

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

February 18, 2025

**4:30 p.m. Work Meeting
6:00 p.m. Regular Meeting**

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

I. WORK MEETING - 4:30 P.M.

1. The Views on Main Development Agreement Term Sheet (Luke Kennard, Tony Kohler, Community Development Director) - *45 min*
2. Wasatch County Admin Building Annexation MDA (Jamie Baron, Planning Manager) - *35 min*

II. BREAK - 10 MIN

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

1. Call to Order
2. Pledge of Allegiance (Sid Ostergaard, Council Member)
3. Prayer/Thought by Invitation (Yvonne Barney, Council Member)

IV. CONFLICT OF INTEREST DISCLOSURE:

V. CONSENT AGENDA:

1. Approval of the January 7, 2025, Regular City Council Meeting Minutes, and the January 16 and 18 Meeting Minutes for Days One and Two of the 2025 Annual City Council Retreat (Robin Raines, Deputy Recorder, Trina Cooke, City Recorder)

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

VII. GENERAL BUSINESS ITEMS:

1. Heber Valley Tourism and Economic Development 2024 Annual Report (Dallin Koecher, Jessica Broadhead) - *30 min*
2. Heber Valley Corridor EIS (Environmental Impact Statement) Update (Craig Hancock, UDOT) - *20 min*

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

1. Pro-Forma and Term Sheet for Operations and Programming of the Amphitheater (Phil Jordan) - *30 min*

2. Heber Leadership Academy 2025 Class Project (Matt Brower, City Manager, Rachel Kahler, CAMS Executive Director) - *20 min*
3. Saldarini Annexation Petition (Jamie Baron, Planning Manager) - *15 min*

IX. COMMUNICATION:

X. CLOSED MEETING:

1. As Needed (Council)

XI. ADJOURNMENT:

Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media. In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on February 13, 2025, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.



Heber City Council Staff Report

MEETING DATE:	2/18/2025
SUBJECT:	The Views on Main Development Agreement Term Sheet
RESPONSIBLE:	Luke Kennard, Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

The Views on Main development has drafted a development agreement term sheet to discuss with the City Council. The developer and staff are seeking to inform Council about the proposed development and obtain feedback on the proposed development agreement term sheet, returning to Council at a future meeting for formal consideration.

Policy questions include:

- What feedback does Council have on the proposed development agreement term sheet?

RECOMMENDATION

Staff recommends Council hear and discuss the proposed development agreement term sheet and provide feedback to staff and the developer. It is intended that a development agreement will be drafted for consideration by Council at a future meeting based on feedback received by Council.

BACKGROUND

The Views on Main consists of a proposed five story condo-hotel with commercial, retail and meeting space in the vicinity of 825 South Main Street, south and east of Auto Zone, and North of Utah Community Federal Credit Union. The project received approval by the Planning Commission beginning in 2021, including commercial final approval and subdivision approval.

The project involves two future critical public streets that traverse through the development and four surrounding properties. These future streets are designated on the City's Street Transportation Master Plan and include 100 East, connecting from 1200 South northward to 790 South, and 860 South, connecting from 100 East to Main Street. 860 South will eventually change to a stop light intersection, being centered between and a quarter-mile from 600 South and 1200 South. The City's Street Master Plan also shows a future road connecting westward to 100 West.

The development was approved prior to the Transportation Master Plan being adopted that designates 100 East and 860 South as future streets. As such, staff has been negotiating with the developer to incorporate these future critical streets within the development, whilst maintaining development entitlements. The proposed development agreement would provide the developer assurances that the development maintains entitlements; for the City, the development agreement provides the methodology for assuring the future public streets are planned for and accommodated within the development.

DISCUSSION

Important issues for the City include:

1. Construction and dedication of 100 East. This isn't entirely possible until or unless the school district property is ready to participate.
2. Construction and dedication of 860 South.
3. Construction of a stop light at 860 South.
4. Dedication of 790 South. This isn't possible until or unless the school district property is ready to participate.
5. Phasing of improvements associated with the public streets.
6. Length of time of the development agreement.
7. Fencing. The Planning Commission asked for screening from the school.
8. Off-site utility connections for water.
9. Landscaping, architecture, lighting and streetscapes improved as per City Code.

Important issues for the developer include:

1. Length of time of the development agreement.
2. Vesting of development as per codes in place when approved in 2021.
3. Flexibility in the road placement and improvement levels to accommodate various needs of nearby property owners.

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

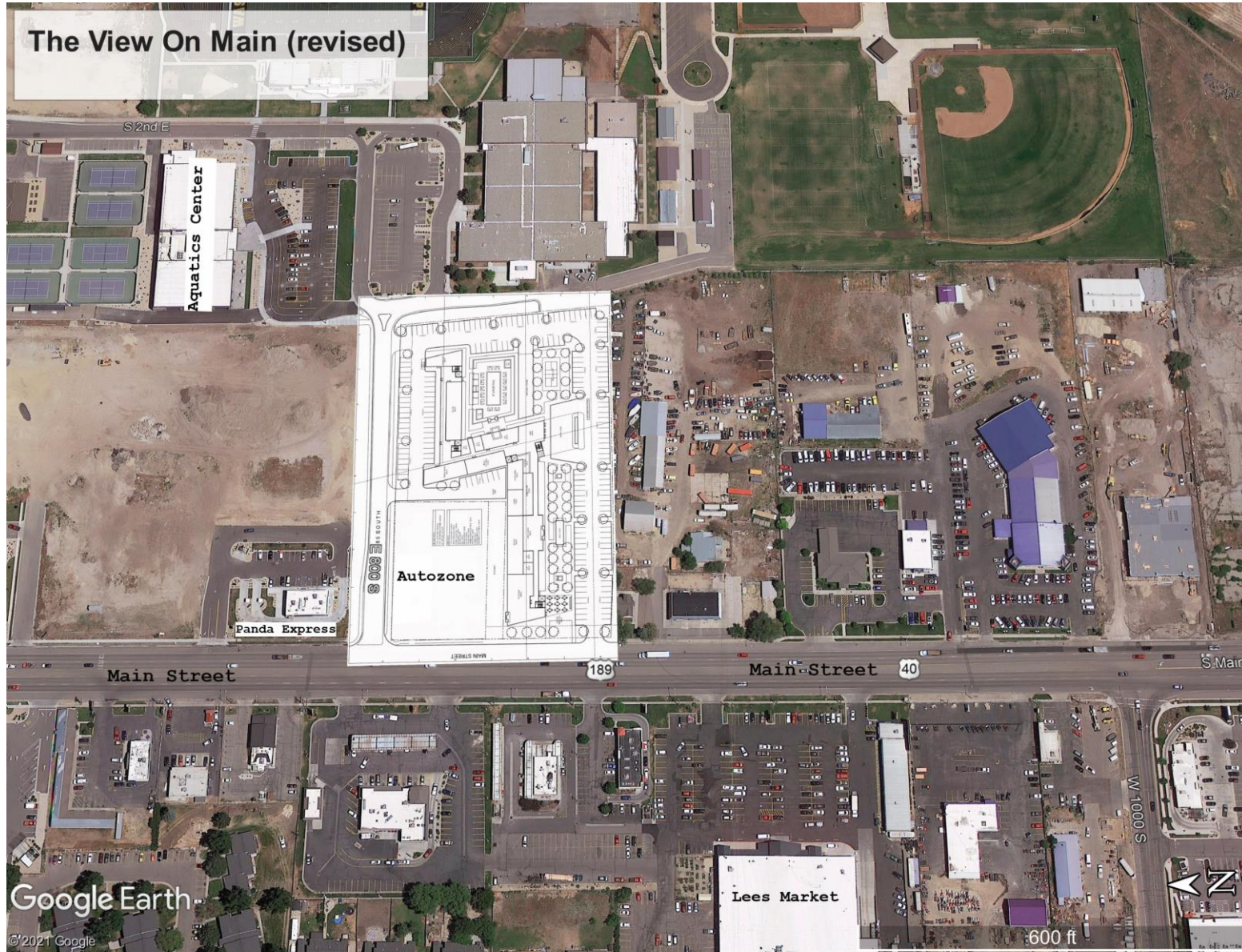
Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

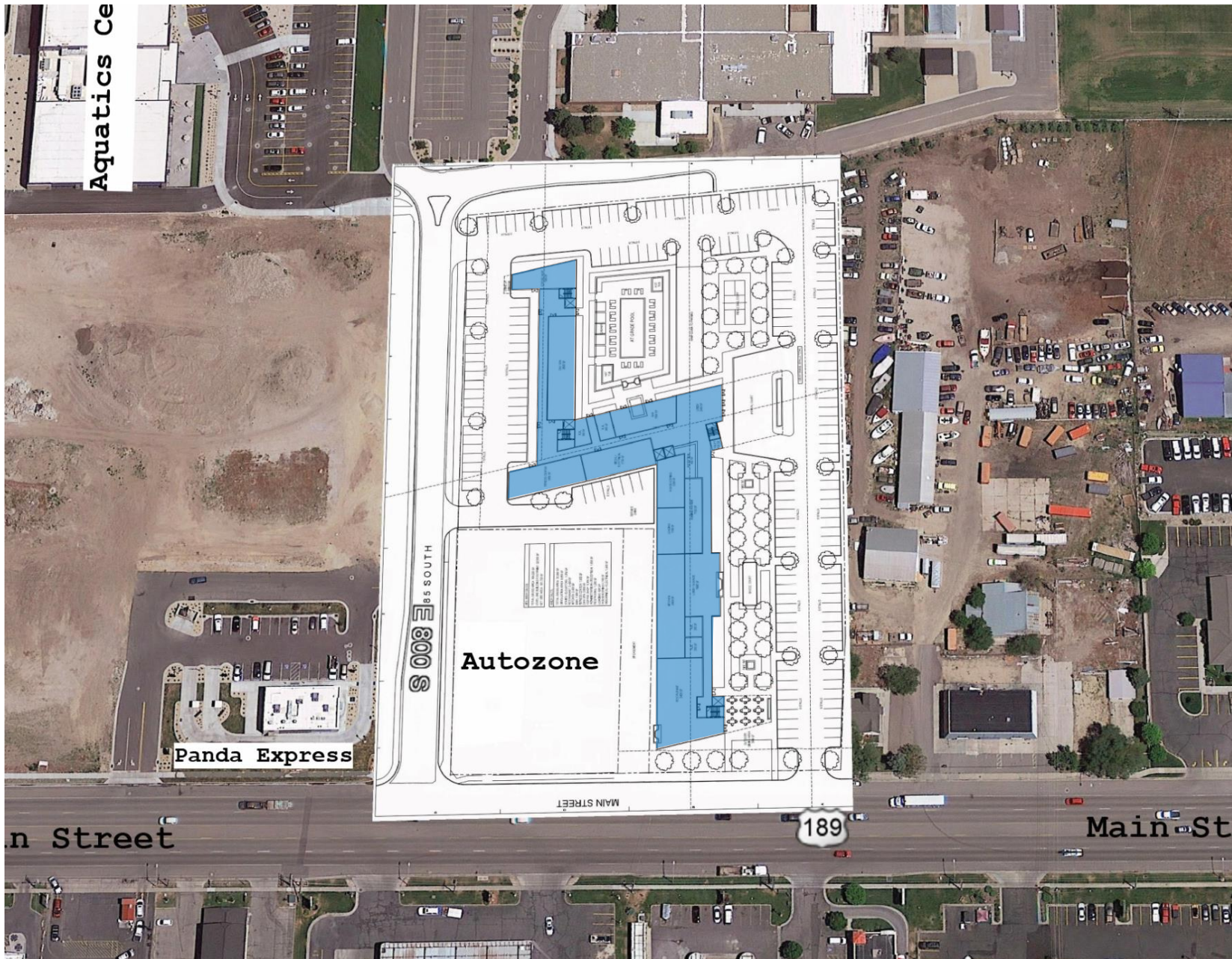
1. Vicinity Map
2. View on Main Summary
3. 12-31-2024 Term Sheet Development Agreement for The View on Main and Heber City
4. Exhibit A - C21-029 140 East EXH
5. Exhibit B - C21-029 TURN-LANE EXH
6. Exhibit B.1 - Cross Section Exhibit
7. Views on Main Site Plan
8. Step Back
9. C21-029 HZL PRVT DRV-MAX IMPRV

Vicinity Map





Site Plan



Site Plan
Building Footprint



Activity Deck



Restaurant



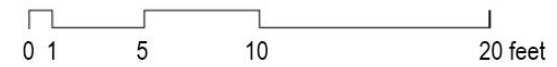
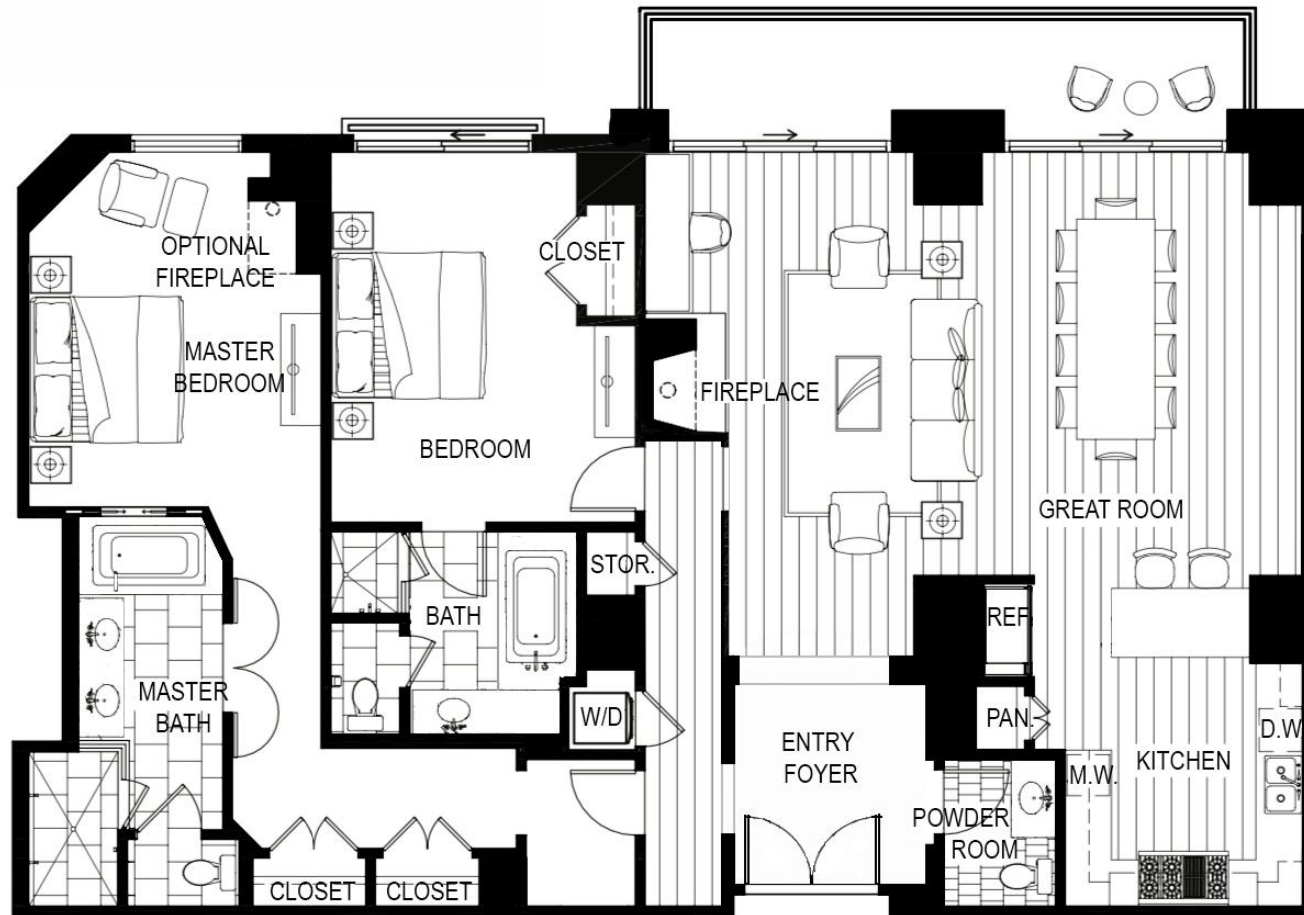
Restaurant



Restaurant



Restaurant



Sample Floor Plan

Term Sheet Development Agreement for The View on Main and Heber City

Prepared by Luke Kennard - December 31st 2024 Draft

Preamble:

This development agreement is to formalize an agreement between Heber City and The View on Main project with the application date of August 5th, 2021. Retaining 5 stories, zoning and density requirements that were met with code requirements at the time of application. The intent of this development agreement is to address road agreements and keep in place previous approvals at the time of application from zoning and code that have since changed.

1. Project Scope and Phases

- **Project Name:** The View on Main
- **Project Location:** 825 S Main St, Heber City
- **Project Description:** Multi-Unit-Condo-Hotel 5 Story with commercial/retail/meeting space on the ground floor. 196 Suites/units - 255 keys with lock off units.
- **Phasing:**
 - **Phase 1:**
 - 116 total suites/units
 - Ground floor commercial uses
 - Construction and permitting
 - Emergency fire access on 790 S Street
 - **Phase 2:**
 - 80 total suites/units
 - Ground floor commercial units
 - Construction and permitting
 - Additional site improvements for 860 S Street
 - **Timing:**
 - The Developer retains full discretion in determining the sequence and initiation of Phase 1 and Phase 2 development for this condo hotel project. Each phase is intended to be a complete, fully constructed component of the overall development. Construction and permitting may be:
 - Completed simultaneously for both phases
 - Initiated and completed for Phase 1 independently
 - Initiated and completed for Phase 2 independently
 - The Developer may commence and complete each phase based on market demand, financial considerations, and project requirements. Any phasing approach must ensure that:

- Each phase represents a fully realized and functional segment of the condo hotel
 - Public infrastructure improvements are coordinated with and approved by City Engineering
 - The overall development meets all municipal requirements and approved site plans
-

2. Zoning and Land Use

- **Zoning Designations:**
 - Compliance with the C2 zoning area standards as of the application date 08.05.2021 unless otherwise agreed to here by the parties.
 - **Fencing:**
 - The View shall install fencing along its boundaries of 790 South and 100 East that will be durable and conform to Heber City design and/or fencing standards in the C2 zoning area. Said fencing will be maintained in good working order and appearance. Fencing shall not be vinyl.
-

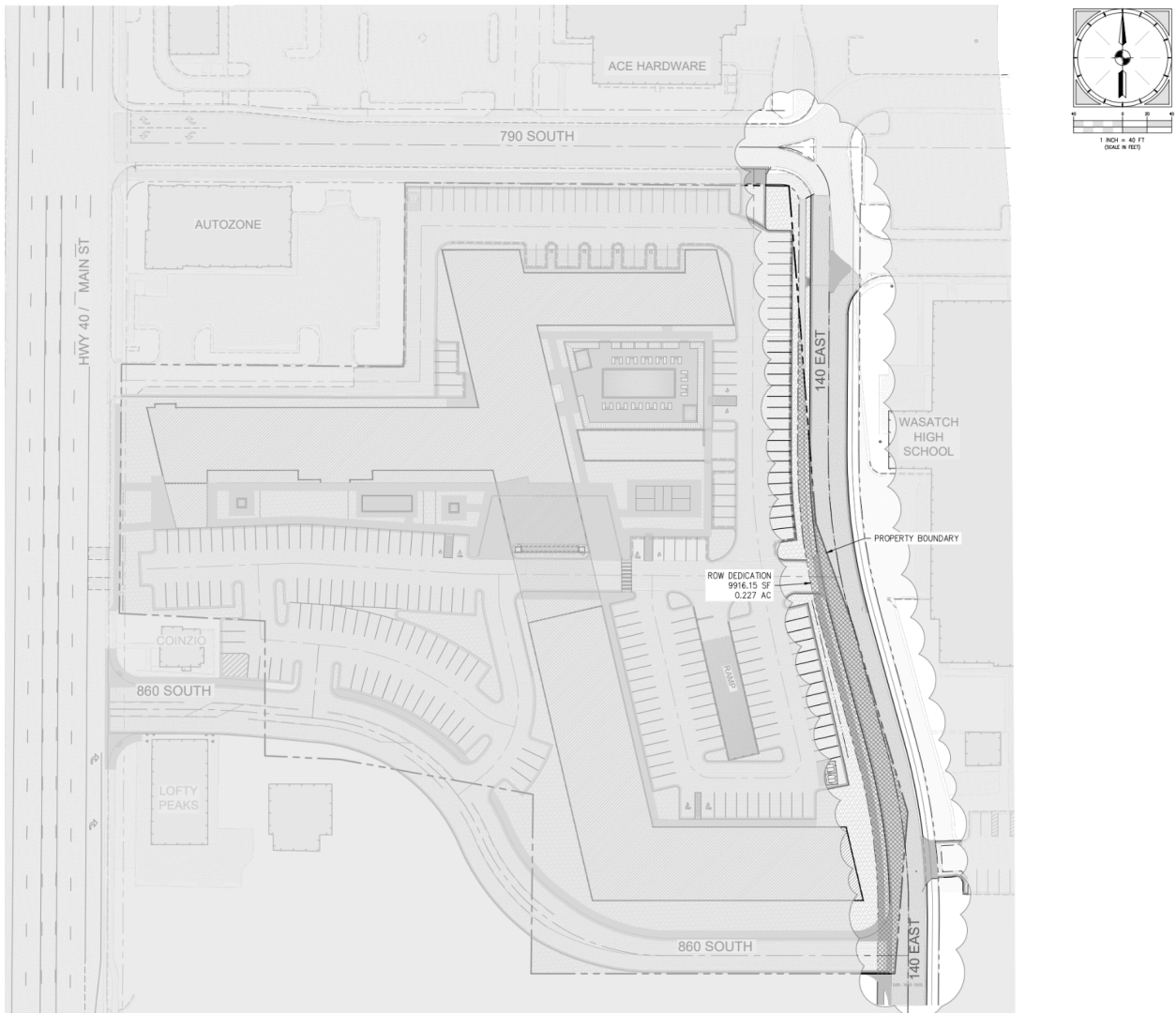
3. Vesting Rights

- **Vested Rights:**
 - Upon commencement, The View is entitled to construct phases in compliance with this **MDA**.
 - 5 stories
 - No less than Unit counts indicated above - 196 suites/units, ground floor commercial space
 - **Duration of Vesting:**
 - Rights vested through the duration of the use.
 - **Impact of Changes in Laws:**
 - Any changes in local, state, or federal laws after execution will not affect vested rights, except as agreed upon by both parties.
 - Agreement Length of 10 years.
-

4. Public Infrastructure Contributions

- **Roads and Transportation:**
 - **100 East Street:** Developer will dedicate frontage to Heber City for the future construction of 100 E.
 - Upon request of the City, the Developer will participate in dedicating its portion of the right-of-way needed for the future 100 East Street at the time said 100 East is to be constructed.
 - Exhibit of portion being dedicated - Exhibit A

Exhibit A

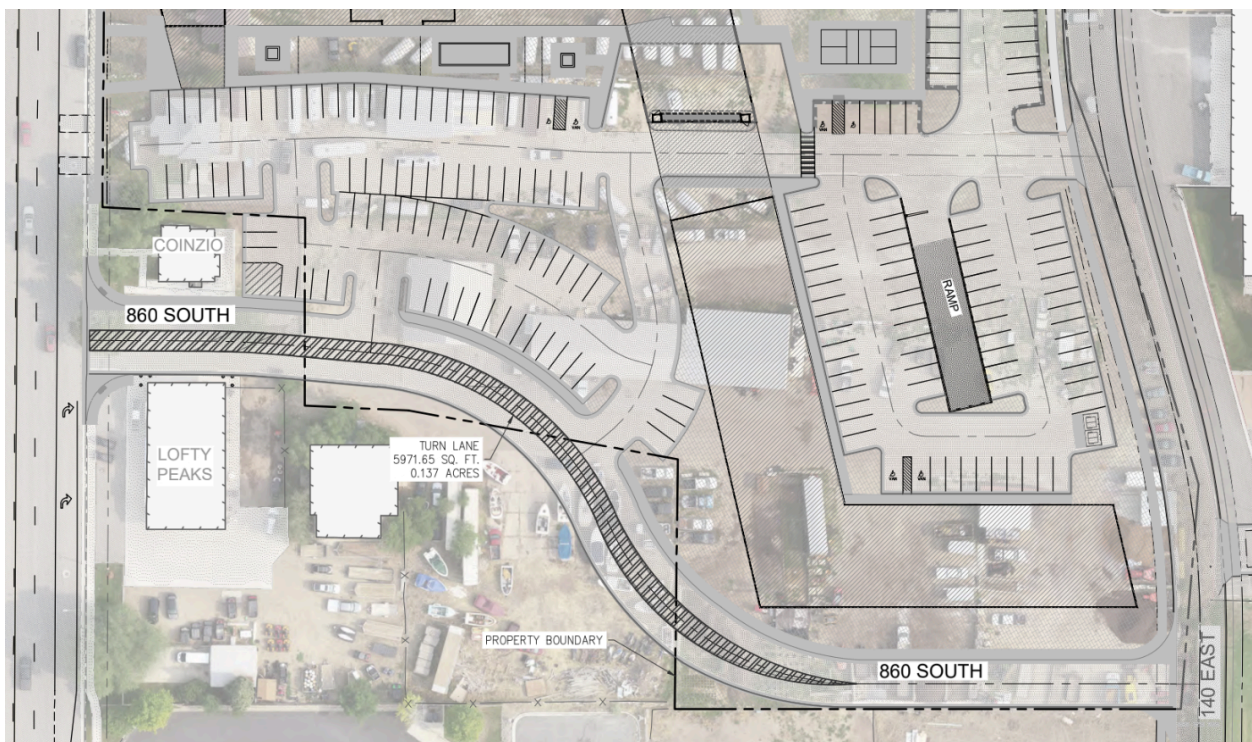


- **860 South Street:** Developer will secure easements for ROW, construct the road and necessary infrastructure, and be reimbursed for anything larger than 24ft of asphalt lane width for the road/improvement cost from Heber City. For clarity's sake, developer will be paying for curb and gutter on both sides of the road and sidewalk on the north side of the road.

