Meeting
January 12, 2026 - 12:00 PM

ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

I. Call to Order / Roll Call

Chairperson Ron Carlile called the meeting to order at 12:05 p.m.

Members Present: Chairperson Ron Carlile
Commissioner Michael Seiter
Commissioner Harvey Horner
City Council Member Yvonne Barney

Excused: Commissioner Catherine Dalton
Commissioner McKay King
Commissioner Kristy Bond

Staff Present: Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Deputy City Recorder Robin Raines-Bond
Planning Department Planner Jacob Roberts

Also Present: Mayor Heidi Franco, Rachel Kahler CAMS (Community Alliance for Main Street), Kirk Huffaker (Preservation Strategies), and Cannon Taylor (Park Record)

II. Consent Agenda

1. October 27, 2025, Meeting Minutes – Deputy City Recorder Robin Raines-Bond

Chairperson Carlile asked for any changes to the minutes. None were given. Meeting Minutes were approved.

Motion: Commissioner Horner motioned to approve the minutes. Commissioner Seiter seconded the motion. **Yes:** Commissioners Horner and Seiter, and Chairperson Carlile. **No:** None. **Motion passed 3-0.**

III. General Business

36 1. Sons of the Utah Pioneers (SUP) – Harvey Horner
37 Commissioner Horner reported on events and meetings for the Sons of the Utah Pioneers.
38 He talked about grist and flour Mills. The National Association Encampment would be held
39 in Wasatch County this fall. The group would be interested in touring historical sites in
40 Wasatch County. Mrs. Kahler recommended he contact Jana Brown with Heber Valley to
41 arrange an itinerary and hotels for the group. He invited everyone to attend the meetings
42 and join the organization. Meetings are held on the second Thursday of each month at 7 pm
43 in the Senior Citizens’ Center.

44
45 2. CAMS Activities – Rachel Kahler
46 Mrs. Kahler reported on the historic preservation tour and requested that more properties
47 be added. She asked for funding and which properties should be added next. The tour
48 would be self-guided.

49
50 Mrs. Kahler informed the commission that they were looking for a place to store collected
51 assets. She mentioned George Strebel's photography collection. She said Wasatch County
52 was considering hiring an archivist.

53
54 3. Crook Cabin Restoration Statue – Ron Carlile
55 Chairperson Carlile said the Crook Cabin would be reconstructed near the marker for the
56 Peace Treaty signing on 200 North.

57
58 4. Report to City Council
59 Chairperson Carlile presented on this commission to the City Council. He told them about
60 the Crook Cabin project.

61
62 5. 2026 Meeting Dates
63 Preferred meeting dates and times were discussed. This commission would meet quarterly
64 on Monday. April 20, July 20, and October 19, 2026. He formally welcomed Council
65 Member Yvonne Barney to the group.

66
67 6. Preservation Strategies - Kirk Huffaker

68 Kirk Huffaker of Preservation Strategies presented a PowerPoint overview of the proposed
69 Heber City Reconnaissance-Level Historic Survey, conducted in partnership with the Utah
70 State Historic Preservation Office (SHPO), Heber City, Heber City Historic Preservation,
71 and CAMS. Team members include Kirk Huffaker, Amber Bell, Mason Lytle, and Jessica
72 Guynn.

73 The survey will be conducted to the standards of the Utah SHPO and the National Park
74 Service and will focus on the central city area of Heber City. The project will systematically
75 document and evaluate approximately 1,000 buildings within the survey boundaries,
76 including all buildings older than 50 years (constructed prior to 1976). Fieldwork is
77 anticipated to be completed by the end of summer 2026, with a draft report submitted by
78 March 2026.

79 The survey process includes visual evaluation from the public right-of-way and will
80 document building character, age, integrity, materials, architectural style, form, use,
81 landscape features, outbuildings, and photographic documentation. Data will also include
82 GIS mapping and electronic delivery of all materials. Evaluation criteria will be applied
83 consistently, with integrity assessed based on whether the building retains its original
84 character; limited alterations may be acceptable.

85 To be considered contributing, properties must be significant in at least one area, including
86 historical events, association with significant persons, or architectural significance. The
87 survey will be completed in four phases between winter 2026 and September/October
88 2026.

89 In response to questions, Mr. Huffaker clarified that the survey does not place restrictions
90 on private property, does not affect property rights, and does not include an opt-out
91 option, as documentation is conducted from the public right-of-way. He further noted that
92 the survey data would be sufficient to support applications to the National Register of
93 Historic Places, and that SHPO has indicated certain properties are eligible.

94 Discussion included potential benefits and considerations of establishing a historic
95 district. Benefits noted included eligibility for grants, tax credits, and increased investment
96 in historic neighborhoods. It was stated that Heber City currently has 12 buildings listed on
97 the National Register and that tax credits of approximately 30–40% may be available to
98 homeowners within a national historic district. Examples of successful historic districts,
99 including the Avenues in Salt Lake City and Yalecrest in New Haven, were cited as
100 communities where historic designation contributed to neighborhood preservation and
101 investment without imposing property restrictions.

102 IV. Adjournment

103 Chairperson Carlile called for adjournment. The meeting adjourned at 1:12 pm.