Point of discussion - what is the developer responsibility vs what is city responsibility?
Application predates master transportation plan. Code from master transportation plan requires 68 ft right of what and city has conceded on sidewalk on south side of road and ROW width. Developer was planning on doing a 2 lane road with curb and gutter on both sides, and the sidewalk on the north. Developer is asking the city to provide asphalt reimbursement for the width of the 3rd lane. See Exhibit - B.

Exhibit - B

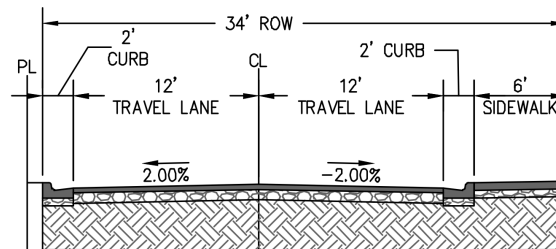
Hatching on the road for how much will be city reimbursement responsibility. (The turning lane)



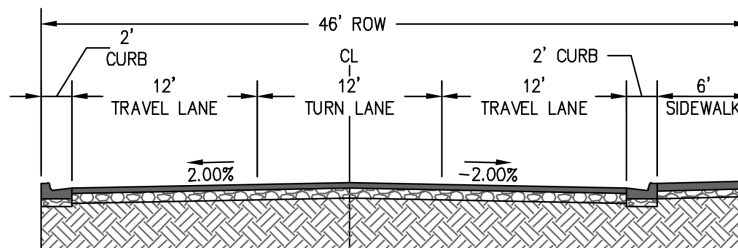
- 860 South will be dedicated to Heber City.
 - Developer to dedicate and construct the street at the time of development of the adjoining phase.
 - If the city decides to build it first, dedication will happen at the time of city construction of the road.

- Alternatively, dedication may happen upon agreement of both parties.
- The width varies from 46 on the west end tapering to 34 feet on the east end
- No park strip/sidewalk on the south side
- See elevation exhibit - Exhibit B.1

Exhibit B.1



34' ROW - 2 LANE CROSS-SECTION



46' ROW - 3 LANE CROSS-SECTION

- The Construction of 860 South Street may be completed in phases.
 - Phase 1 of the project shall construct the road up to the second entrance into the property.
 - Discussion Point - If Phase 1 is constructed first, can we have the road built up to the first entrance only?
 - When Phase 2 is constructed, the whole/rest of the road will be completed.
- **Traffic light on 860 South Street:**
 - The Developer is offering to pay up to 25% of the cost of the traffic light. If the traffic light is being installed at the time of construction of the project.
- **Utilities:**
 - Developer will install all necessary utility connections for the project per city code.

- Future utility extensions for adjacent developments will be paid for and constructed by the developer and reimbursed by the City based on actual costs including associated financing costs.
- Utilities outside of the development's perimeter will not be improved (e.g. irrigation line. The developer has no legal write to obtain access to this utility and will use culinary water from its own supply to service landscaped spaces)

Discussion point - Irrigation line extension. Currently the irrigation line is on private property and outside of the reach of the project. If it is brought to the site, then the question is city irrigation extension vs no extension through the site. The ideal scenario for the developer is to not use the irrigation line at all. The ideal scenario for the city is to run the irrigation line through the property. If it runs through the property, the more ideal situation is to bring it through 790 South and then down the future 100 E instead of through the site. It may be brought through the site, but this will be determined through a planning process with city staff.

5. Fees and Exactions

- **Impact Fees:**
 - Developer to pay impact fees related to infrastructure, water, sewer, and other public utilities as part of building permit applications.
 - **Exactions:**
 - Dedication of 860 South Street and developer owned portions of 100 East streets for public right-of-way.
-

6. Development Standards and Design Guidelines per Application Date

- **Vested architectural standards, landscaping requirements, lighting, signage and streetscape:**
 - Buildings, landscaping, lighting, signage and streetscapes must adhere to Heber City's C2 design standards as of the application date 08.05.2021
-

7. Timing and Completion

- **Development Timeline:**
 - Phase 1 and/or Phase 2 construction will commence sometime after execution of this **MDA** and after final site plan approval. Approvals to be vested for the duration of the use.
-

10. Maintenance and Operations

- **Common Areas:**
 - Developer is responsible for maintaining roads, sidewalks, and any installed safety features during construction.
 - **Ongoing Maintenance:**
 - After dedication to and acceptance by Heber City, the City will assume responsibility for long-term maintenance of 860 South and future 100 East.
-

11. Dispute Resolution

- **Mediation and Arbitration:**
 - Any disputes will first be referred to mediation. If unresolved, binding arbitration may follow before litigation is considered.
 - **Jurisdiction and Venue:**
 - Legal actions will be handled in Wasatch County, Utah.
-

12. Amendments and Modifications

- **Process for Amendments:**
 - Amendments to this **MDA** must be approved by both parties in writing.
 - **Minor vs. Major Changes:**
 - Minor modifications (e.g., materials, minor design alterations) can be approved administratively, while major changes require City Council approval.
-

13. Default

- **Default Provisions:**
 - Remedies for default include suspension of construction permits or legal action to compel performance.
-

14. Indemnification and Insurance

- **Developer Indemnification:**

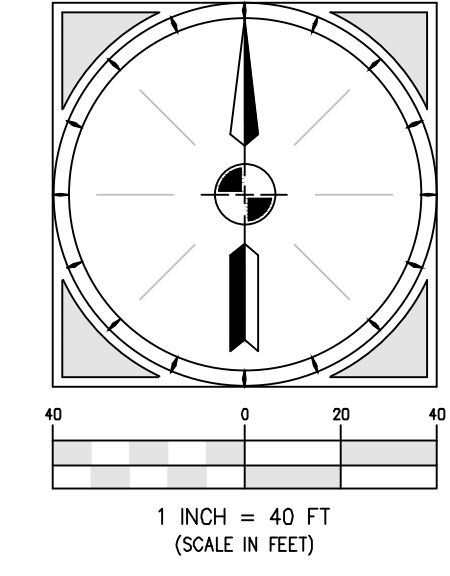
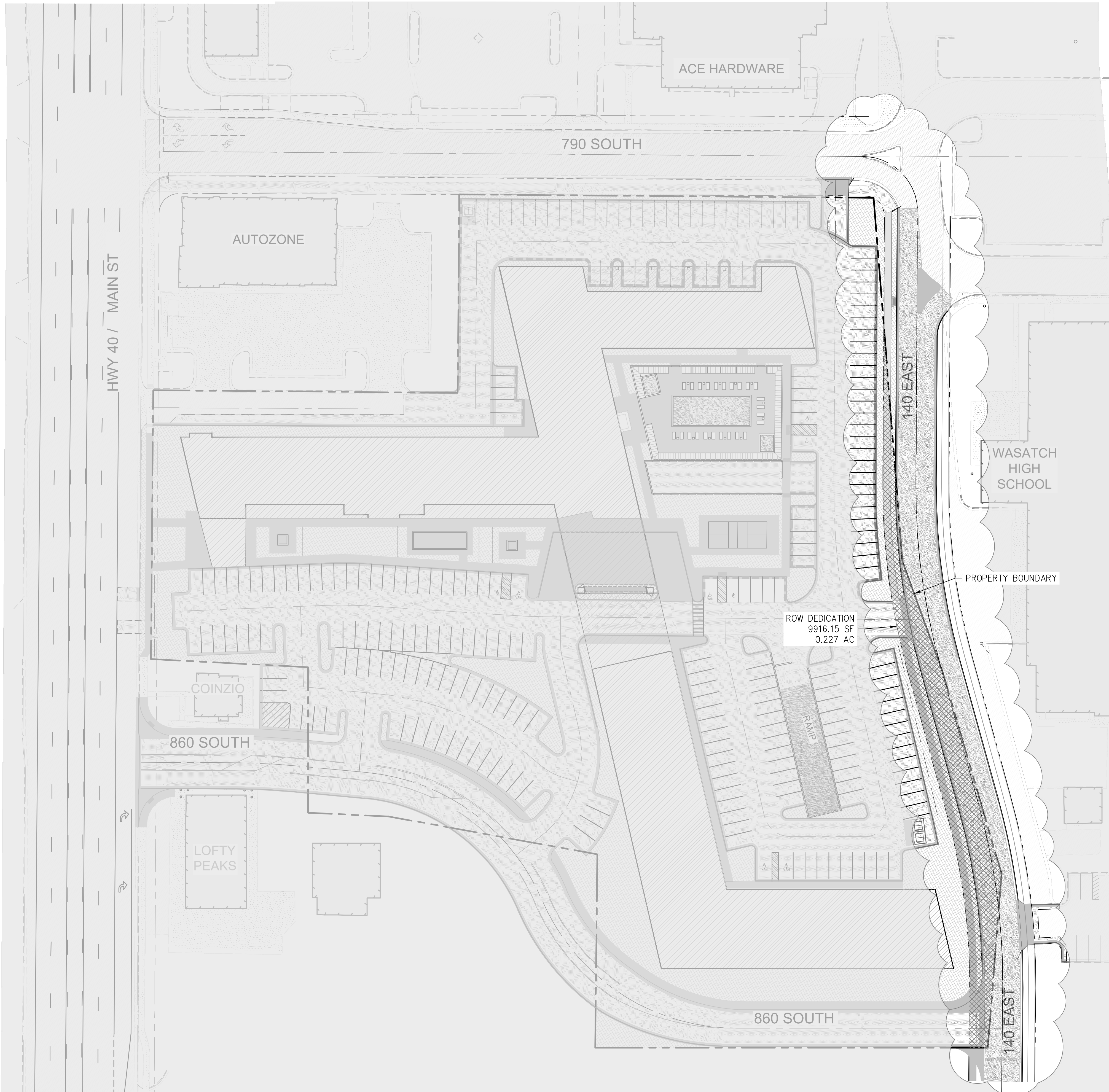
- Developer agrees to indemnify Heber City against any claims or damages arising from construction activities.
 - **Insurance Requirements:**
 - Developer must maintain adequate insurance coverage during construction and post-completion to protect against property damage and liability claims.
-

15. Miscellaneous Provisions

- **Force Majeure:**
 - In the event of unforeseen circumstances (natural disasters, etc.), the deadlines in this **MDA** may be extended or waived.
- **Assignment and Transfer:**
 - The Developer may assign its rights under this **MDA** to another entity without the City's written consent.
- **Severability:**
 - If any provision of this **MDA** is found to be invalid, the remainder of the agreement will remain in full force and effect.

Scan to view all Exhibits





ATWELL
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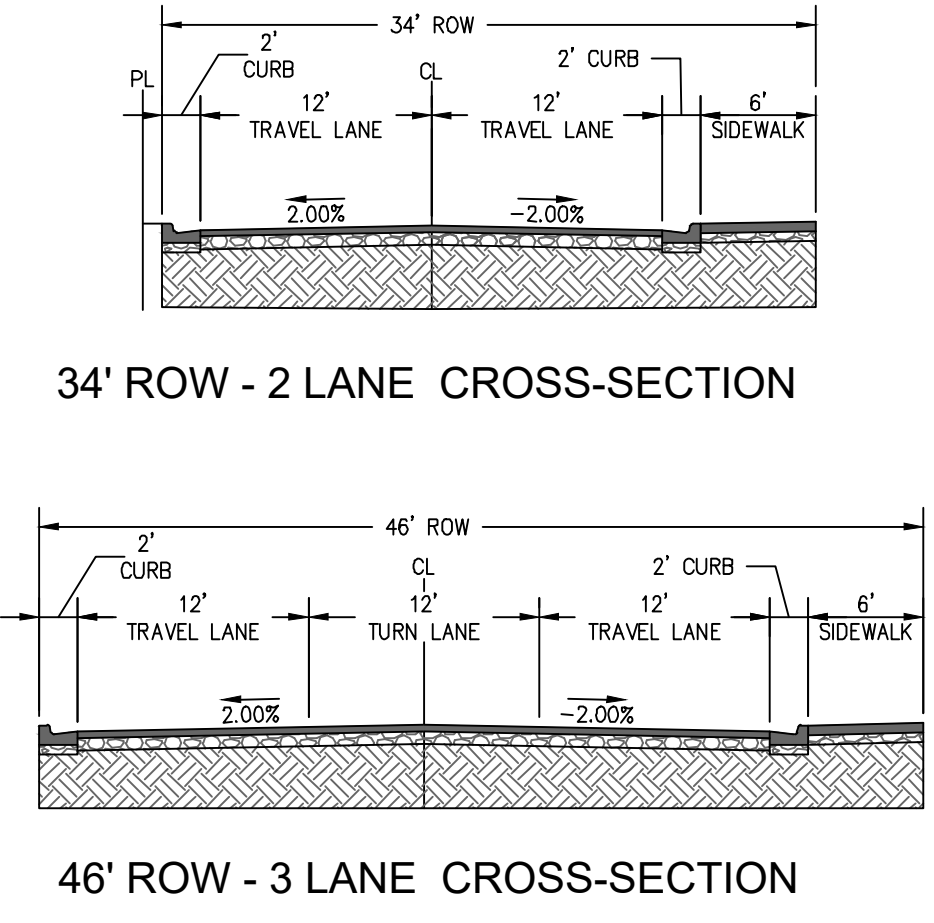
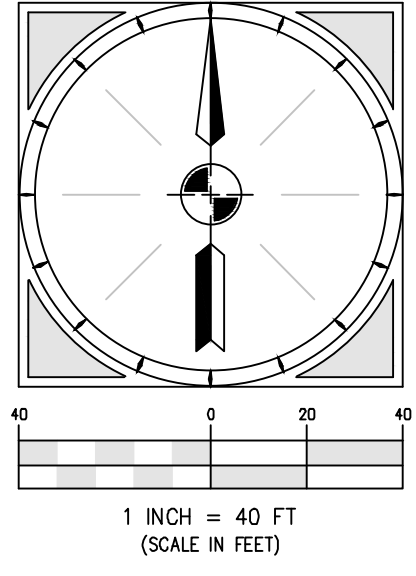
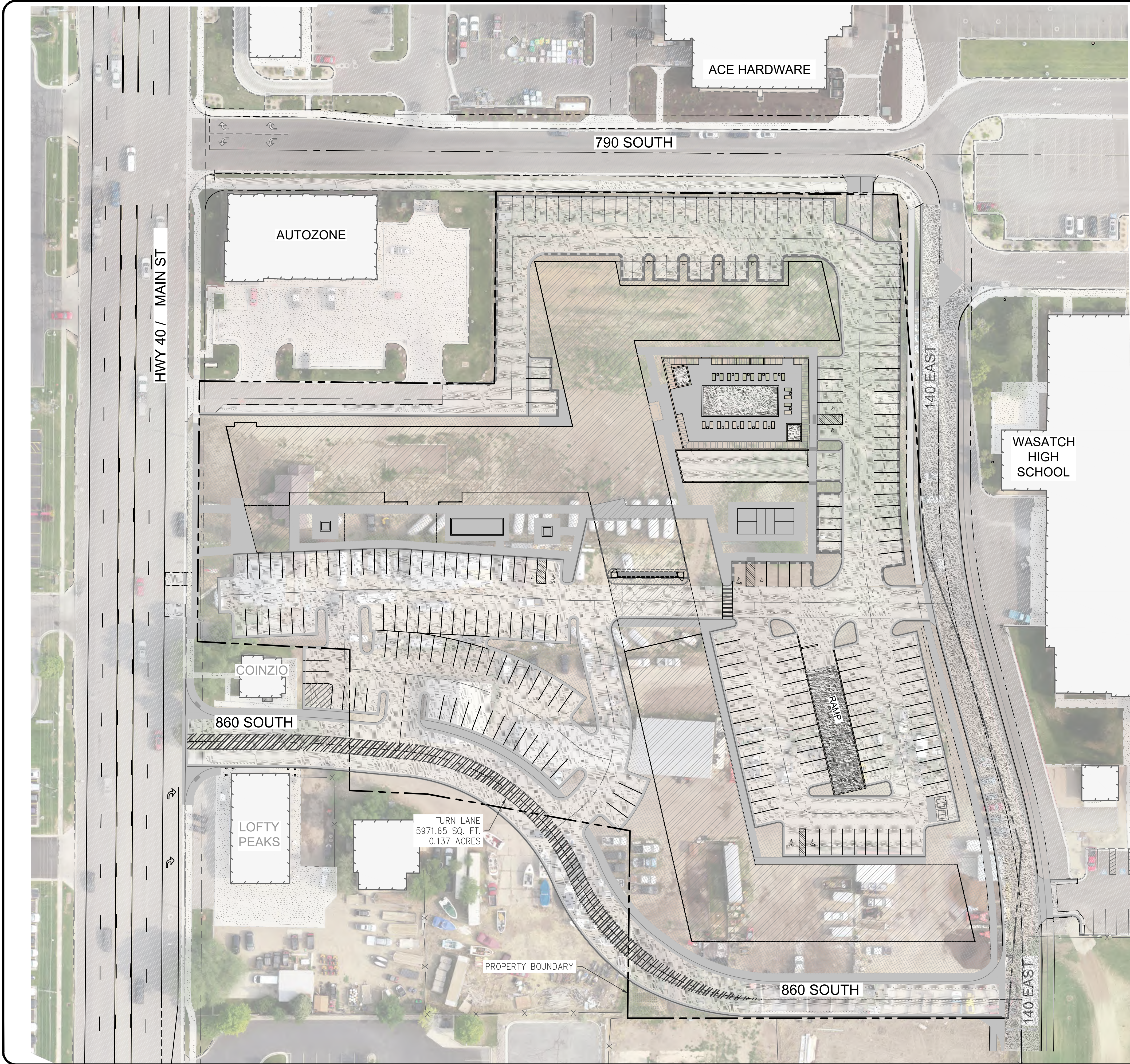
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	12/26/2024

PROJECT: VIEWS ON MAIN
 SHEET TITLE: 140 EAST LAYOUT EXHIBIT



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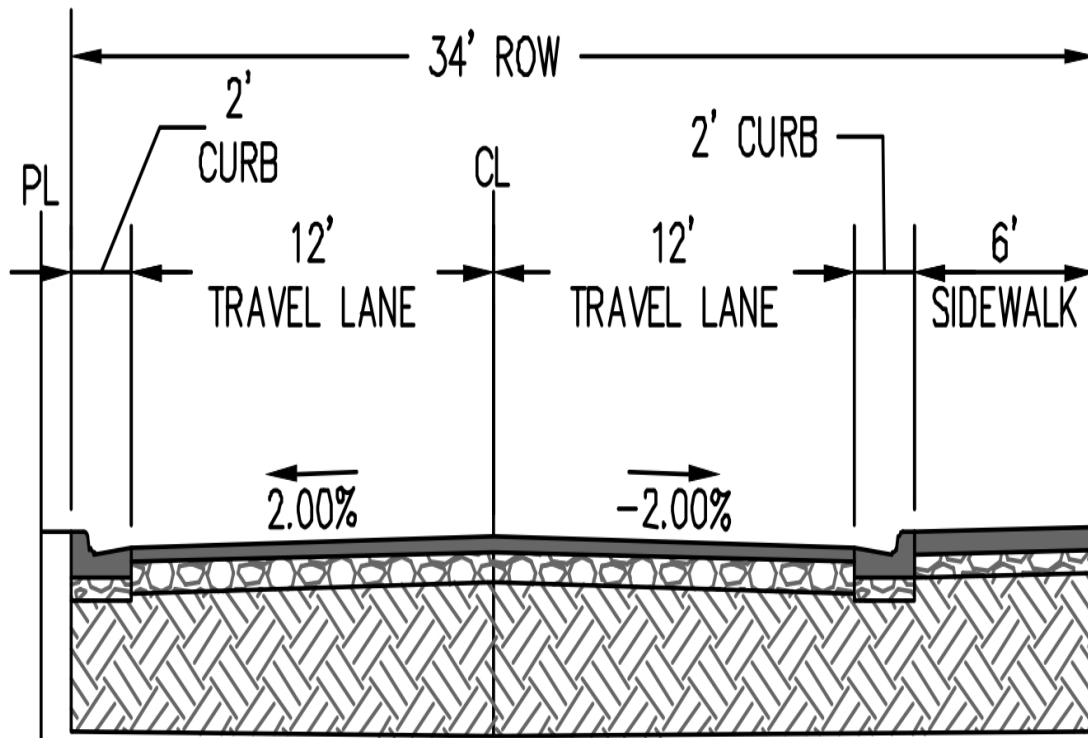
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SHEET: EXH-1

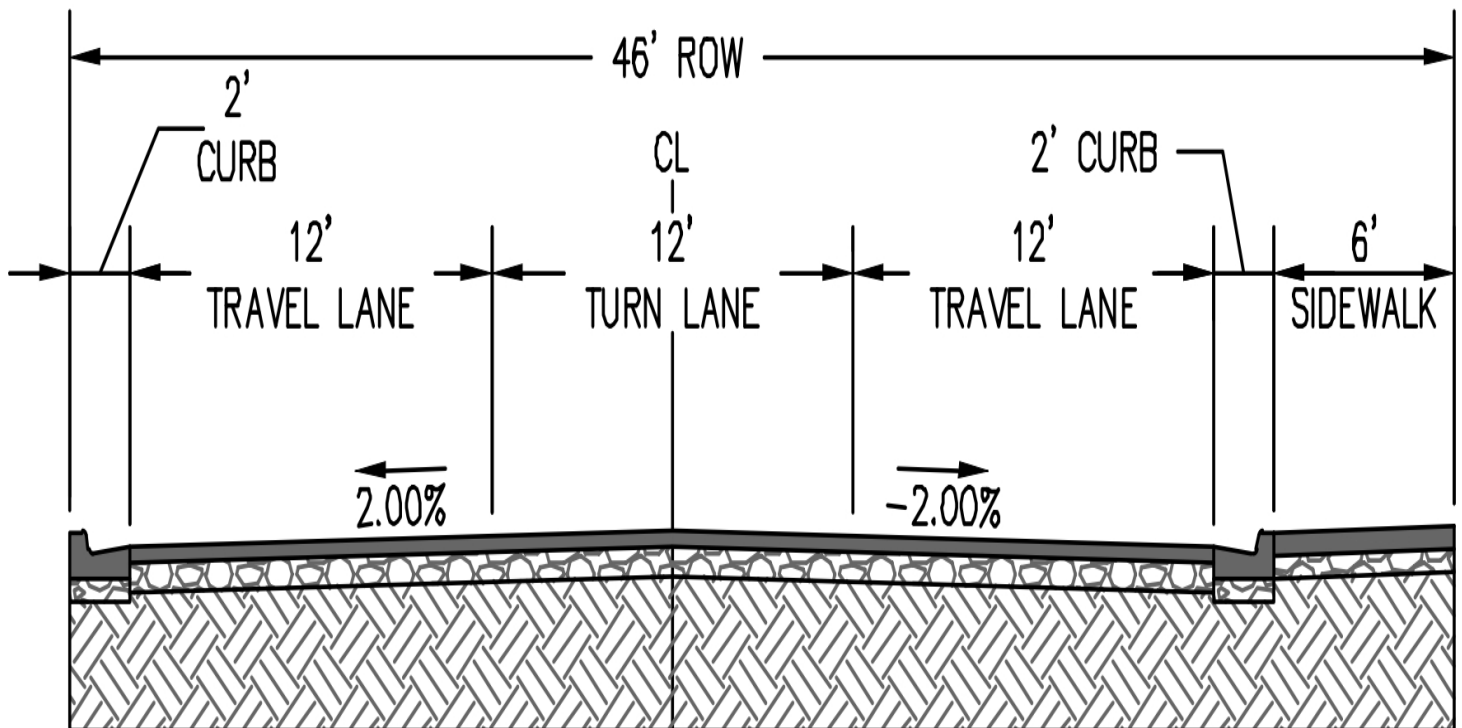
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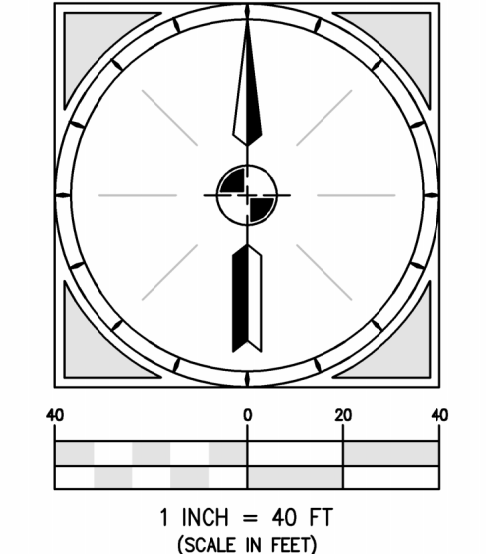
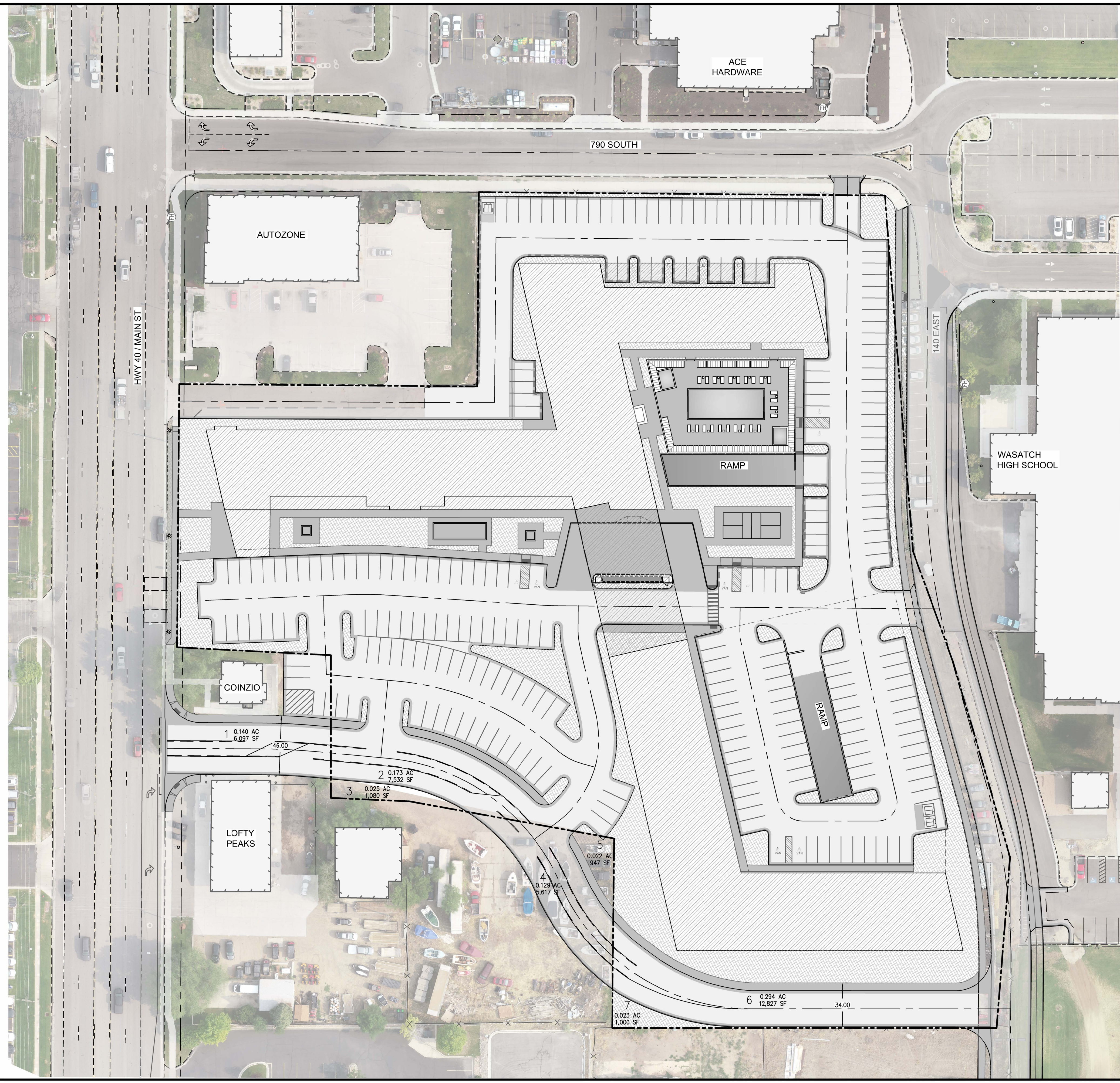
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34' ROW - 2 LANE CROSS-SECTION



46' ROW - 3 LANE CROSS-SECTION



AREA LEGEND - Original

SURFACE PARKING SPOTS	255
PHASE 1	143
LOADING SPACES	2
PHASE 2	110
UNDERGROUND PARKING	203
PHASE 1	105
PHASE 2	98
ADA SPOTS	14
PHASE 1	6
PHASE 2	4
UNDERGROUND PARKING	
PHASE 1	2
PHASE 2	2

AREA LEGEND - New

SURFACE PARKING SPOTS	246
PHASE 1	137
LOADING SPACES	2
PHASE 2	109
UNDERGROUND PARKING	272
PHASE 1	104
PHASE 2	168
ADA SPOTS	12
PHASE 1	6
PHASE 2	2
UNDERGROUND PARKING	
PHASE 1	2
PHASE 2	2

TOTAL PARKING: 518
 TOTAL REQUIRED PARKING: 541
 SHORT: 23

LAND DEDICATED TO ROW	LOT	ACRES
STEVIE - STAR ROSE	1	0.14
GEORGE - PROPERTY LINE RUN	4	0.13
KRIS - 843 SOUTH MAIN	2 & 6	0.467
LAND TO KRIS	5	0.02
LAND TO GEORGE	3 & 7	0.05



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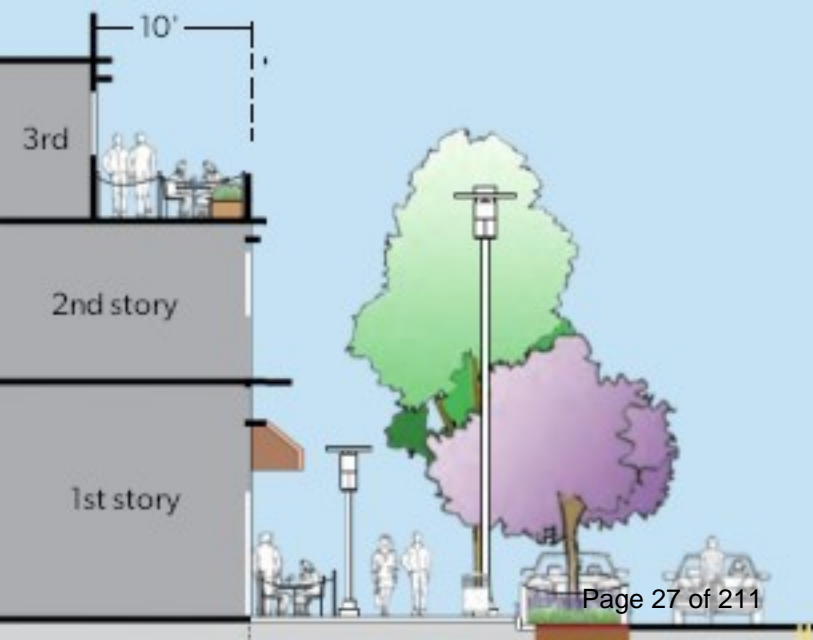
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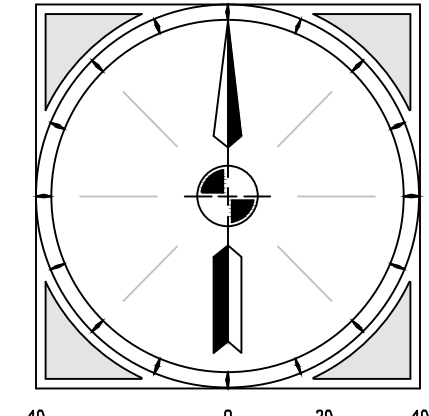
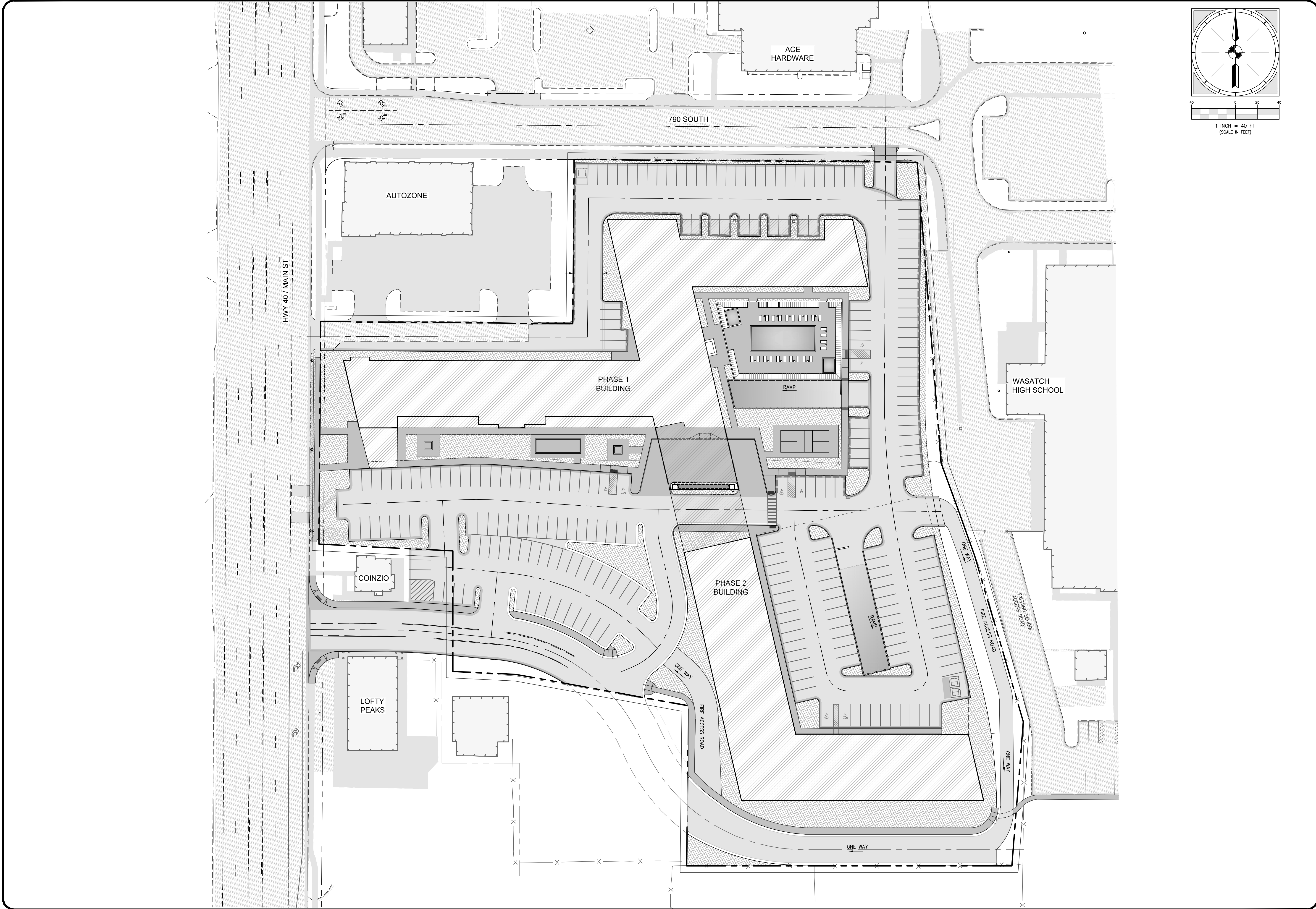
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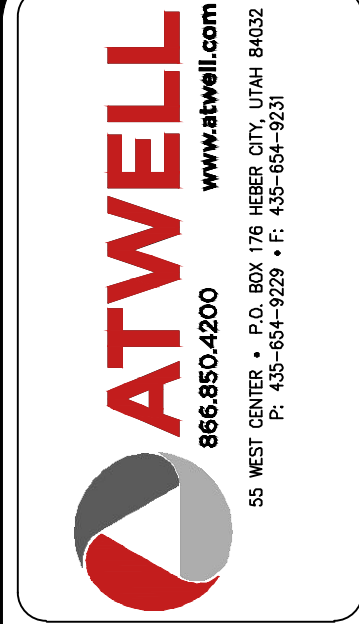
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1 INCH = 40 FT
(SCALE IN FEET)



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PROJECT	C21-029
SHEET	EXH-2

PROJECT: VIEWS ON MAIN
SHEET TITLE: OPTIONAL ROAD LAYOUT EXHIBIT USING PROPOSED ROAD ALIGNMENT

PROJECT: C21-029
SHEET: EXH-2

PLEASE PROTECT CURRENT PROJECTS C21-029 RIDGEPOINT INTG - VIEWS ON MAIN WORKING FILE SHARED DATA FILE SAVED C21-029 THE PROJ. DIR-MAX IMPROVING



Heber City Council Staff Report

MEETING DATE: 2/18/2025
SUBJECT: Wasatch County Admin Building Annexation MDA
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Wasatch County is seeking annexation of 20.8 acres of land directly west and north of the current Heber City Municipal Boundary and adjacent to Southfield Park, for the purpose of developing a new Administration Building for Wasatch County.

Policy Questions

1. Should the City Annex the Wasatch County property?

RECOMMENDATION

At this time staff and the applicant (Wasatch County) are seeking direction on the MDA that will be included with this annexation agreement.

BACKGROUND

The Wasatch County property is currently zoned A-20 in Wasatch County, which requires 20 acres per lot. The property does fall within the Annexation Policy Boundary. The county plans to build a new administration building on the site as well as parking that can be utilized by the admin building as well as patrons of Southfield Park. The City Council approved the annexation petition on August 20th, 2024. The property was purchased with corridor preservation funds and the County has worked with UDOT to preserve the needed land to accommodate the future bypass route.

On January 14, 2025, the Planning Commission unanimously approved a positive recommendation for the Wasatch County Admin Building Annexation. This recommendation included all terms and conditions proposed by staff, along with the additional condition that the City and County collaborate to provide the City an opportunity to purchase the property where the Wasatch County Administration Building is currently located (25 North Main Street).

DISCUSSION

General Plan

The General Plan designation for this area is Neighborhoods with Open Space (NOS) and Agricultural Preservation (AP).

Staff Findings: *Inconsistent*

While the General Plan does not identify this area for government or public facilities, the General Plan does not identify any areas in the city for public facilities. The city can adjust the General Plan if needed. It is also important to note that this annexation will very likely be annexed under the IPF Zone (Institutional and Public Facilities) which is consistent with the zoning of Southfield Park, the County Fair Grounds, Heber City Public works and Heber Light and Power, all located to the east of this specific property.

Zoning

The current zoning in the County is A-20, requiring 20 acres per lot. The proposed zone of IPFZ does not permit residential. The IPFZ is planned for the primary purpose of providing a location where public and community buildings and facilities can be located and promotes the current and future use of such facilities. The Annexation Agreement will determine the zoning.

Future Bypass Road

This property was originally purchased with corridor preservation funds. The county has coordinated with UDOT to ensure that all four of the currently proposed preferred routes are accommodated for. See annexation study provided by Wasatch County for maps and more info.

Process

On January 14th 2025 the Planning Commission sent a positive recommendation to the City Council. The County now wishes to discuss more details on the MDA with the City Council before the next steps of a public hearing, execution of the MDA and eventual final decision.

Terms of Agreement

1. Zoning to be IPFZ.
 3. Applicant(s) and any successors shall comply with all City policies, processes, ordinances, standards, and specifications.
 4. All Master Planned infrastructure elements on or adjoining the property shall be designed and installed by the applicant.
 5. The City and County come to an agreement around the purchase of the current Wasatch County Administration Building.
 6. All City Engineer Requirements shall be met prior to any final development plans being approved.
- Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans

being approved. The following are site and infrastructure concerns known at this time that need to be addressed and finalized through the development process: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

- Preserve any land identified as potentially needed by UDOT for the by-pass corridor until such time as UDOT completes the EIS and identifies the preferred route alternative. Once preferred route is identified, dedicate land needed to allow for road construction as dictated by UDOT.
- Regional transportation plan calls for widening of 100 South (Midway Lane). Coordinate with UDOT and dedicate land as necessary for existing road ROW and future widening.
- Design, construct, and pay for widening of Southfield Road to collector road standards and match grade and width of already constructed road cross section to the south of this project property.
- The irrigation water line in South Field Road will need to be continued along the frontage of the subject project property and tied into the irrigation water line located on the north side of 100 South Street installed by new high school project in order to complete the loop and provide adequate water pressure.
- Master Planned regional trail along east side of property will need to be designed and constructed with project.
- The City owns and operates 2 existing parallel sewer lines along 100 South (Midway Lane). Provide dedicated sewer easement extending at least 10 feet beyond the existing sewer lines in both directions using City standard easement language.
- Verify existing sewer easement is correctly located and recorded and connect to the sewer line on West side of property for sewer service.
- Comply with any pioneering agreements in place for any infrastructure reimbursements that City is obligated to enforce and collect.

FISCAL IMPACT

N/A

CONCLUSION

CONCLUSION

Wasatch County is seeking annexation of 20.8 acres of land directly west of Southfield Park, for the purpose of constructing a new administration building at the site. Staff is seeking further direction for the MDA that will be included with this Annexation Agreement.

Findings

1. The Annexation is within the Annexation Policy Boundary.
2. The Annexation meets the requirements of Utah State Code.
3. The Annexation is not consistent with the General Plan, but is consistent with the current surrounding zoning.
4. On January 14th, 2025 the Planning Commission approved a positive recommendation, with an additional condition that has been added to the list of conditions.

ALTERNATIVES

Not an Action Item

POTENTIAL MOTIONS

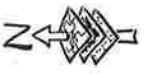
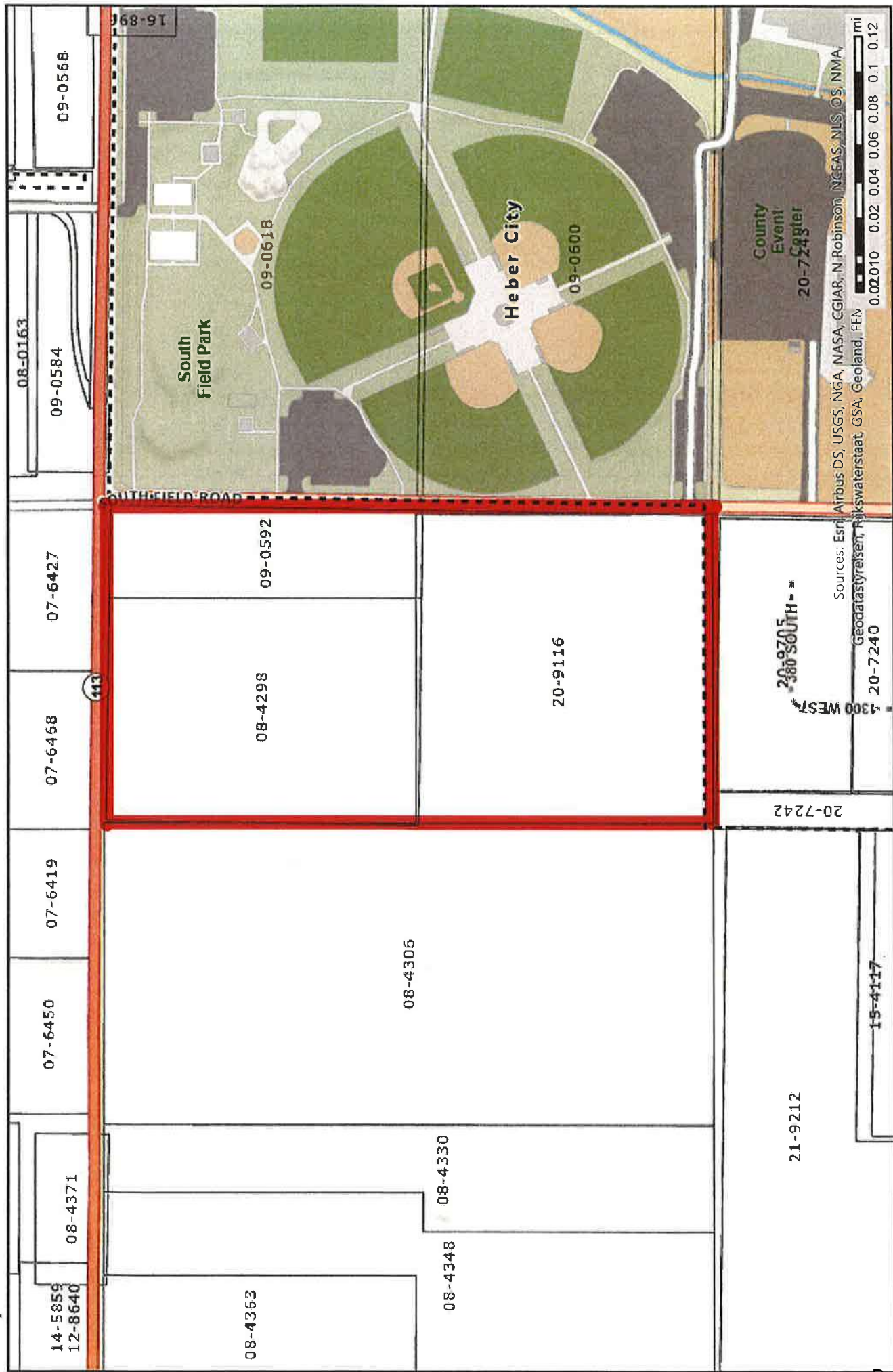
Not an Action Item

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Vicinity Map
2. Annexation-Policy-Plan-PDF-MAP
3. Utah State Code Regarding Annexation Acceptance
4. Typical Annexation Process
5. Petition - Received 7.30.2024
6. WCAB Planning Commission Feasibility Report
7. Wasatch County Admin Building Annexation (February 18 2025 City Council - WORK)



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Expansion Area Map

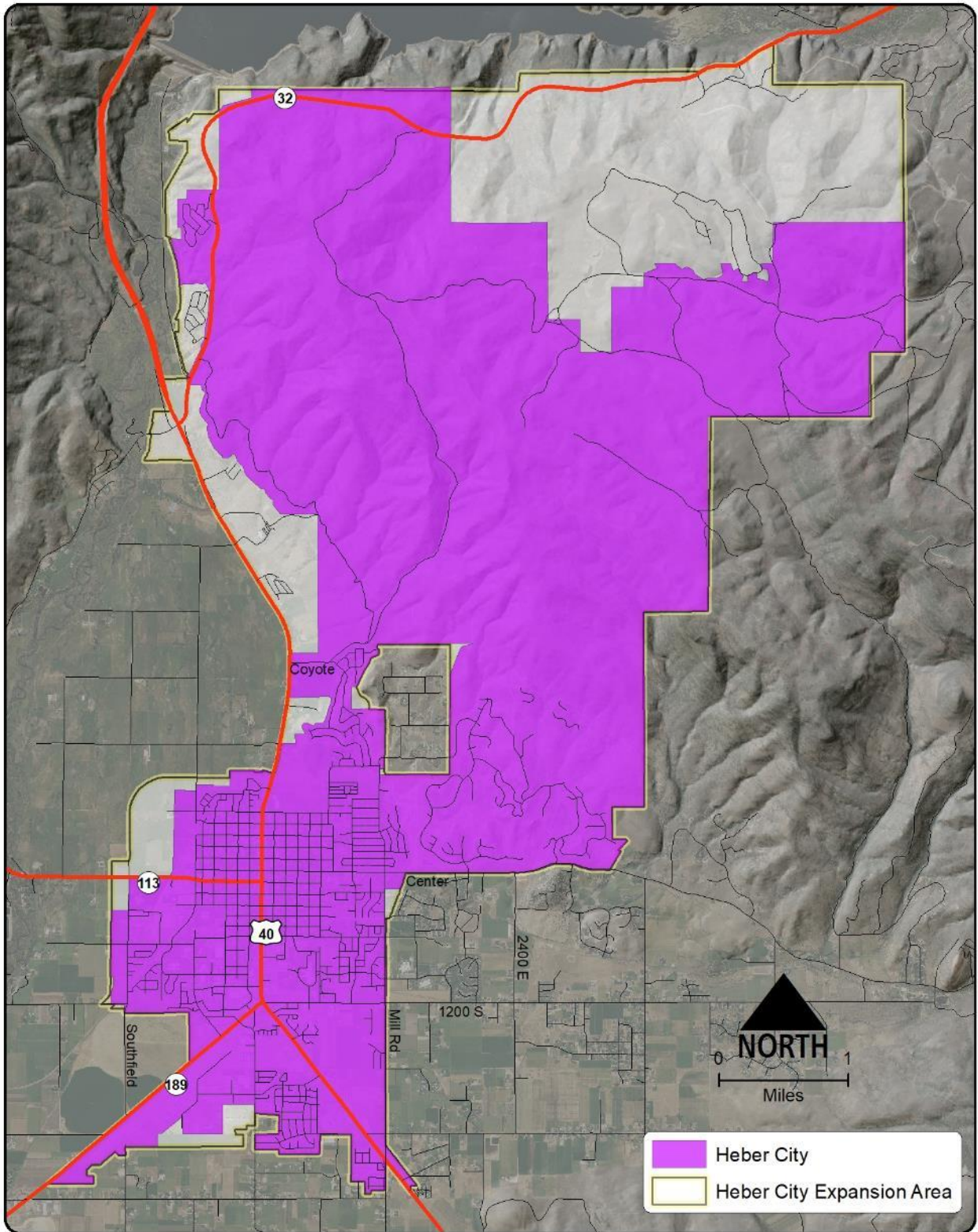


Exhibit 1: Utah State Code Regarding Annexation Acceptance

10-2-405. Acceptance or denial of an annexation petition -- Petition certification process --
Modified petition.

(1)(a) (i) A municipal legislative body may:

(A) subject to Subsection (1)(a)(ii), deny a petition filed under Section 10-2-403; or

(B) accept the petition for further consideration under this part.

(ii) A petition shall be considered to have been accepted for further consideration under this part if a municipal legislative body fails to act to deny or accept the petition under Subsection (1)(a)(i):

(A) in the case of a city of the first or second class, within 14 days after the filing of the petition; or

(B) in the case of a city of the third, fourth, or fifth class, a town, or a metro township, at the next regularly scheduled meeting of the municipal legislative body that is at least 14 days after the date the petition was filed.

(b) If a municipal legislative body denies a petition under Subsection (1)(a)(i), it shall, within five days after the denial, mail written notice of the denial to:

(i) the contact sponsor; and

(ii) the clerk of the county in which the area proposed for annexation is located.

(2) If the municipal legislative body accepts a petition under Subsection (1)(a)(i) or is considered to have accepted the petition under Subsection (1)(a)(ii), the city recorder or town clerk, as the case may be, shall, within 30 days after that acceptance:

(a) obtain from the assessor, clerk, surveyor, and recorder of the county in which the area proposed for annexation is located the records the city recorder or town clerk needs to determine whether the petition meets the requirements of Subsections 10-2-403(3) and (4);

(b) with the assistance of the municipal attorney, determine whether the petition meets the requirements of Subsections 10-2-403(3) and (4); and

(c) (i) if the city recorder or town clerk determines that the petition meets those requirements, certify the petition and mail or deliver written notification of the certification to the municipal legislative body, the contact sponsor, and the county legislative body; or

(ii) if the city recorder or town clerk determines that the petition fails to meet any of those requirements, reject the petition and mail or deliver written notification of the rejection and the reasons for the rejection to the municipal legislative body, the contact sponsor, and the county legislative body.

(3)(a) (i) If the city recorder or town clerk rejects a petition under Subsection (2)(c)(ii), the petition may be modified to correct the deficiencies for which it was rejected and then refiled with the city recorder or town clerk, as the case may be.

(ii) A signature on an annexation petition filed under Section 10-2-403 may be used toward fulfilling the signature requirement of Subsection 10-2-403(2)(b) for the petition as modified under Subsection (3)(a)(i).

(b) If a petition is refiled under Subsection (3)(a) after having been rejected by the city recorder or town clerk under Subsection (2)(c)(ii), the refiled petition shall be treated as a newly filed petition under Subsection 10-2-403(1).(4) Each county assessor, clerk, surveyor, and recorder shall provide copies of records that a city recorder or town clerk requests under Subsection (2)(a).

Exhibit 2: Typical Annexation Process

Typical Annexation Process

Process	Month								
Month	1	2	3	4	5	6	7	8	9
Notice of Intent									
Submittal									
Acceptance									
Certification									
Protest Period									
Plan. Commission									
Public Hearing									
MDA									
Approval									
Lieutenant Governor									
Record Plat									

PETITION FOR ANNEXATION INTO HEBER CITY

Annexation Name: Wasatch County Administration Building Project

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated:
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. The signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation;
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address: **Corner of South Field Road and Midway Lane
100 S South Field Road, Heber City, Utah 84032**
4. The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith in Exhibit A;
5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B.
6. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit C (value and acreage spreadsheet) and Exhibit D (copies of all tax notices).

7. Land values and acreage within the annexation are as follows:

a. Total acreage within annexation:	<u>20.8 acres</u>	
b. Total private property acreage within annexation:	<u>20.8 acres</u>	
c. Petitioner's acreage within annexation:	<u>20.8 acres</u>	100%
		% of Total Private Area
d. Total Assessed Land Value within annexation:	<u>Tax Exempt</u>	
e. Petitioner's Assessed Land Value within annexation:	<u>Tax Exempt</u>	100%
		% of Total Value

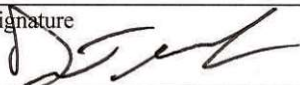
8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;
9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
 - a. the request or petition was filed before the filing of the annexation petition, and
 - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
10. The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit E.
11. A vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit F.
12. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit G. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Wasatch County Administration Building Project

Petitioner 1

Petitioner Name Dustin Grabau, representing Wasatch County	Phone Number (435) 657-3180
Mailing Address 25 N Main Street Heber City, UT 84032	Email Address DGrabau@wasatch.utah.gov
Parcel Numbers 08-4298, 09-0592, 20-9116	
Signature 	Date 7/30/24

Petitioner 2

Petitioner Name Richard Breitenbeker	Phone Number (435) 657-3181
Mailing Address 25 N Main Street Heber City, UT 84032	Email Address rbreitenbeker@wasatch.utah.gov
Parcel Numbers 08-4298, 09-0592, 20-9116	
Signature 	Date 7/30/24

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION CONTACT SPONSOR

Designate at least one but not more than five of the signers of this petition as “Sponsors”, one of whom must be designated as the Contact Sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name Dustin Grabau, representing Wasatch County	Phone Number (435) 657-3180
Mailing Address 25 N Main Street Heber City, Ut 84032	Email Address DGrabau@wasatch.utah.gov
Parcel Numbers 08-4298, 09-0592, 20-9116	

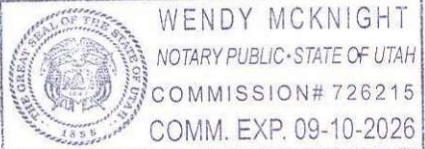
ENTITY: WASATCH COUNTY


By: Dustin Grabau
Name/Title:

STATE OF Utah)
 COUNTY OF Wasatch) : ss.

On this 30 day of July, 2024, personally appeared before me the above named:

X who is personally known to me,
 whose identity I verified on the basis of _____
 who is authorized to sign on behalf of the entity/(ies) that own the property
 to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



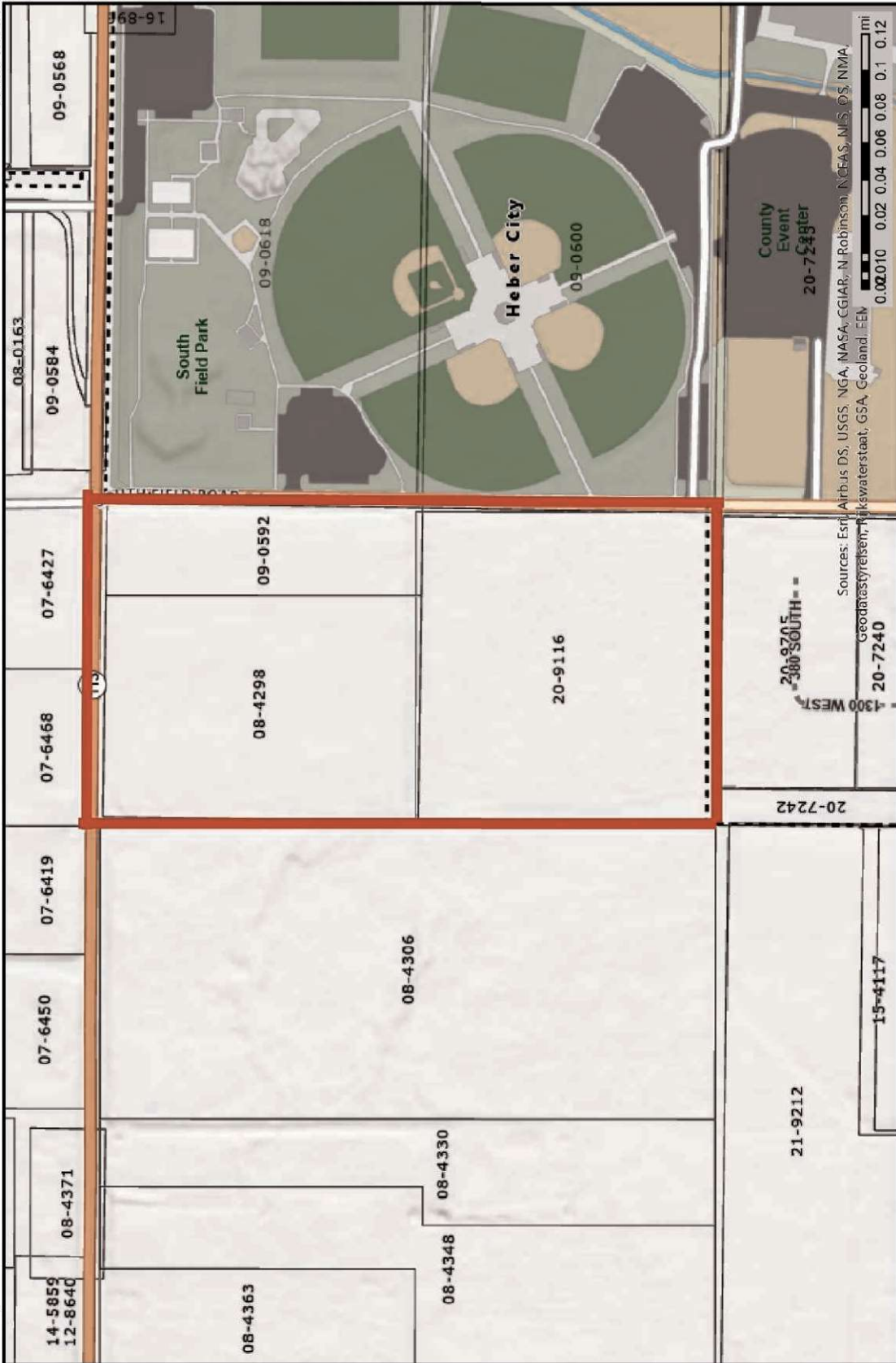

 NOTARY PUBLIC

My Commission Expires: 09/20/2026

NOTICE

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EXHIBIT A: ANNEXATION MAP



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EXHIBIT B: PROPERTY DEEDS

Ent 395742 Bk 1094 Pg 211-212
Date: 04-NOV-2013 1:46:03PM
Fee: \$13.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: ATLAS TITLE INSURANCE HEBER

Special Warranty Deed

Parkside Holdings LLC, A corporation organized and existing under the laws of the State of UTAH
As Grantor

hereby **CONVEY AND WARRANT, against those claiming by, through or under the Grantor** to:

Wasatch County
Grantee, 25 North Main Street Heber City, UT 84032

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:


SEE ATTACHED LEGAL DESCRIPTION:

Grantor does covenant with the Grantees and their assigns that the above-described Real Estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said Grantees and their assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2012 AND THEREAFTER.

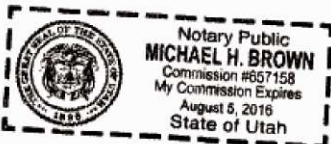
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

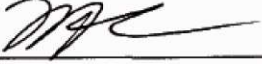
WITNESS THE HAND OF SAID GRANTOR THIS 29 DAY OF OCTOBER, 2013

) 
) **Parkside Holdings LLC**
)
By: Dave Garner, Managing Member
)

STATE OF UTAH)
) §.
County of WASATCH)

On this 29 day of October, 2013, personally appeared before me Dave Garner, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that Dave Garner is the Managing Member of Parkside Holdings LLC, the Corporation that executed the foregoing instrument and that said document was signed by Dave Garner in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and said Dave Garner acknowledged to me that said corporation executed the same.





Notary Public

Parcel 1:

Beginning 2.69 chains South of the Northeast corner of the Northeast quarter of Section 1, Township 4 South, Range 4 East, Salt Lake Base and Meridian; running thence South 10.50 chains; thence North 89°12' West 7.58 chains; thence North 0°48' East 10.50 chains; thence South 89°12' East 7.43 chains to the point of beginning.

Tax id no. OWC-1022

Parcel 2:

Beginning 2.69 chains South of the Northwest corner of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian; running thence South 10.50 chains; thence South 89°12' East 2.93 chains; thence North 00°48' East 10.50 chains; thence North 89°12' West 3.07 chains to the point of beginning.

Tax id no. OWC-1544

WARRANTY DEED

Ent 359401 Bk 1014 Pg 1509-1509
Date: 18-MAY-2010 11:22:37AM
Fee: \$ 0.00 Check Filed By: EMP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
File # WASATCH COUNTY

THE DON L. HICKEN FAMILY TRUST, with principal place of operation at 165 West 200 South, Heber City, State of Utah, GRANTOR, for an in consideration of one payment in the amount of \$36,000.00, the execution of THE PROMISSORY NOTE WITH WASATCH COUNTY, and other good, adequate and valuable consideration, HEREBY CONVEYS AND WARRANTS to WASATCH COUNTY, a political subdivision of the State of Utah, GRANTEE, fifty [50] shares of Spring Creek Irrigation Company Stock and the following-described real property located in Wasatch County, State of Utah:

Commencing at a point 52 rods South from the Northeast corner of said Section 1, Township 4 South, Range 4 East, and running West 30 rods; thence South 40 rods; thence West 40 rods; thence North 40 rods; thence West 11.20 rods to the place of beginning.


This property is located in Wasatch County and is part of Tax ID # OWC-1023.

WITNESS the hand of said GRANTOR this 11 day of May, 2010,

Don L. Hicken
Don L. Hicken, Trustee

State of Utah)
):
County of Wasatch)

On this 11th day of May, 2010, personally appeared before me Don L. Hicken the signer of the foregoing WARRANTY DEED, who duly acknowledged before me that they signed the same personally and as trustee of the Don L. Hicken Family Trust and that the Trust executed the same.

 LESLIE J RABY
NOTARY PUBLIC - STATE OF UTAH
Commission #579333
COMM. EXP. JUNE 11, 2013

Leslie J Raby
Notary Public

EXHIBIT C: VALUE & ACREAGE

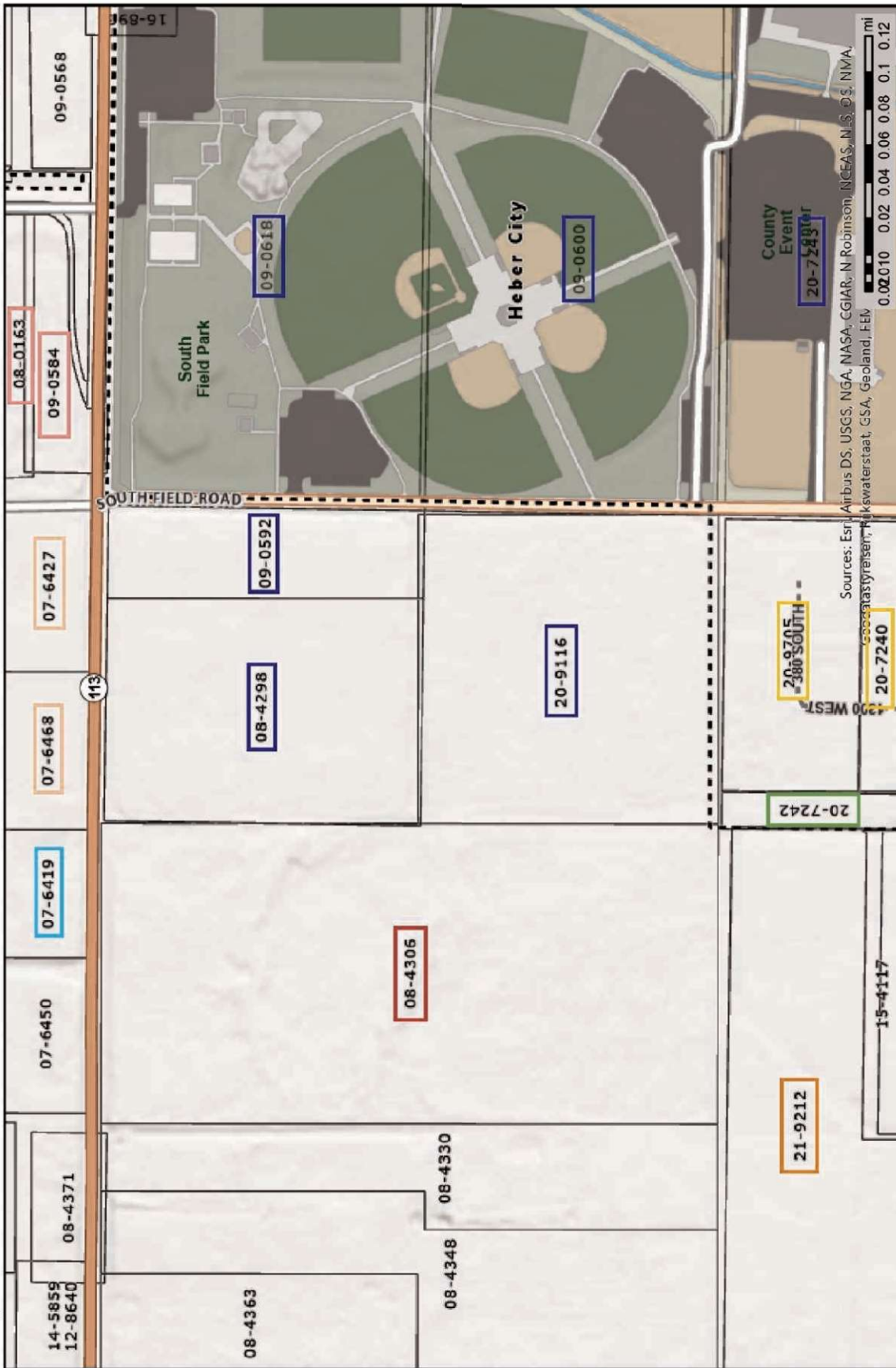
EXHIBIT D: PROPERTY TAX NOTICES

**Exhibit D is not applicable.
All parcels are tax exempt.**

EXHIBIT E: LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

EXHIBIT F: VICINITY MAP

Map Title



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EXHIBIT G: CONCEPT PLAN

E D A



Conceptual Site - est. Fit

Wasatch County Administration Building

June 24, 2024

STATE: UT



October 31, 2024

Heber City Planning Commission
75 N Main Street
Heber City, Utah 84032

Dear Heber City Planning Commission,

Wasatch County filed an annexation petition on August 5, 2024, which was accepted by Heber City Council on August 20, 2024. The Heber City Guide to Annexation indicates that we should now submit an application to the Planning Commission, including a feasibility report. Wasatch County respectfully submits the following feasibility report as supplemental information to the annexation petition.

The unique nature of a county government annexing property for a public facility into a city obviates some typical feasibility considerations, notably those related to tax impacts. Wasatch County's primary annexation goals are to enhance government services and infrastructure, align with Heber City's long-term downtown development goals, and to comply with Utah Code Section 17-16-9 related to offices of county officers. After careful consideration on the feasibility of the development for all involved parties, Wasatch County believes this plan achieves those goals.

Respectfully submitted,

Richard Breitenbeker
Management Analyst
Wasatch County Manager's Office





Administration Building Feasibility Report

In accordance with the Heber City Annexation Policy Plan and associated Guide to Annexation, applications for Heber City Planning Commission review should include a feasibility report addressing items listed therein. The listed items broadly fall into categories of population density, geography, and fiscal impacts. This report discusses land use and then these categories to provide additional context regarding the annexation petition and to facilitate Planning Commission review.

The scope of the Wasatch County Administration Building (WCAB) Annexation Petition includes three parcels surveyed to be 20.45 acres on the western border of Heber City. Parcels 08-4298, 09-0592, and 20-9116, hereafter “the property,” are located at the approximate address 100 S South Field Road, Heber City, Utah 84032. Wasatch County purchased parcel 20-9116 in 2010 and parcels 08-4298 and 09-0592 in 2013. All three parcels are still owned by Wasatch County.

Wasatch County intends to build a new administration building on the site, envisioning it as a new expression of the County’s role and mission. The current administrative facility was built as a courthouse in 1968. Its architecture and role as a bomb shelter reflect the pragmatism of its day. It is hoped a new building will last another 60 years and be a place the community sees as a landmark worthy of preservation. Design teams are directed to match Wasatch County’s brand personality of being rural, friendly, and understated. The building itself will complement the agricultural scale and public service provision of nearby properties while remaining a performative and pragmatic facility.

Better By Nature

Wasatch County brings out the best in people by making it easy to share and enjoy a beautiful natural setting in high mountain valleys. Since 1859, our pioneering families have built a sense of community and connection that continues today. We invite everyone to serve their families and neighbors, spend time outdoors, respect the land and one another, and honor the heritage of the place we call home.

Land Use

“The County should have growth policies that reinforce and are complementary to the City’s growth policies so that a cooperative and coordinated development within the County and City occur.” – Heber City Annexation Policy Plan

Zoning

The property is located within the boundary of Heber City’s current expansion area (Exhibit A) adjacent to projected public and residential land use designations within Heber City (Exhibit B). No islands or peninsulas would be created by the proposed annexation. Current County zoning is A-20 Agricultural, and the parcels are currently being farmed through lease arrangements. Surrounding parcels are currently zoned County A-20 Agricultural to the north and west, Heber City IPFZ to the east, and Heber City R-1 Residential to the south.

Development plans include construction of a new administration building on the northern half of the petition property while leaving the southern half undeveloped. Future development of the southern half of the property is expected at some point, but awaits further Wasatch County and partner agency master planning. The parcels are anticipated to be combined as part of the development process. Annexation is expected under Heber City’s Institutional and Public Facilities Zone (IPFZ) to both comply with the intended use of the parcels and the adjacent zoning. Development plans will also seek opportunities for interconnectivity and extension of adjacent park facilities across Southfield Road, including things like recreation event overflow parking, pedestrian walkways, and trail extensions.

Corridor Preservation

The property was originally purchased by Wasatch County for the purpose of preserving a hopeful route for a future bypass. This was part of the community’s collective effort to guide a future bypass route by facilitating a community-planned path. At that time this community-planned bypass route ran the full North-to-South length of the west side of the property.

UDOT’s Heber Valley Environmental Impact Study (EIS) process is ongoing, but all five of its alternate routes involve utilizing portions of the property. A combination of the five EIS routes has been created to set limits for design. Exhibit C overlays this combination of EIS routes onto the area. This method and its results were created with direct input from UDOT. Because construction of a new administration building will almost certainly precede construction of

any bypass, continued cooperation will be essential to plan development that doesn't impede future bypass options.

As of the time of writing, UDOT's EIS process has resumed revising alternate routes to account for Mountainland Association of Governments (MAG) projections for growth east of Highway 40 and north of 900 North. UDOT believes all five alternate routes will be insufficient to accomplish their purpose and will thus need to be revised. This has in turn delayed conservation easements in the North Fields that overlap with any of the five EIS routes. UDOT has maintained, however, that routes are unlikely to meaningfully change in the area immediately surrounding these annexation parcels. Wasatch County will continue to seek UDOT's endorsement regarding this project in the development process. The establishment of a bypass route will ultimately provide the boundary clarification as well as the agricultural separation desired by the Heber City Annexation Policy Plan.

Population Density

Growth

There is no current population associated with these parcels (unless you count cows) and this development thus represents no net change in Heber City population. Daytime visitors would shift from the location of the current Wasatch County Administration Building to the new location, discussed more fully below. Wasatch County does not intend for this public facility to spur further development generally or within the immediate area. Like most government services, this plan is a response to public needs. In this instance, the needs are results of a rapidly growing populace.

Recent census data estimates Wasatch County's current 2024 population at 37,144. A 2022 study from the Kem C. Gardner Institute (Exhibit D) projects Wasatch County's population to be 44,904 by 2030 and 81,022 by 2060. This varies only slightly from the 2023 MAG *Socioeconomic Forecast* and would make Wasatch the second fastest growing county in Utah. Projected median household income in the county will trend upward despite employment growth not keeping pace with population. Notably, county population will exceed 40,000 within the next 4 years, triggering a state reclassification as a third-class county, which is no longer defined as rural. Net migration to Utah outpaced natural population increase in 2021 and will drive nearly three-quarters of Wasatch County population growth by 2060. The statewide working age population is expected to contract.

Each of these factors in isolation indicates an increase in demand for County services. Together they illustrate a future demographic that is less local, wealthier, and even more likely to commute. Wasatch County anticipates both growth in demand for services, and also changes in the types of services needed. A new location provides for direct service growth now and in the future, an increase in capacity to address future changes in services, and relocating the public's access to these services.

Access

The current administration building is located at the origin point of the north-south and east-west transportation axis at the traditional heart of the city. As the city and its transportation network have grown, that prominence is no longer central. It is not now known whether the EIS bypass can successfully reroute US40, but the new location would maintain strong north-south access using expected bypass routes. Through good City foresight, South Field Road is prepared to connect traffic to and from a future bypass. The current east-west axis is misaligned at the location of the administration building, with Center Street acting as the main corridor to the east and 100 S/SR113/Midway Lane to the west. It is not clear which of these two corridors would provide the most ideal access for public services.

Access to the current building is most often achieved off a congested Main Street. In short to intermediate timeframes, the shift will likely have mildly positive impacts to Main Street traffic. The new administration building will, however, also bring state Driver's License Division services from their location at 600 S and Center Street onto a main corridor. This will remove some traffic from largely residential streets. In longer timeframes, access to County services should be more convenient for residents without also driving traffic into downtown Heber. Changes to internal staffing in response to demand could include up to 100 individuals across all partners and departments over the next 20 years. A report of estimated trip generation at this location is attached as Exhibit E.

The Heber City Annexation Policy Plan anticipates needing an additional 645 acres of public land in the next 20 years. Recognizing most of that will need to be accomplished through careful Heber City planning, this annexation represents a modest contribution. The addition of public land into Heber City and the realignment of County services both open up areas to facilitate the stated goals of Envision Heber 2050.

Geology, Geography, and Topography

Geotechnical investigation was performed by AGEC on July 22, 2024. It found layers of top soil, lean clay, clayey sand, and then gravel with silt. A map of the investigations is attached as Exhibit F. Investigation results vary minimally across the property. No serious construction concerns appear in their report. A generally flat topography can be seen in Exhibit G and similarly raises no concerns for construction. The property is also not close enough to the Provo River for flood zones or environmental protections to raise development concerns. No other related issues present feasibility obstacles, but the site is geographically proximate to areas of interest to Heber City.

The Annexation Policy Plan informs the future expansion area within the Annexation Boundary Map. As stated, these parcels are contained within the current expansion area. The Annexation Policy Plan further identifies specific areas within a half mile of city limits and provides justification for excluding those areas from the expansion map. The “North Fields” and “South Fields” are both listed with justification for exclusion. The property would most likely be considered part of the South Fields, but is adjacent across Midway Lane to what would likely be considered North Fields.

“Heber City desires a separation between itself and other municipalities with agricultural and/or open lands. ... The City opposes expansion of municipal services west of the canal.”

Preliminary conversations with Heber Light & Power indicate no concerns connecting to existing nearby infrastructure. Design anticipates connecting to an oversized wastewater pipe within a sewer easement that runs along the west side of the property. The property is actively irrigated for agricultural use. Culinary water is currently delivered to properties immediately east and south. Wasatch County owns more than sufficient shares to supply planned and future development. Municipal services are proximate and feasible to deliver.

“Consistent with the General Plan, Heber City will not annex properties in the North Fields. ... The Expansion Area Map utilizes the future Main Street Bypass as the future north and northwest municipal boundary adjoining the North Fields. The City will only entertain annexations of property up to and including the bypass upon condition of dedication of the requisite right of way for the bypass according to current UDOT requirements.”

While the property is not located within the North Fields, Wasatch County and Heber City share an interest in preserving them. Wasatch County is proactively interested in locating bypass right of way on the property to protect the North Fields to the greatest extent possible.

Fiscal Impacts

The current and future status of the property as tax exempt preempts analysis of tax base implications for both City and County. Most remaining potential fiscal impacts come from logistical topics previously addressed in this report. Heber residents should be insulated from service provision costs that could be incurred to the City, and County WCAB project costs could impact all County residents.

Heber Impacts

“The potential revenue and benefits may include 1) Property Tax; 2) Sales tax; 3) Utility hookup fees; 4) Utility Franchise Fees; 5) Impact Fees; and 6) exaction or related fees based on rough proportionality to city and county costs; 7) Intangible benefits that accomplish a stated goal of the General Plan or other City planning document. The City Council will weigh these factors in determining whether or not to grant a petition for annexation.”

Construction sales taxes will be relatively minor. Other one-time Heber City revenues, like hookup fees and impact fees, will be offset by the cost to connect service. Because utility infrastructure exists nearby, regular fee calculations can cover those one-time connection costs. Similarly, ongoing municipal services are addressed according to their regular fee rates. Heber City is likely to see only a very minor change in total ongoing revenues and costs. Intangible benefits mentioned in other sections can be summarized as making way for Heber City’s Envision Heber 2050 project to develop their main street in financially beneficial ways.

Countywide Impacts

The WCAB Finance Plan was presented to Wasatch County Council on September 18, 2024. The total \$43 million budget will be paid from a combination of existing capital savings, development fees originating within the MIDA area, and a lease revenue bond leveraging new types of future intergovernmental revenue from MIDA. This will spare existing county residents, including current and future Heber City residents, from paying into the WCAB financing. To reiterate, no property tax increase related to this development is planned.

Like fiscal impacts to Heber City, the financial impact to County residents will be minimal. Even future residents in the MIDA area will be minimally impacted because future MIDA revenues will be generated from tourism industries and out-of-state visitors. Wasatch County does anticipate inflationary and growth-related staffing costs generally, but not in relation to this development project. Moreover, all operating funds can be more efficiently used in a more purpose-built facility.

List of Exhibits

Exhibit A – Heber City Expansion Area Map

Exhibit B – Heber City 2017 Land Use Map Analysis

Exhibit C – UDOT EIS Route Overlay

Exhibit D – Utah Long-Term Planning Projections, Kem C. Gardner Institute

Exhibit E – Hales Engineering Trip Generation Study Memorandum

Exhibit F – AGEC Geotechnical Investigation Locations

Exhibit G – Ensign Engineering ALTA Survey

Exhibit A

Expansion Area Map

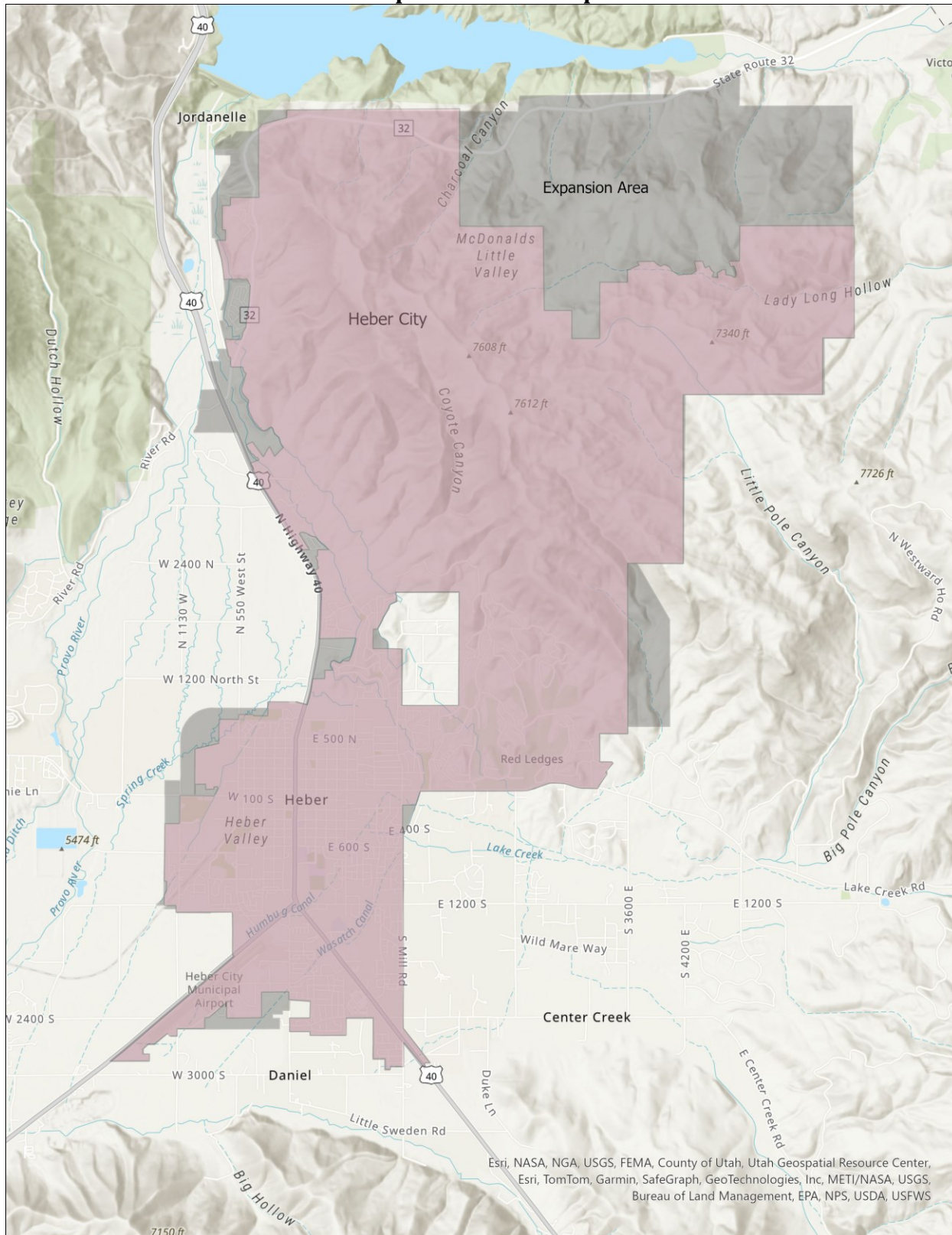


Exhibit B

2017 Land Use Map Analysis

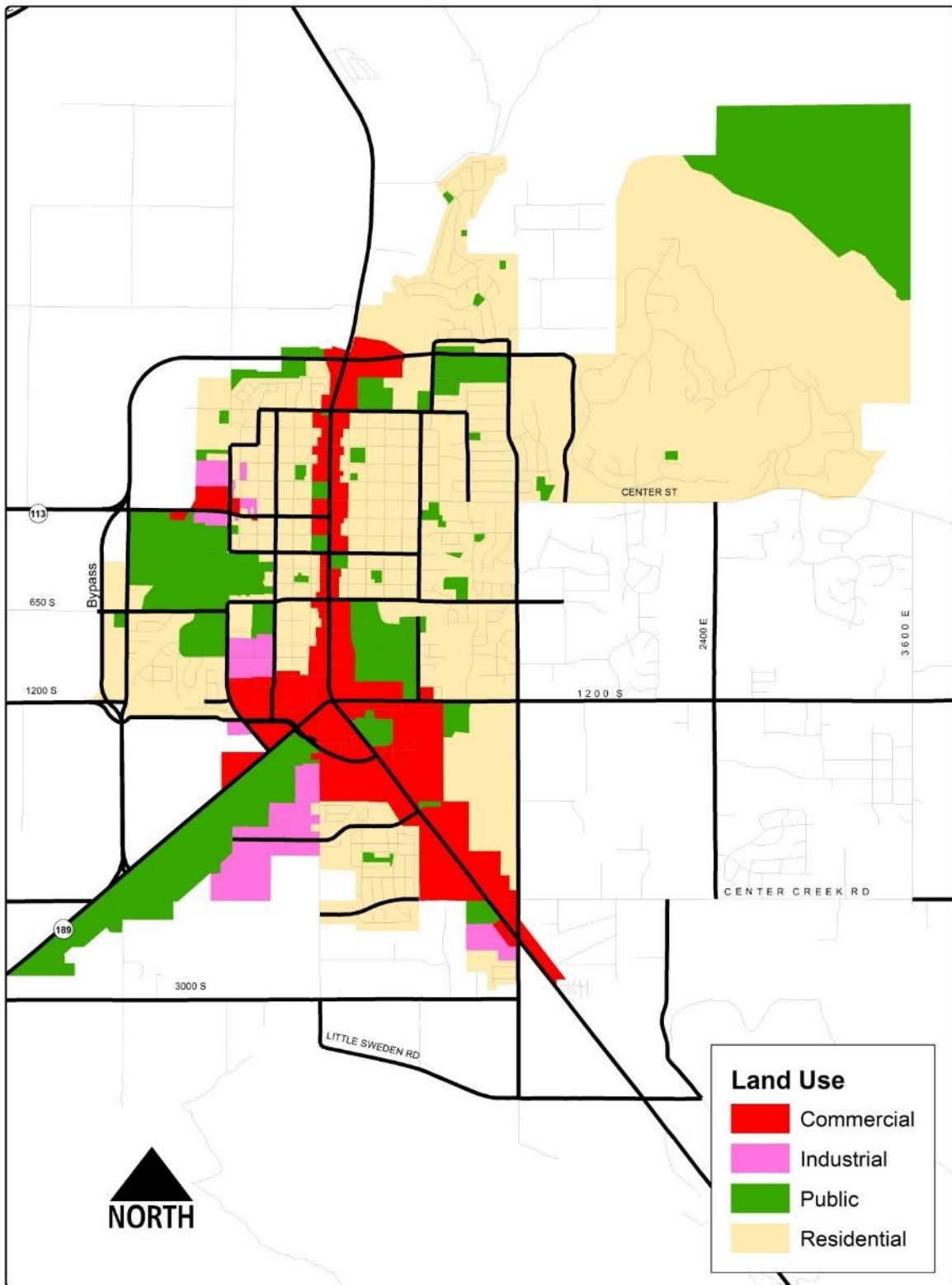
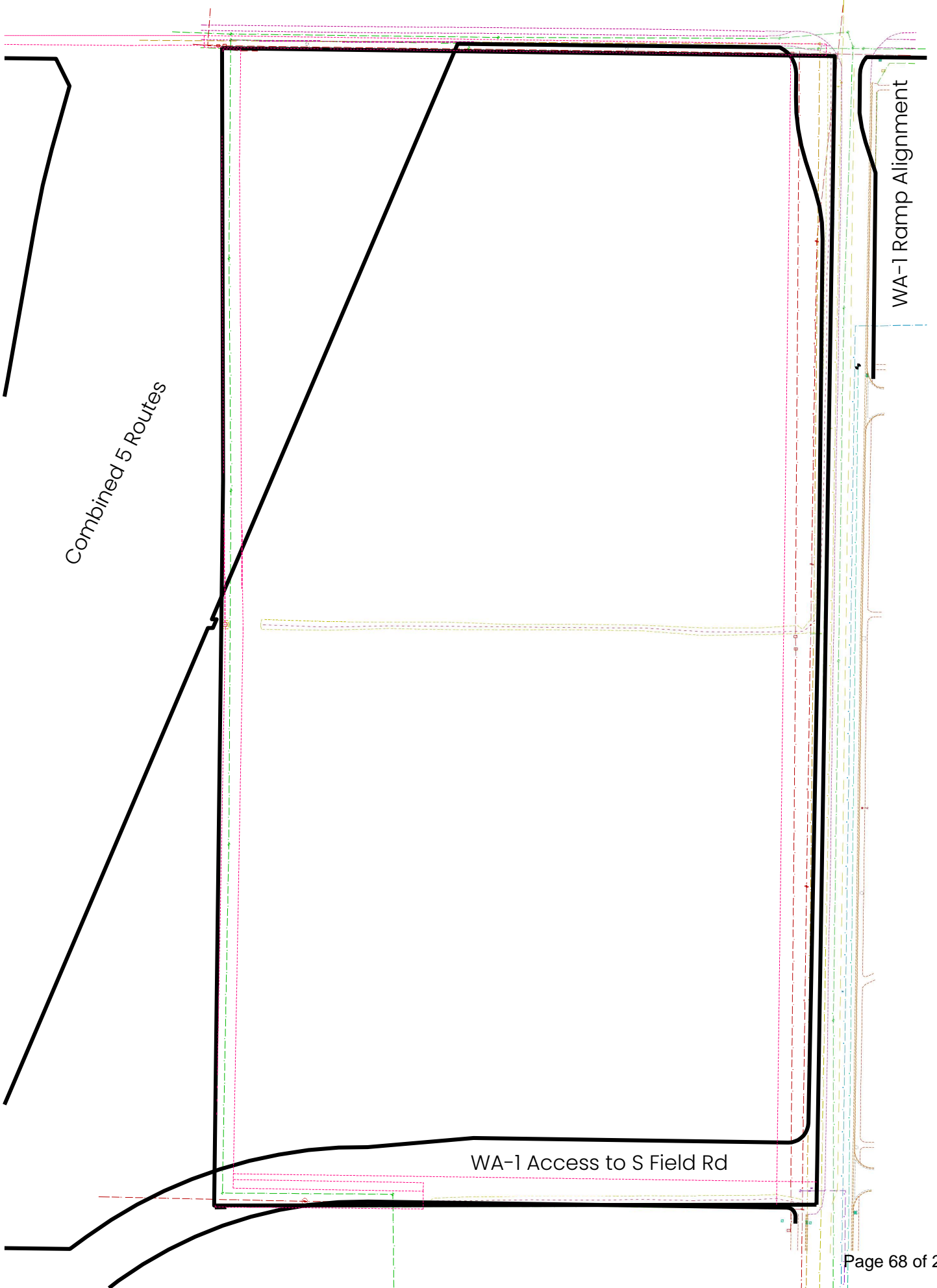


Exhibit C



Data Tables

Table 5: Utah Population by County, 2010-2060

County	2010	2020	2030	2040	2050	2060	Absolute Change 2020-2060	Percent Change 2020-2060	Rank
Beaver County	6,645	7,076	8,008	8,777	9,397	10,181	3,105	43.9%	14
Box Elder County	50,084	57,886	67,637	75,494	83,130	89,997	32,111	55.5%	10
Cache County	113,307	133,743	163,345	185,948	207,094	226,084	92,342	69.0%	8
Carbon County	21,390	20,449	21,098	20,689	21,475	22,422	1,973	9.6%	25
Daggett County	1,076	943	905	910	942	1,009	67	7.1%	28
Davis County	307,712	363,419	411,564	472,344	529,711	580,155	216,736	59.6%	9
Duchesne County	18,689	19,608	18,796	19,351	20,807	23,133	3,525	18.0%	23
Emery County	10,991	9,824	9,862	9,674	10,066	10,731	907	9.2%	27
Garfield County	5,167	5,084	5,071	5,294	5,499	5,941	857	16.9%	24
Grand County	9,227	9,664	9,920	11,375	12,474	14,119	4,455	46.1%	13
Iron County	46,241	57,658	77,312	85,248	91,299	98,098	40,440	70.1%	7
Juab County	10,260	11,831	14,438	17,586	20,617	23,331	11,500	97.2%	5
Kane County	7,113	7,692	8,834	9,769	10,511	11,433	3,741	48.6%	12
Millard County	12,513	13,010	13,378	12,777	12,304	11,739	-1,271	-9.8%	29
Morgan County	9,516	12,353	15,080	18,184	21,301	24,207	11,854	96.0%	6
Piute County	1,548	1,442	1,577	1,625	1,663	1,708	267	18.5%	22
Rich County	2,280	2,517	2,795	3,059	3,311	3,534	1,018	40.4%	17
Salt Lake County	1,032,281	1,188,213	1,316,739	1,451,869	1,572,359	1,672,102	483,889	40.7%	15
San Juan County	14,715	14,541	14,712	16,186	17,280	18,923	4,382	30.1%	20
Sanpete County	27,834	28,560	31,839	34,693	37,100	40,096	11,536	40.4%	18
Sevier County	20,793	21,571	22,739	23,044	23,326	23,650	2,079	9.6%	26
Summit County	36,573	42,394	47,079	52,303	56,493	59,603	17,210	40.6%	16
Tooele County	58,369	73,149	96,600	115,253	133,001	148,890	75,742	103.5%	3
Uintah County	32,722	35,679	37,260	39,112	42,971	46,446	10,767	30.2%	19
Utah County	518,707	664,258	853,711	1,021,077	1,185,679	1,338,222	673,964	101.5%	4
Wasatch County	23,689	34,933	44,904	57,112	69,483	81,022	46,089	131.9%	2
Washington County	138,435	182,111	265,865	337,326	401,757	464,528	282,417	155.1%	1
Wayne County	2,775	2,490	2,556	2,712	2,850	3,028	538	21.6%	21
Weber County	232,015	262,727	295,538	331,771	366,031	396,265	133,539	50.8%	11
State of Utah	2,772,667	3,284,823	3,879,161	4,440,560	4,969,929	5,450,598	2,165,775	65.9%	0

Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

Exhibit D - 2

Table 7: Utah Employment by County, 2010-2060

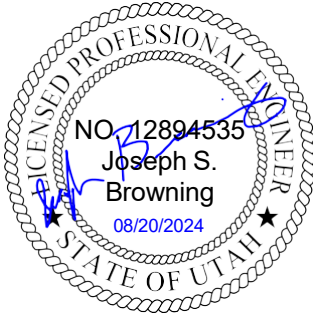
County	2010	2020	2030	2040	2050	2060	Absolute Change 2020-2060	Percent Change 2020-2060	Rank
Beaver County	3,612	4,030	4,388	4,676	5,069	5,406	1,376	34.1%	18
Box Elder County	24,827	29,826	35,753	38,514	41,233	42,807	12,981	43.5%	12
Cache County	66,052	82,979	97,811	109,684	120,531	126,714	43,735	52.7%	10
Carbon County	11,867	11,174	10,945	10,937	11,728	12,600	1,426	12.8%	25
Daggett County	599	525	647	680	704	736	212	40.3%	16
Davis County	149,652	196,858	236,180	260,029	288,350	310,889	114,031	57.9%	7
Duchesne County	11,083	11,669	12,180	12,325	12,705	12,924	1,255	10.8%	27
Emery County	5,595	4,980	5,038	4,661	4,478	4,595	-385	-7.7%	28
Garfield County	3,426	3,352	3,869	3,849	3,907	3,855	503	15.0%	24
Grand County	6,452	7,534	9,348	9,657	10,176	10,634	3,100	41.1%	15
Iron County	22,221	30,263	36,443	41,287	45,726	49,603	19,339	63.9%	5
Juab County	4,774	5,553	6,742	7,563	8,333	8,956	3,402	61.3%	6
Kane County	4,381	5,130	6,078	6,385	6,934	7,346	2,215	43.2%	13
Millard County	6,558	7,428	7,849	8,082	8,290	8,349	922	12.4%	26
Morgan County	4,028	5,262	6,314	6,975	7,621	7,881	2,619	49.8%	11
Piute County	631	639	615	591	576	568	-71	-11.2%	29
Rich County	1,290	1,629	1,833	1,899	2,017	2,079	449	27.6%	22
Salt Lake County	735,647	945,896	1,140,373	1,264,859	1,398,926	1,491,496	545,599	57.7%	8
San Juan County	6,311	6,508	7,223	7,647	8,028	8,476	1,968	30.2%	20
Sanpete County	11,308	13,369	15,259	16,396	17,021	17,392	4,022	30.1%	21
Sevier County	11,209	12,638	12,958	13,386	14,475	15,413	2,775	22.0%	23
Summit County	33,292	38,852	52,424	56,784	59,582	60,046	21,194	54.5%	9
Tooele County	21,321	23,890	30,286	34,572	38,715	41,676	17,786	74.4%	3
Uintah County	18,016	18,213	19,679	20,883	22,687	24,083	5,869	32.2%	19
Utah County	255,012	374,457	479,028	549,051	640,493	721,028	346,572	92.6%	2
Wasatch County	10,971	17,609	23,185	26,219	28,752	29,396	11,787	66.9%	4
Washington County	70,274	104,797	143,157	172,488	196,373	214,794	109,997	105.0%	1
Wayne County	1,736	1,917	2,240	2,347	2,525	2,688	771	40.2%	17
Weber County	118,657	144,624	166,113	178,639	193,749	205,921	61,297	42.4%	14
State of Utah	1,620,802	2,111,604	2,573,957	2,871,064	3,199,703	3,448,350	1,336,746	63.3%	0

Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

Exhibit E

MEMORANDUM

Date: August 20, 2024
To: Heber City
From: Hales Engineering



Subject: Heber Wasatch County Administration Building Trip Generation Study

UT24-2813

Introduction

This memorandum discusses the trip generation study completed for the proposed Heber Wasatch County Administration Building development in Heber, Utah. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Heber, Utah

Background

The proposed development is located at the Southwest corner of South Field Rd / 100 S (Midway Ln) in Heber, Utah. The project includes a 60,000 sq. ft. government administration building which will be the new primary offices for the County.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11th Edition, 2021)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 1,356 trips on an average weekday, including 202 trips during the morning peak hour, and 104 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Heber - Wasatch County Administration Building								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Government Office Building (730)	60	KSF	1,356	50%	50%	678	678	1,356
AM Peak Hour								
Government Office Building (730)	60	KSF	202	75%	25%	152	50	202
PM Peak Hour								
Government Office Building (730)	60	KSF	104	25%	75%	26	78	104
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021.								
SOURCE: Hales Engineering, August 2024								

Access

The County could consider placing their access locations along South Field Road across from the accesses for Southfield Park. The North Access would be approximately 400 feet south of South Field Road / 100 South intersection and on the west side of the South Field Road. The South Access would be approximately 1,280 feet south of South Field Road / 100 South intersection and on the west side of the South Field Road. The recommended North and South accesses would eliminate offsets and therefore conflicting lefts with the existing accesses along South Field Road. Alternatively, an access could be considered in between the North and South locations if one of the other accesses is not feasible.

Regional Project Evaluation

The UDOT Heber Bypass EIS purposes five alternatives for the Heber Valley Corridor project, as described below:

- Alternative one: West Bypass Limited- Access Grade-Separated (WA1)
 - This option proposes an interchange that will require significant right-of-way acquisition on the northwest corner of the proposed project parcel.
 - There will also be right-of-way acquisition on the northeast corner and the south end of the proposed project parcel.
 - South Field Road / 100 South will be used as the main interchange intersection for the northbound traffic entering the freeway.
 - The suggested South Access would not work with this alternative due northbound traffic exiting the freeway. The off-ramp for the northbound traffic will be using the suggested South Access location to intersect with South Field Road. In this scenario, an access between the North and South access locations should be considered.

- Alternatives two through five: West Bypass Parkway At-Grade (WB1, WB2, WB3, WB4)
 - This option purposes a signalized intersection and will require right-of-way acquisition on the northwest corner of the proposed project parcel.
 - The South Field Road / 100 South intersection would be approximately 0.1 miles away from the proposed 100 South / West Bypass Parkway intersection.
 - It may be difficult to coordinate signals at the South Field Road / 100 South and 100 South / West Bypass Parkway intersection due to the proximity of the two intersections.

Conclusions

The findings of this study are as follows:

- The proposed development includes a 60,000 sq. ft. administration building. It is anticipated that the project will have up at least two accesses.
- It is anticipated that the proposed project will generate approximately 1,356 trips on an average weekday, including 202 trips during the morning peak hour, and 104 trips during the evening peak hour.
- The County could consider placing their access locations along South Field Road across from the accesses for Southfield Park, and/or potentially an access in between those locations.
- Interchange Impact (Alternative WA1): The proposed interchange will necessitate significant right-of-way acquisition, particularly on the north and south ends of the proposed project parcel. Additionally, the suggested South Access would not be feasible due to the conflict with the northbound off-ramp location.
- Signalized Intersection Impact (Alternatives WB1, WB2, WB3, WB4): The signalized intersection will require right-of-way acquisition on the northwest corner of the proposed project parcel, with additional acquisition potentially needed along the 100 South frontage. These alternatives may present challenges in signal coordination due to the close

proximity (approximately 0.1 miles) between the South Field Road / 100 South intersection and the proposed 100 South / West Bypass Parkway intersection.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Exhibit F

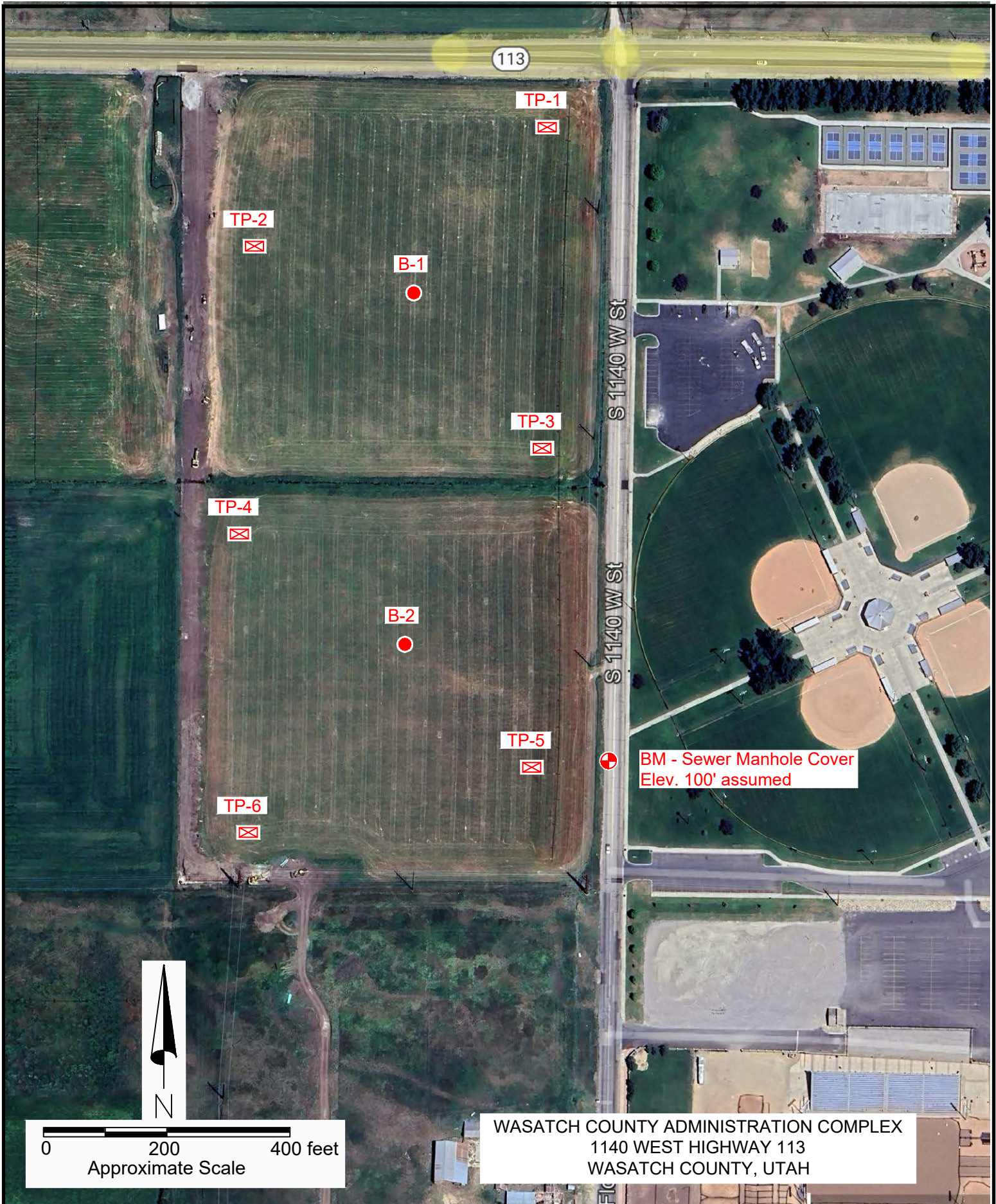
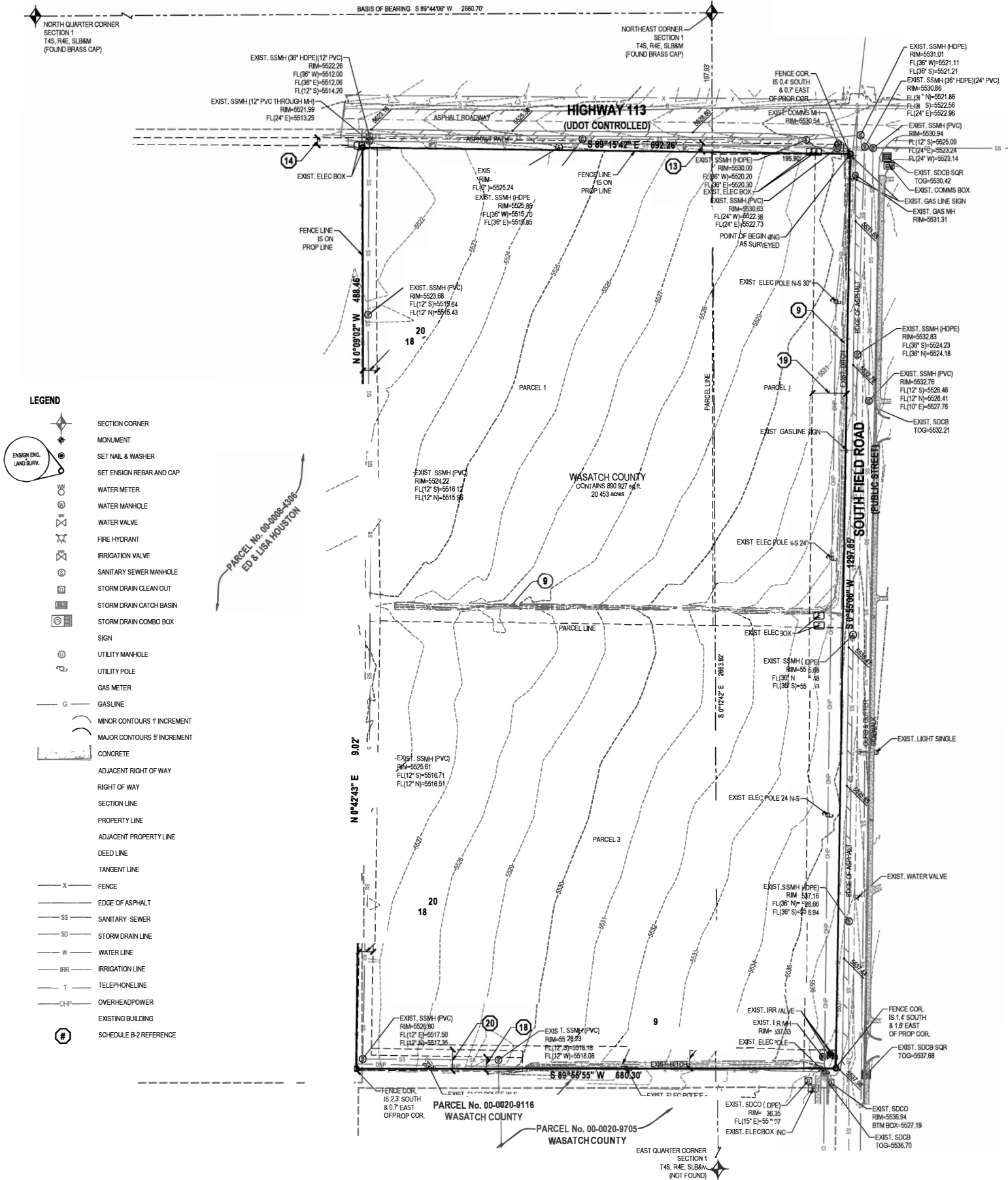


Exhibit G



HEART OF THE WASATCH BACK



Wasatch County Administration Building Annexation

Work Meeting – City Council

Date: 2/18/2025

Summary

1. Wasatch County Manager Dustin Grabau is seeking annexation of 20.8 acres of land directly west and north of the current Heber City Municipal Boundary and adjacent to Southfield Park, for the purpose of developing a new Administration Building for Wasatch County.

Policy Questions:

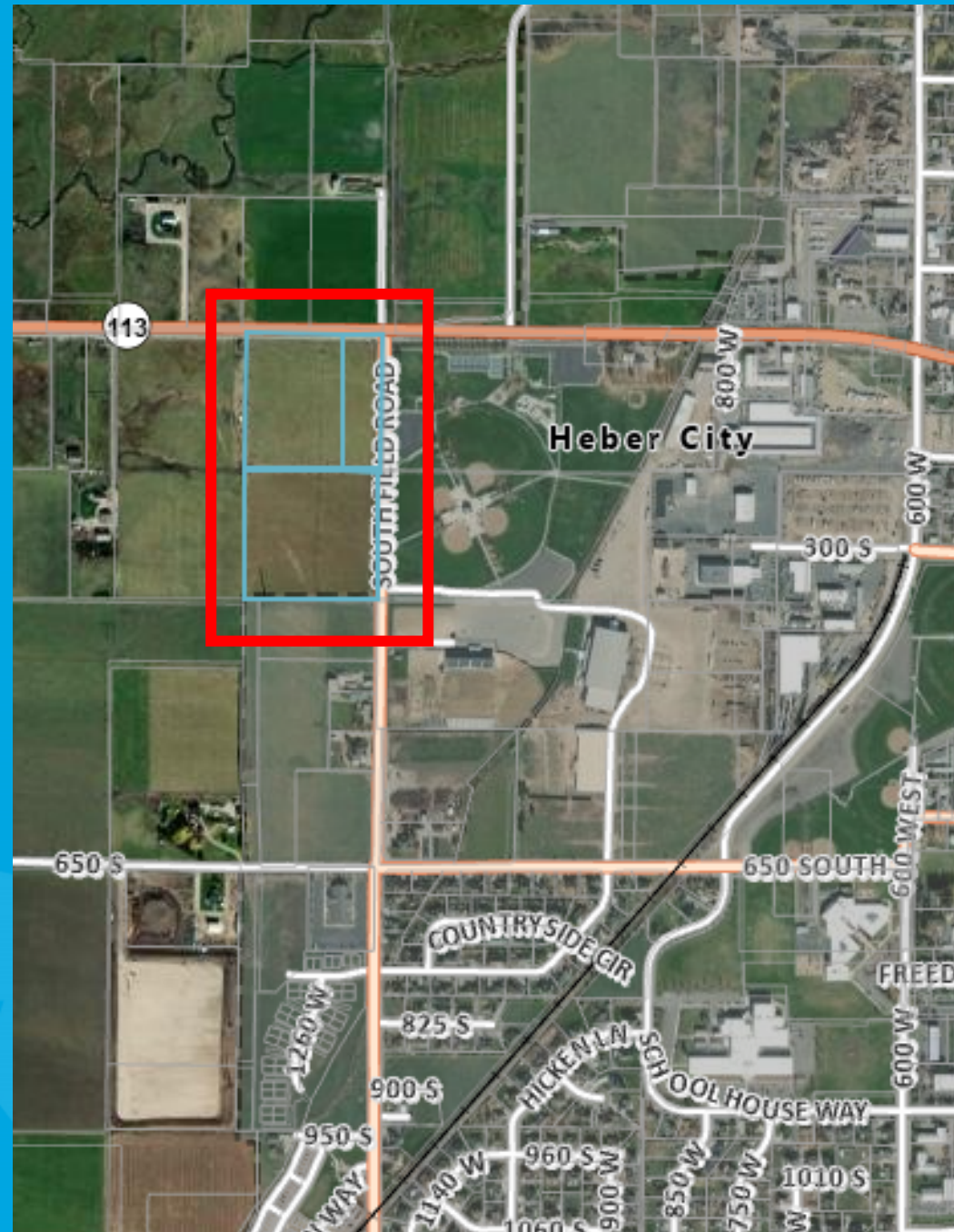
1. Should the City Annex the Wasatch County property?
2. Specifications of the MDA

Area Map

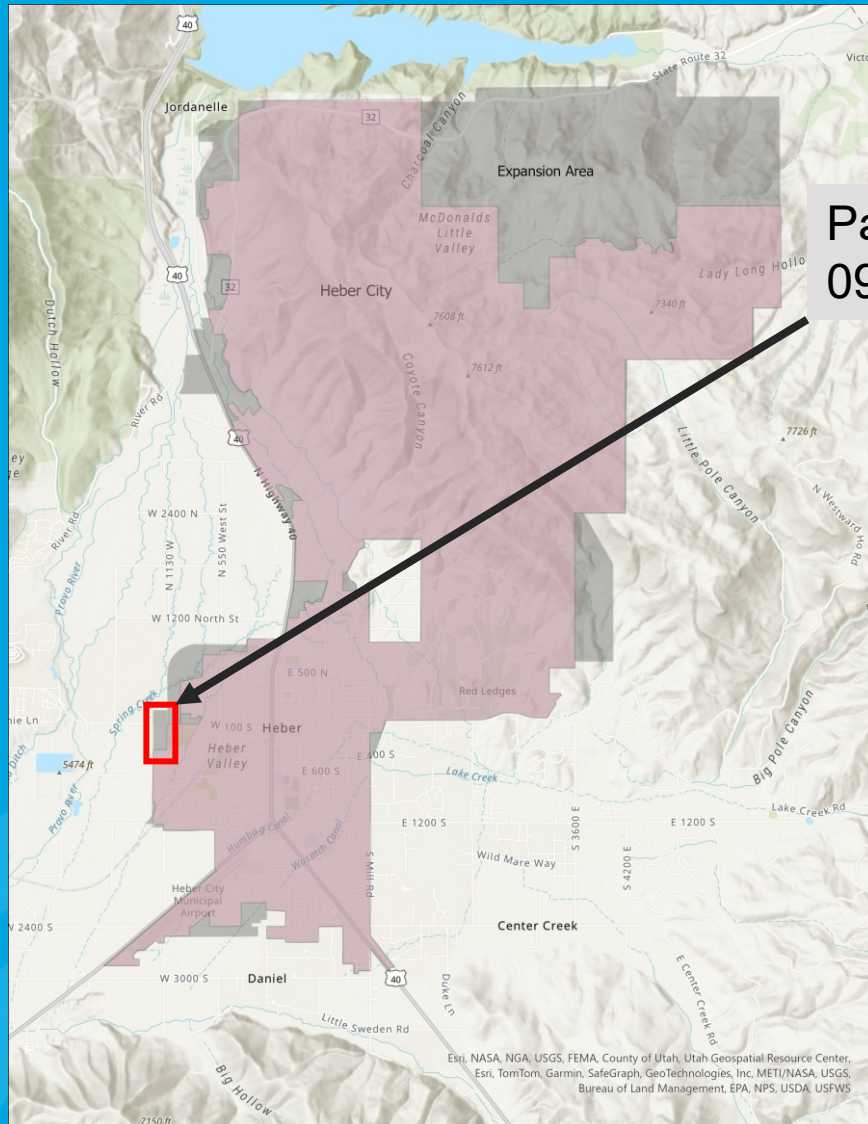
Located at approx. 3725 Lake Creek Rd.

This annexation constitutes three individual parcels: 08-4298, 09-0529, 20-9116.

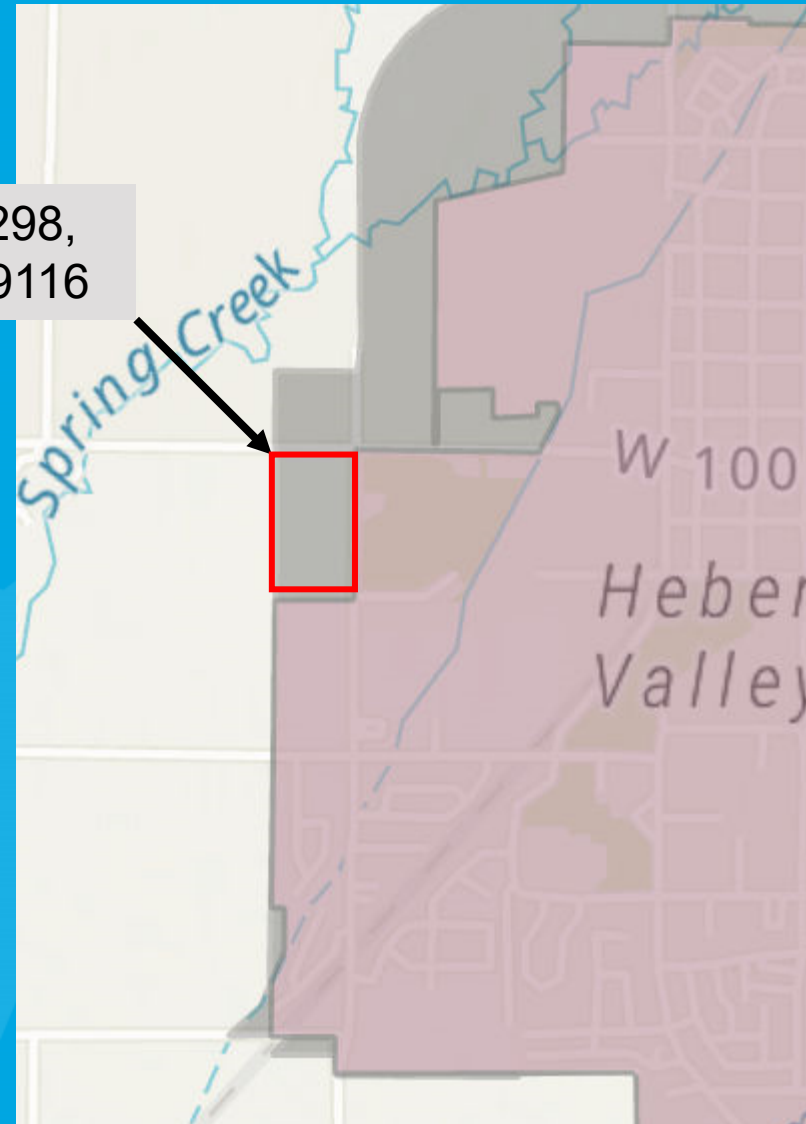
All parcels are owned by Wasatch County.



Annexation Policy Plan



Parcels 08-4298,
09-0529, 20-9116

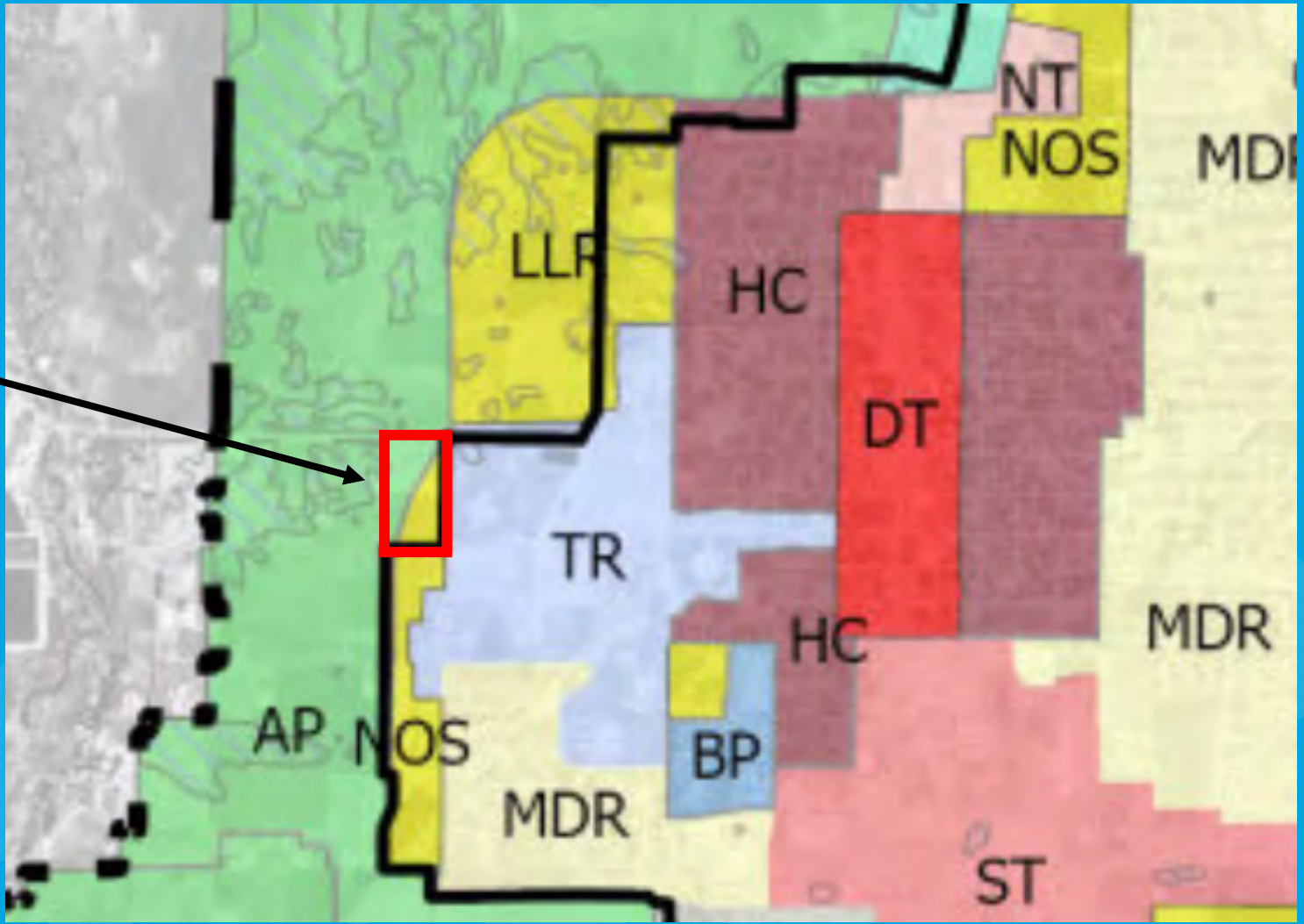


Future Land Use Designation

General Plan Designation:
Agricultural Preservation/
Neighborhoods with Open Space

General Area
of Parcels in
Question

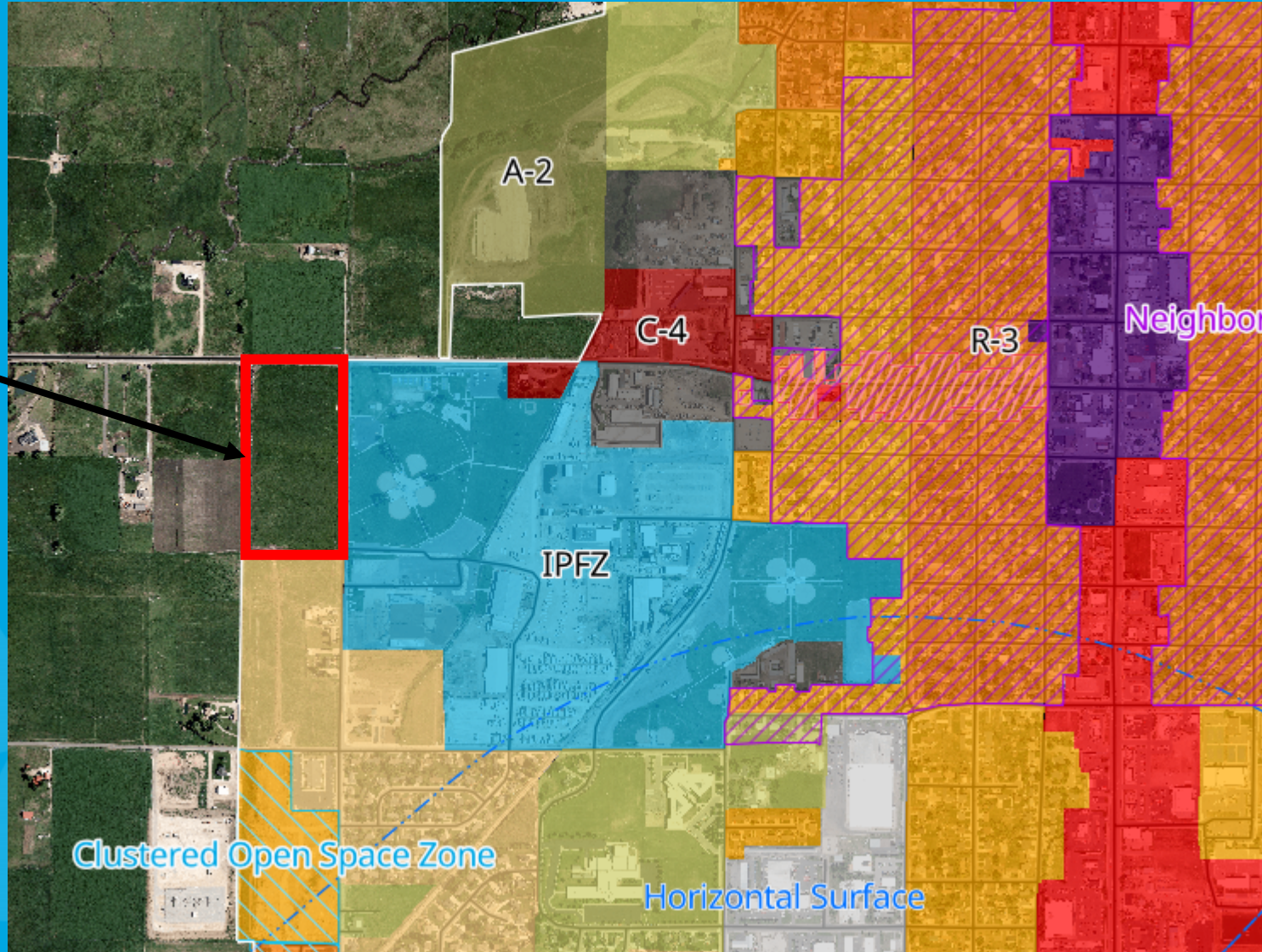
The General Plan
does not consider
locations of future
Public Facilities



Future Zoning Designation

This annexation is proposed to be zoned IPFZ (Institutional and Public Facilities Zone) if approved.

General Area of Parcels in Question

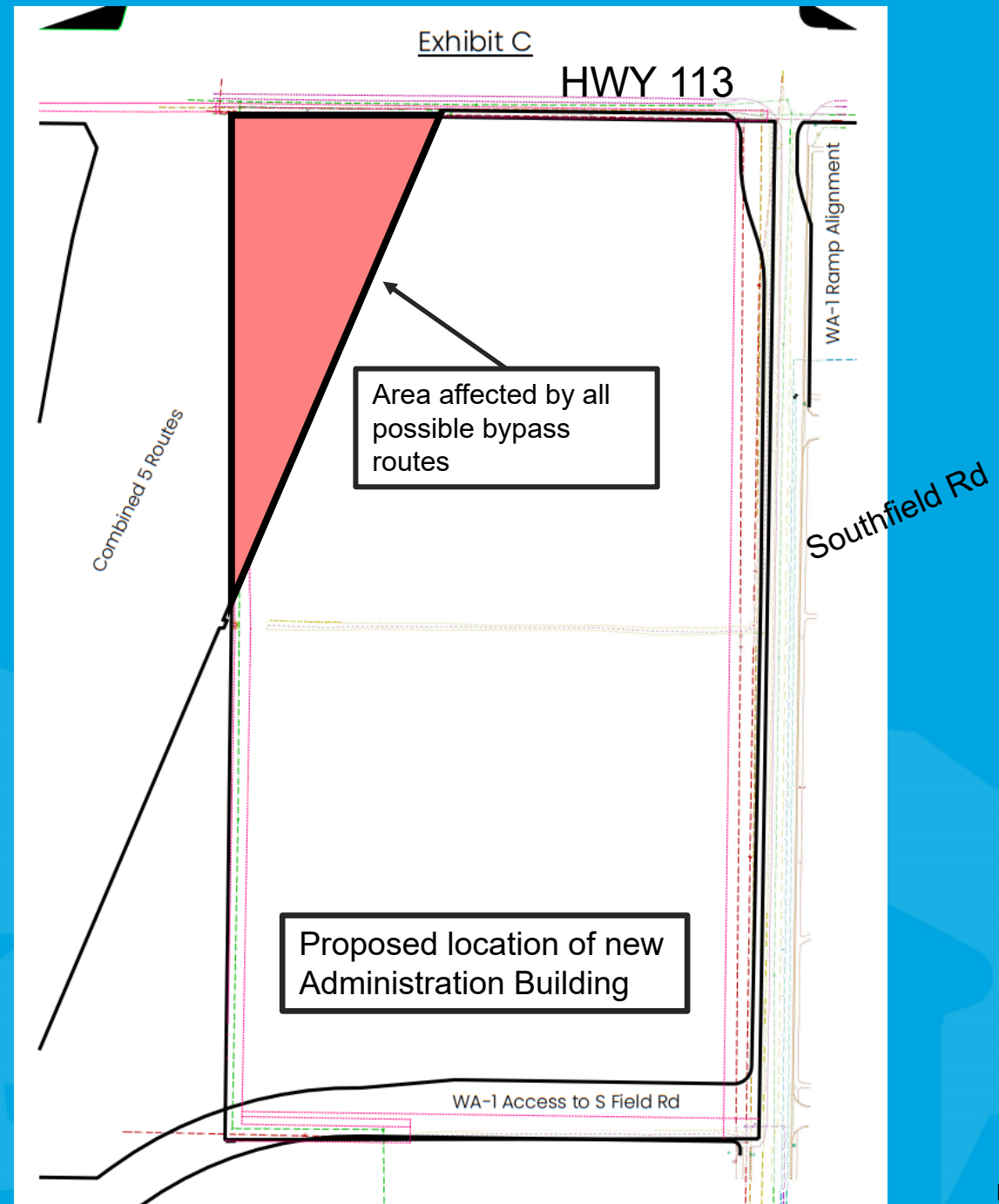


Future Bypass Road

All currently proposed alignments of the potential Heber Valley Bypass Road were used to create this map.

Wasatch County is anticipating to build the new administration building on the southernmost parcel.

UDOT and Wasatch County Officials have been coordinating closely and will continue to do so.



Summary

1. Wasatch County Manager Dustin Grabau is seeking annexation of 20.8 acres of land directly west and north of the current Heber City Municipal Boundary and adjacent to Southfield Park, for the purpose of developing a new Administration Building for Wasatch County.

Policy Questions:

1. Should the City Annex the Wasatch County property?
2. Specifications of the MDA

HEART OF THE WASATCH BACK



Wasatch County Administration Building Annexation

Work Meeting – City Council

Date: 2/18/2025

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Special Heber City Council Strategic Retreat Meeting
January 16, 2025

DRAFT MINUTES

5:00 p.m. Special Meeting

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

- I. Welcome - 5:00 P.M.
Mayor Heidi Franco called the meeting to order at 5:05 pm. She welcomed everyone and invited the Council and guests to partake in the working dinner.

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
Airport Director Travis Biggs
Building Department Manager Curt Davis
Chief of Police Parker Sever
Community Development Director Tony Kohler
Deputy City Recorder Robin Raines-Bond
Engineer Russ Funk
Finance Manager Sara Nagel
Human Resources Manager Cherie Ashe
IT Specialist Anthon Beales
Planning Manager Jamie Baron City
Parks and Cemetery Director Mark Rounds
Public Works Director Matthew Kennard Public Works

Staff Participating Remotely: City Attorney Jeremy Cook

Also Present: Bob McKinley, Dave Richards, Mia Yue, Phil Jordan, Tori Broughton, Ryan Bunnell, Josh Knight, Max Stirling, Spencer Coleman, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: Grace Doerfler, Nick Vaccari, Z, and Sparrow.

1. Check-in (Matt Brower, City Manager)-

Mr. Brower introduced the Agenda.

2. Overview (Matt Brower, City Manager -

a. Ground rules & logistics details

Mr. Brower presented the guidelines he hoped participants would follow to make the meeting productive and enjoyable. He wanted council and board members to participate fully and speak out about topics important to them.

b. Parking Lot of Ideas & Action Register

Mr. Brower introduced two Idea Boards.

- The “Parking Lot” for ideas to be addressed later.
- The “Action Register” for listing tasks and desired outcomes.

3. Desired Outcomes -

a. Reaching Team Potential

Strategic, budget, and policy priorities were discussed.

b. Moving the Community Forward

Mr. Brower asked the Council to define their top priorities, which would guide the budgeting process and capital projects.

c. Finalizing Budget and Policy Priorities

Mr. Brower emphasized aligning the budget with Council priorities.

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

No Public Comments

III. Dinner - Working Dinner (Serving at 5:10 pm)

IV. Celebrating 2024 Victories

1. Presentations

Mr. Brower expressed appreciation for staff efforts. Department heads presented highlights of their work for the year. The PowerPoints and other materials are included in the agenda packet.

V. Guest Speaker -- Nick Vaccari with Meeder Investments.

1. Federal, state and local economic overview

Mr. Vaccari discussed economic trends, Heber City’s portfolio, asset allocations, Federal funds, inflation, and employment rates.

VI. Break

VII. Annual Open Public Meeting Act (OPMA) Training & Conflict of Interest Disclosures

City Attorney Jeremy Cook presented mandatory OPMA training. He reviewed the annual Conflict of Interest disclosures, applicable to elected officials, board and commission members, and employees. Disclosures would be posted on the City’s website, www.heberut.gov.

VIII. State of the Administration

1. Artificial Intelligence (AI) -

Mr. Brower showcased AI applications for the City, including a customer service chatbot.

2. Score Card Summary of Council's '24 Priorities –

The 2024 City Council priorities were reviewed. The progress of current projects was updated.

The Council selected 18 budget and policy priorities.

- 5 completed
- 9 ongoing
- 4 starting.

3. Initiatives Update -

Mr. Brower updated the current projects.

- The Cemetery Columbarium and Administration Building – On Schedule and budget. Mr. Brower complimented the contractor.
- The Main Stage and 200 South Festival Street – Delayed, expected completion in April/May.
- The Central Heber Water and Sewer Line Replacement Project – Entered year four, expected completion in Fall.
- Pressurized Irrigation Metering Project – Scheduled for completion in 2025.
- Coyote Springs Park – Bidding in January 2025, completion in May 2025.
- Murifield Park Expansion – Design 30% done and bidding planned for next year.
- Current Operations include:
 1. Operation Curb Appeal – Painting or wrapping utility boxes.
 2. Arts in Public Places – Downtown murals and roundabout statues.
 3. Operation Flowerpots – Encouraging downtown businesses to display flowerpots.

4. General Financial Overview -

Mr. Brower outlined 2025 financial projections, emphasizing fiscal responsibility and the importance of sales and property tax revenue.

5. Review of Key Trends -

Data on population growth, housing cost, median income, and development trends were presented.

6. Priority Recommendations -

Mr. Brower spoke of transforming the downtown area to capitalize on surrounding developments such as MIDA. He spoke of Highway 40 remaining busy even after completing the Heber Valley Corridor Project.

Other priorities would be :

- Downtown land acquisition
- Feasibility and marketing studies
- City Square Master Plan
- Envision Central Heber Code Updates
- Downtown Parking Plan and shared parking agreements
- CAMS (Community Alliance for Main Street) agreement for event programming

- Completion of 2024 Council Priorities
- Fiscal Sustainability through annual property tax inflationary adjustments
- Airport Compliances

IX. Strategic Topic -- Presentation & Discussion

1. **Unveiling** -- Park, Entryway, and Way-Finding Monuments (30 min) -
Spencer Coleman (Signarama) presented new “Welcome to Heber City” and way-finding signs.
2. **SWOT**: Council Questions & Insights (30 min) -
Staff Department Heads submitted an analysis of the Strengths, Weaknesses, Opportunities, and Threats they recognize in their departments.

X. Wrap Up / Overview of Day One

Motion: Council Member Phillips moved to adjourn.

Second: Council Member Barney seconded.

Voting Yes: Council Members Phillips, Ostergaard, Barney, and Johnston.

Voting No: Aaron Cheatwood.

Motion Passed 4-1.

The meeting adjourned at 9:27 P.M.

Recorder

Robin Raines-Bond, Deputy City

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Special Heber City Council Strategic Retreat Meeting
January 18, 2025

DRAFT MINUTES

8:30 a.m. Special Meeting

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

I. Welcome & Recap of Day 1 - 8:30 A.M.

Mayor Heidi Franco called the meeting to order at 8:34 am. She welcomed everyone and invited the Council and guests to enjoy the working breakfast.

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
Airport Director Travis Biggs
Building Department Manager Curt Davis
Chief of Police Parker Sever
Community Development Director Tony Kohler
Deputy City Recorder Robin Raines-Bond
Engineer Russ Funk
Finance Manager Sara Nagel
Human Resources Manager Cherie Ashe
IT Specialist Anthon Beales
Planning Manager Jamie Baron City
Parks and Cemetery Director Mark Rounds
Public Works Director Matthew Kennard Public Works

Staff Participating Remotely: City Attorney Jeremy Cook

Also Present: Dave Richards, Mia Yue, Phil Jordan, Tori Broughton, Ryan Bunnell, Ron Carlile, Nancy O'Toole, Rachel Kahler (CAMS), Kent Shelton, Mike Glenn (Heber Valley Arts Center), Missy Maughan (Heber Valley Arts Center), Patricia Sweeney (Heber Valley Arts Center), Cortland Nelsen, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: Grace Doerfler, Mike Bradshaw, Phil Jordan, Z, Dallin, and Shortcake5.

II. Public Comments

Mr. Cortland Nelsen from Midway, Utah presented his traffic alternatives for Main Street.

III. Breakfast -- Working Breakfast (Serving at 8:40 am)

IV. Strategic Topics -- Presentations and Discussion

1. Envision Central Heber

a) Downtown Infrastructure Improvement Priorities

i. 100 West Design (60 mins)

Discussion focused on traffic flow, pedestrian safety, and parking. Council members shared concerns and suggestions regarding parking direction (slanted or parallel), street width, and safety enhancements for crossings.

Steps that have been taken:

- Transportation master plan update is in progress
- Identified impacts of changes to 100 E and 100 West.
- An RFP (request for proposal) has been issued for 100 West design.

Mr. Brower shared photographs of the current roundabout art.

b) City Square (Main City Park)

i. Roger Brooks Square Concept Review (60 mins)

Keri Smith, who helped create Indian Creek Park in Caldwell Idaho, presented a Roger Brooks-inspired concept for Main Street Park, including a band shell, skating rink, pop-up shops, and year-round event programming. Event staffing contracted with CAMS (Community Alliance for Main Street) was expected. Offsite Storage would be needed.

ii. Programming (30 mins)

It would be anticipated that CAMS would be in charge of event programming at the Heber City Park. Programming would include concerts, markets, skating, and events.

c) C-Street

i. Initial Path from 200 S to Center Street (20 mins)

The path would lead from Tabernacle Square to Main Street Park.

d) Zoning (45 mins)

i. Parking -- Policies and Shared Parking Arrangements

The City would like to negotiate shared parking agreements with businesses that are closed at night. Parking at the City and County buildings and street parking were discussed. A parking garage could be planned for the future. It is not currently needed.

ii. Final Code Changes Needed to Support Initiative

Zoning or code changes that might be needed to support the Heber City Park were presented.

e) Downtown Funding Strategy (15 mins)

i. CRA

The area of the CRA could be limited to just the downtown destination area. This might facilitate interlocal agreements.

ii. Revenue Stack / Mix

Having commercial and jewel boxes for shopping. Skating revenue and Concert revenue were discussed.

V. Lunch

VI. Strategic Topics -- Presentations and Discussion

1. Heber Valley Arts Center Update (45 mins)

Phil Jordan and Patricia Sweeny presented the concept of the new Heber Valley Arts Center near UVU (Utah Valley University) Wasatch Campus. Visit their website at <https://hebervalleyartscenter.com/> They asked for Council support of the concept. The Amphitheater would be developed first.

2. TAP Tax Annual Distribution Plan (15 mins)

Mrs. Nagel presented how the TAP TAX was received and how it was distributed annually. The TAP TAX is to promote Trails, Arts, and Parks. Currently, the money is allocated in this manner:

- 10% Grants
- 25% Trail maintenance
- 65% Park projects and infrastructure

Last year's Grant Recipients were:

- Commemorative Air Force Museum
- Wasatch Community Foundation
- Wasatch Trails Foundation

Projects included:

- Wasatch Vista All Abilities Playground
- HVRR (Heber Valley Railroad) Trail
- Bart the Bear Mural

Mrs. Nagel asked the Council if they would like to continue the same distribution or change things. The council majority were pleased with the distribution percentages.

VII. Strategic Planning Process -- Council Roundtable Discussion -- Insights for FY 25-26 Priorities

1. Presentations from Council Members

a. Identifying particular areas of priority & common policy interest

Each Council member gave their top 8 priorities.

The Council agreed on these items as priorities for 2025:

- Gateway signs and Way signs
- Obtainable Housing
- Airport Compliance
- Envision Central Heber – Main Street Park, C-Street, Parking, Zoning Ordinances
- Inflation and Property Taxes
- Support Arts Council and Heber Valley Arts Center
- Acquire needed properties and open space – North Fields Proclamation
- Traffic Studies – Main Street, Signal intersections and connectors
- Leadership Role in 2034 Olympic Games Planning
- Historic Preservation

VIII. Strategic Planning Process: Moving Forward

1. Council agreement upon final policy and budget priorities for FY 25-26

Listed above in item VII.

Action Register items that were deliberated and agreed upon are:

- TAP Tax Promotion
- Traffic Enforcement
- Council Chamber A/V issues
- Land Dedication
- North Village Preservation Fee
- Identifying and Correcting Water Losses
- New Staffing needed
- Dark Sky Campaign
- Improve Business Processes

- Inflationary Tax Increase
- E-Bike Policy
- Recycling
- Small Business Support
- SMART (Save More After Renewed Thinking) Program initiative

IX. Wrap Up / Assess the Day's Work / Overview of Day Two

Discussion ensued about an awareness campaign for dark skies and recycling, Heber's part in the Olympics, and anticipated annexations such as Wasatch Highlands, which is under Wasatch County authority.

Motion: Council Member Phillips moved to adjourn.

Second: None

Motion failed.

Talk continued about annexations and building interlocal relationships.

Motion: Council Member Phillips moved to adjourn.

Second: Council Member Sid Ostergaard seconded.

Voting Yes: Council Members Phillips, Ostergaard, Barney, and Johnston.

Voting No: Aaron Cheatwood.

Motion Passed 4-1.

The meeting adjourned at 4:48 P.M.

Robin Raines-Bond, Deputy City Recorder

I have several comments about the E.I.S. process to date.

1. Background.

On March 9th, 2020, I met with the Heber City leaders (Matt Brower\City Manager, Tony Kohler\City Planner, Heidi Franco\Councilwoman) with a Highway #40 concept, as part of the E.I.S. process, that created one way traffic on separate streets (Main and First West or First East). This simple proposal was later shared with two other Council members (Johnson and Kahler) and some County leaders. Mr. Kohler came up with a simple diagram representing the basis of road realignment for a visual representation. This later became the "40F" couplet option for public discussion during the Level I screening process.

In my personal and professional travels in the Midwest and Northwest, I had observed that many regional centers like Heber Valley had adopted this cost effective and practical solution to some of their local traffic and growth challenges. In my conversations and visits, I found that usually there was a combination of external boundaries (Pacific Ocean, mountain ranges, Lake Superior, industrial waste, farmland) that limited the local highway options for a bypass around the City. Also, the business communities and civic leaders were anxious about the loss of business growth, traffic flow and local traffic movement for locals, among many other issues. Cost of development of a new road system was always a big discussion point for local and regional political leaders in their work with the regional DOT staff in various states. All this was an effort, on my part, to see if there was a realistic option to a new road system through the open lands west and north of Heber City, including what benefits could come to Heber City in general with more enhanced 20+ block stretch of one direction traffic between the North\South lanes as I had observed in other communities. As a former resident of Heber City currently living in Midway, I felt an obligation to follow up on this concept.

After attending recent UDOT EIS meetings in Heber Valley, either by via Zoom or in person, I made the effort to contact transportation professionals in Oregon and Montana where I had observed "couplet options" in regional centers in real terms. To be clear, my effort was not to find only support for my proposal for a couplet option in Heber City, but to get a deeper understanding of the pluses and minuses of the couplet format for transportation professionals and local leaders. While disappointed that the 40F option was not on the final list of Level II options for further discussion and evaluation, I submit that the concept has both value and merit for future discussion.

2. Some comments from three transportation professionals regarding 'Couplet' and bypass investments-

Joe Walsh, Regional Director\MDOT, Southwest Region, Butte, Montana, 406-490-0003

_"Overpasses are a necessity for local traffic safety when planning a couplet format." (Butte and Bozeman, Montana)

_"...lots of grant money available for traffic related problems for cities as well as urban renewal."

_"...effort to remove trucks from town but 90% of truck traffic was local and deliveries."

_ "...big bypass to remove trucks but growth and tourism have necessitated both couplet and bypass. Community is struggling with growth including 20k cars in downtown daily. Bypass is very costly with ROW issues and environmental mitigation. Bypass not a solution for daily traffic." (Kalispell)

_ "...new roads- very high cost of with ROW (right-of-way) clearances and interchange development. \$5m per mile minimum currently plus other challenges of access\egress."

_ "...roundabouts are a problem and with too much traffic and often lead to intersections. When they are the wrong choice (for traffic conditions), they are very wrong."

Deer Lodge Co. Traffic Manager [Wayne] speaking about Anaconda, Montana couplet

_ "We have 20 blocks of one way traffic now. It's been a good solution to our growing traffic problems. City and County leaders are mostly pleased with business and residential services. As we are a few miles from I-90 interchange, we get lots of through traffic and tourism from the mountains west and north through Deer Lodge."

_ "...all businesses in favor of continuing one way traffic after some years of growth." (Anaconda)

James Feldman, Senior Transportation Planner, ODOT Region 2, Corvallis, Oregon

_ "Costs for a bypass are very high here along the coast. It was tens of millions of dollars in Lincoln City and Newburg for solutions within the communities alone for a new road."

_ "There are brownfield rehab and business renewal grants for businesses in cities going through couplet transitions."

_ "Safety research shows that speed and visibility improve with couplet improvements at all levels."

_ "Pedestrian and bike improvements with couplet transition are a low cost benefit to locals and visitors. This is a big issue along the coast of Oregon."

_ "Safety comparisons between bypass intersections and couplet intersections are important planning objectives. Talk to engineers. This is a priority for us (Oregon DOT)."

Other Oregon officials with experience in bypass and couplet issues-

-Albany, two existing couplets but looking at bypass. Ron Irish, 541-917-7656

-Astoria, couplet- no bypass. Nathan Crater, 503-338-5173

-Corvallis- couplet and bypass. Greg Gescher, 541-766-6731

-Lincoln City- no bypass but #101 improvements through town. Stephanie Reid, 541-996-2154

-Lebanon- couplet but no bypass. Ron Whitlatch, 541-258-4269

-McMinnville- couplet and bypass. Heather Richards, heather.richards@mcminnvilleoregon.gov

-Newburg- downtown couplet and bypass in process, decades of discussion. Doug Rux, doug.rux@newburgoregon.gov

-Newport- current E.I.S. in process for downtown couplet and bypass. Derrick Tokos, 541-574-0626

-Philomath- couplet with major streetscape improvements under construction. Chris Workman, 541-929-6148

-Tillamook- couplet. Tim Lynda, 503-374-1823.

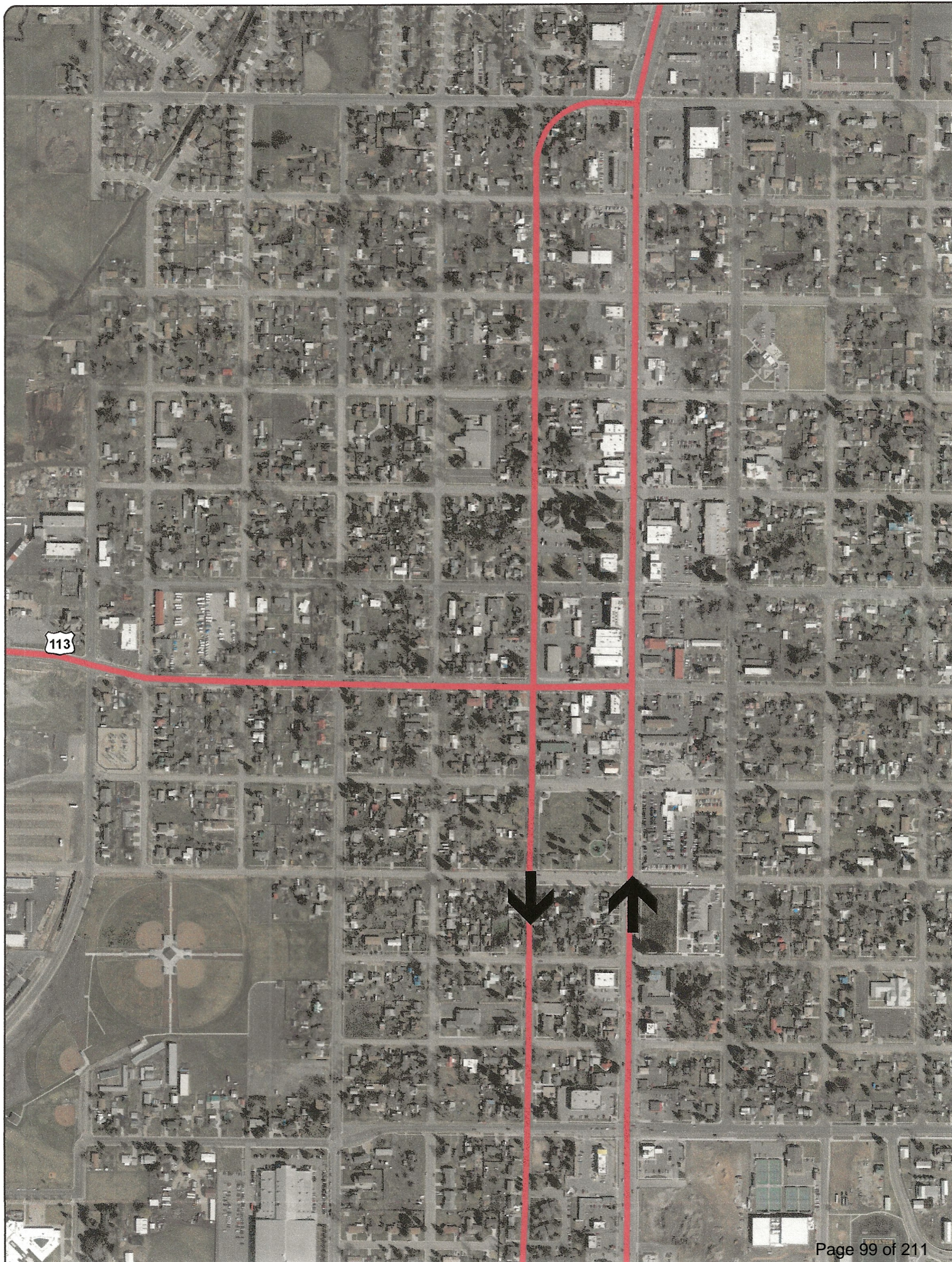
In summary, it is my strong opinion that it would benefit the E.I.S. process to both add the 40F option back to the Level II screening evaluation period. As former State Senator and current UDOT Commissioner Van Tassell said at the County Council meeting some weeks ago, Heber Valley and Heber City in particular are going to go through some major challenges in transportation planning and would be well served to look at all options for #40 and #189 traffic, which means a Heber City option in some form. More importantly, it would serve that objective to bring in a transportation professional from one of the above cities\counties in either Oregon or Montana to meet with UDOT professionals, civic leaders, businesses and private interests to find out the elements of success and costs to communities for either bypass or couplet options over the next evaluation period. Fresh eyes, experience in transportation and community planning, awareness with environmental restrictions, rural and tourism experience, business costs and benefits as a regional center- these assets could be imported for \$1000 to \$3000 to bring in a pro over a couple of days who would assist our EIS process moving forward. I envision a series of meetings over a couple of days with various stakeholders to add depth and experience in evaluating our EIS options. In my former profession, we assisted each other across the country in transferring knowledge, expertise and skills of our planning and resource work. "We stole from each other fair and square!"

3. I support the recently submitted letter from the Wasatch County Council with regards to the a) the historic nature of the North Fields and the Provo River corridor; b) the previous effort by both the Wasatch County Commission (2006) and Heber City Council (2007) to limit road length and assure steady flow for any bypass effort around Heber City; and c) "preserve the beautiful open lands that surround us", including the Clean Water Act and Provo River Mitigation Commission concerns.

4. Finally, many years ago Heber Valley leaders envisioned Heber City as a regional center like Vernal and Moab. This included 4 lane roads in and out of the valley, business and residential expansion, the UVU campus proposal, expansion of the medical and professional services, additional recreational opportunities and other amenities that enhanced our valley in general and Heber City in particular. All that happened, and then some. The U.D.O.T. EIS activity is part of that reality.

I'm convinced that the long term benefit of a couplet option for Heber City and area residents is strong. It may happen with or without a bypass as referenced earlier. There are going to be many issues of street modifications, overpasses at key intersections, impacts on businesses and residents on both north

and southbound lanes. On the positive side, there will be business expansion and opportunities on the block(s) between the north and south traffic, all with a safe left hand turn for access and egress. Funds are apparently available for urban renewal, affordable housing, parks and trails, business and office building expansion along the current corridors, public safety, etc., as the planning moves forward. I hope that we will take the time to evaluate the 40F couplet option.



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**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
January 7, 2025**

DRAFT Minutes

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

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

Mayor Franco called the meeting to order at 4:01 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 Sid Ostergaard
Council Member Scott Phillips

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineer Russ Funk
Chief of Police Parker Sever
Parks and Cemetery Director Mark Rounds
Finance Director Sara Jane Nagel
City Attorney Jeremy Cook
City Recorder Trina Cooke

Staff Participating Remotely: Assistant City Manager Mark Smedley, Planning Manager Jamie Baron, Public Works Director Matthew Kennard, City Engineer Russ Funk, Finance Director Sara Jane Nagel, IT Director Anthon Beales, City Treasurer Mindy Kohler, Deputy City Recorder Robin Bond, Engineer Ross Hansen, Engineering Tech Desiree Muheim, and Human Resources Manager Cherie Ashe.

Also Present: Tori Broughton, Rachel Kahler, Matt Hansen, Kasey Plourde, Bob McKinley, Jason Glidden, Marc and Tracy Calhoun, Mark Austin, Faith Youngreen, Killion Robinson, Laura Hicken, Christy Judd, Allison Salisbury, Jason Talley, Katie Wilking, Todd Anderson, Paul Watson, Steve Downing, Bob and Linda Cohenour, Neil Goldman, Andrew Dorobek, Joe Barney, Phil Jordan, John Fisher, Maxx Cohen, Grace Doerfler - KPCW, Del Barney, Lindy Reioux, Claire Hassett, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Grace Doerfler, Christen Thompson, Brittany Renshaw, B, Andrew Dudik, Jami Hewlett, John, Jones, Kelli, Lauri, Maxx Cohen, MEH, Nick Lopez, S, Shauna Bennett, Bryanna, Catherine, Chelsea Wall, Dantzelle Harper, Ileana A, Jeremy, JH, Liz Lange, Michael Mills, Suellen Winegar, Tara Morris, B, Brad Ehlert, Cami Bingham, Clara Hatcher, DGunn, Doug, Eric Hales, Erin, Faith Youngreen, George Bennett, Hyrum Bosserman, Jen, Jill Snyder, Jon, Julie Button, Justin Moss, Kenneth Roberts, KS, M Bamgartner, Marion Crosby, Meredith, MF, Peggy, RK, RSousen, Shorty5, Tara Morris, Tim, and Tori.

1. The Views on Main Development Agreement Term Sheet (Luke Kennard) - *45 min*

Mayor Franco explained that Work Meeting agenda item one was being pushed to a future date. The meeting would move ahead to Work Meeting agenda item three.

2. Food Truck Court at Midway Lane and 100 West (Jacob Roberts, Planner) - *20 min*

Planner Jacob Roberts explained that the property owners of a currently vacant lot located at 100 West and Midway Lane wished to use the lot for a food truck court. Petitioner Hansen described the future plan for a mixed-use building to be constructed on the location but it would be some years in the future. In the meantime, he felt a food truck court at the location would be beneficial to the community. He described a temporary plan to lay asphalt, install a bathroom, and construct a pavilion or tent to shelter tables. Community Development Director Tony Kohler provided an overview of a meeting between the applicant and the City Staff to negotiate an all-around win for the applicant and the City.

Heber City Manager Matt Brower indicated the agreement would be temporary and would include a sunset. City Engineer Russ Funk described the disparity of impact fees that a restaurant versus food truck was required to pay as well as other details that would need to be addressed to host a food truck court at the proposed property. City Attorney Jeremy Cook felt a development agreement could temporarily waive impact fees and the City would be able to collect the impact fees when a permanent structure was installed. Council majority expressed support for City Staff to proceed with negotiations for the proposed project.

Mayor Franco moved the meeting forward to Work Meeting agenda item five.

3. Automated License Plate Reader (ALPR) Camera System Trial Report and Council Direction (Parker Sever, Chief of Police) - *20 min*

Chief Sever described the success the City had during the trial of the Flock Safety license plate reading camera software that had been placed strategically throughout the City. He was asking for Council direction regarding support of a budget amendment to extend the Flock Safety contract. Consensus of Council Majority supported a budget amendment to extend the safety software contract.

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

Chief Sever provided a public safety update including the following:

- ongoing concern with the vandalism of fences caused by kids running through them
- gang watch was ongoing but gangs were not widespread in Heber

- Code enforcement Officer Price was actively giving citations for violations
- the department's contract for policing services with Midway had begun
- the department had a new officer, Brian Cuthbertson, out of Snow College
- the department had been awarded a grant for speed radar to be attached to permanent signs
- stats of Police Officer responses to call-outs

The Work Meeting returned to agenda item two on the agenda.

5. 2025 Department SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis (All Departments) - *10 min*

City Manager Matt Brower reviewed the latest draft agenda for the upcoming 2025 Annual Council Retreat as attached in the meeting materials. He asked Council to review the included SWOT (Strengths, Weaknesses, Opportunities, and Threats) analyses submitted by each department prior to the Retreat. Council Member Cheatwood requested the SWOT analyses be updated to include each department's proposed action plan to resolve the Weaknesses listed.

The meeting was moved forward to agenda item two in the General Business section of the Regular Meeting agenda.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Franco called the meeting to order at 6:21 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Mike Johnston, Council Member)

Council Member Johnston let 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:

There were no conflicts to disclose.

V. CONSENT AGENDA:

1. Approval of December 3, 2024, City Council Meeting Minutes and December 17, 2024, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Declaration of Surplus Equipment for Sale (Parker Sever, Chief of Police)
3. Mayoral Nominations for Planning Commission (Heidi Franco, Mayor)

Motion: Council Member Barney moved to accept the Consent Agenda as presented, with the exception of the December 17, 2024, City Council Meeting Minutes that had not been uploaded for review. **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.**

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

Mark Austin wished to reiterate his request to have a moratorium placed on all development to deal with the serious infrastructure issues at hand; traffic, sanitation, and water to name a few. He felt the bypass was not a silver lining and it would deal with less than 25% of the traffic issues. He thought the majority of the community was not pro-growth but most of the Council supported the growth. Mr. Austin proposed putting the question to the community of whether they wished to continue to allow growth and suggested that if there was a vote of 51% or more of the community that was against growth, the Council Members that supported growth could resign or put forth a vote of no confidence. He felt it was only fair that Council Members represent the interest of the community at large.

Joe Barney had lived in Heber City his entire life. He remembered what it was like growing up in a small town and playing on the McNaughton's Farm before it was Red Ledges. It was a very dear place to him and he had a lot of memories. He felt the growth was aggressive and was bothered that members of the Council heard the voices of the community and chose to ignore them. He read the following post that he had placed on Facebook: "It is sad certain City Council Members claim to love open spaces then vote for the complete opposite, look you in the eye, and tell you they are doing it for you. Sounds an awful lot like a sociopathic, crooked, politician to me. I hope that the three Council Members that voted for this insanity someday realize the damage they have done: when the last tree is cut down, the last fish eaten, and the last stream poisoned." He shared that one of the City Council Members had shared the comment with his employer. He did not know what the Council Member thought would happen, whether the Council Member wished to see him reprimanded or wanted to silence his First Amendment right, but Mr. Barney felt that such conduct from a Council Member was not appropriate. He invited the Council Member to message him directly or to have a conversation face-to-face, but to go behind his back to his employer, to have whatever they wanted to happen to him, happen, he felt that the Council Member's intentions were not pure. Mr. Barney said that he, as with many others in the audience, was frustrated with being silenced, ignored, and bullied by over-development. The development frenzy would not end well for any of them, for their future, or their children's future, who were going to have to pick up the mess when it all came to a head, and it would come to a head. Then they would have problems like Park City was having, there would be protests upon protests, unequal pay because they kept adding and adding and adding. He expressed frustration on behalf of himself and the community at not being heard. They needed to be heard. He seconded the previously stated sentiment that a moratorium needed to be placed on all development in Heber City as soon as possible or it would get out of control and get to a place of no return. The beautiful valley would be nothing but shopping malls, hotels that could not be filled with employees nor fill guest occupancy, and no hospitality worker would be able to live in the valley because it would be too expensive.

Lindy Reioux said that, as a resident of Heber City, she did not feel that what was being built was for the residents but rather for tourists, to bring other people into the Valley that used up all the resources. She felt the residents did not want the tourists and wanted to keep the Valley like it was. She did not want the Heber Valley to turn into the next Park City. She felt it did not matter how many people in the community told the Council they did not want the development, the Council would not listen, and they did not care. She said the community was very worried about it and asked the Council to listen to what the residents who lived in the Valley wanted and needed, not the tourists.

Christy Judd stated she was there on behalf of Dan and Trudy Simmons and read a statement provided by them explaining their strong opposition to the annexation.

Mark Coolum said he had been a resident of the Valley for four decades. He wanted to know who the engineering companies were representing the development companies. He asked how the sewage would be dealt with for all the new development. He asked about the impact to the Provo River and what the storm water management plan was. He questioned why the annexation needed to come into the City. Mayor Franco described the high standard the City had in place for storm water treatment. He hoped the Council would not annex and that the Council would be able to curb the growth.

Todd Anderson felt no decision should be made by the Council at 11:00 p.m. He felt that everyone had a long day, and no decisions should be made after 9:30 p.m. He recognized the entitlements held by both the Crossings and Harvest Village developments but asked that the Council think about why other developments without entitlements should be annexed. He felt the fee in lieu was ridiculously low and felt the Council should impose an appropriate dollar amount.

Christen Thompson acknowledged the mistake of the previous zoning in the County and felt the City should not compound the mistake. He felt the City was creating sprawl and building upwards. He listed the following suggestions:

- expand the sensitive lands ordinance
- make the distance between drainage areas and waterways protected
- change the zoning to match the master plan
- build the trails first
- use the MDAs (Master Development Agreements) to make the new buildings shoulder the cost to upgrade the sewers and roads
- could the city raise money to buy out the developers?

The public comment period was closed at 6:48 p.m.

VII. GENERAL BUSINESS ITEMS:

1. Heber City Committee Annual Reports: Planning Commission; Parks, Open Space, Trails Committee (POST); Historical Commission; and Airport Advisory Board (AAB) (Committees) - *60 min*

Planning Commission Chair Phil Jordan shared a presentation of the 2024 action items in review as included in the meeting materials. He introduced the Planning Commissioners present: Darek

Slagowski, Robert Wilson, Tori Broughton, Greg Royall, and Dave Richards, as well as the ones that were not present: Joshua Knight and Dennis Gunn.

Commissioner Jordan commended the excellent Planning Department Staff for their assistance with the Planning Commission. He noted that it was a fact of life that people had found the Heber Valley and continued to move here.

Assistant City Manager Mark Smedley excused the POSTT (Parks, Open Space, Trails, and Trees) committee. The Committee wished to present at a later date. Mayor Franco expressed how critical the work was for the community that the POSTT committee performed and thanked them for their work.

Paul Carlile, Chair of the Historical Commission, introduced himself and the other members present: Shauna Bennett and Michael Moulton. Ms. Bennett reviewed the Commission's accomplishments of 2024, such as oversight of the renovation of the Tabernacle Bell Tower, working with the State for the historic designation of buildings and houses, and informational signs at historic sites to establish a walking tour. She reviewed plans for 2025 and thanked everyone on the committee for their hard work and the staff involved.

Chair of the Airport Advisory Board (AAB), Jason Talley, reviewed 2024 for the AAB. The AAB had recommended updates of the rates and fees to the City Council that had been adopted. He described new hangar projects. Landing fees had been outsourced. Looking forward to 2025, the AAB would review rates and fees once again. There were plans for additional commercial hangar projects. The bylaws would be reviewed and recommendations for updates and changes would be forwarded to the City Council. There would be more commercial operations forthcoming. Mr. Talley described the communication process between pilots and aircraft at an airport without a communications tower.

Mayor Franco moved the meeting forward to Action Item one.

2. Affordable Housing Survey Overview (Tony Kohler, Community Development Director) -
15 min

Community Development Director Tony Kohler provided the results of the Employee Housing Preference Survey. He shared graphs reflecting who had responded to the survey, from which essential worker category, the household size, how many wished to live in Heber Valley, how many wished to own homes versus rent, and additional details of survey questions and results as found in the attached meeting materials. Jason Gliddon from Mountainlands Community Housing Trust explained that the different AMI (Area Median Income) levels would require different housing strategies.

With time still permitting in the Work Meeting, Mayor Franco asked for a motion to enter a Closed Meeting.

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

1. Plourde Annexation Petition (Jacob Roberts, Planner) - *15 min*

Planner Jacob Roberts shared the information regarding the Plourde annexation petition as included in the meeting materials. He noted that the Council's acceptance of the petition was the first step in the process. It did not approve the annexation.

Petitioner Kasey Plourde clarified that her annexation was independent of the other annexations being discussed that evening. She was an event planner and wanted to build an event center. It would be a private center that would host weddings, parties, or corporate events. She showed a topical map with a concept design. Ms. Plourde had spoken with Max Covey at the Jordanelle Special Service District (JSSD) who had confirmed the location could receive services from JSSD.

Mayor Franco opened the discussion for public comment

Mark Coolum asked why the entire parcel needed to annex into the City if the intent was to only develop one acre. He was concerned that by annexing the entire forty acres, the potential would be opened for future development.

Jami Hewlett felt the annexation area could change ownership and new owners would seek new zones for additional development.

Motion: Council Member Phillips moved to accept the annexation petition **Second:** Council Member Cheatwood made the second.

Discussion: Council Member Oostergaard stated the access from Highway 32 would need approval from UDOT (Utah Department of Transportation).

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.**

2. Review and Approval of Development Agreements for North Village Crossing and Harvest Village (Tony Kohler, Community Development Director, Jeremy Cook, City Attorney) - 90 min

Motion: Council Member Phillips moved to allow an unlimited time for public comment but to limit each person's comments to two 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.**

Cassie Duke was born and raised in Heber and was married to a real estate developer. She said she was not against development but hoped development would be done responsibly, in a well thought out manner. Her dream had been to raise her family in the beautiful Heber Valley. She felt the North Fields, extending the length of Highway 40 was what made the Valley special. She hoped the Council would not allow the large development that would disrupt that view.

Ava Baldwin thanked the Council for allowing the public to speak and for serving. She was from Las Angeles but hoped the Council would listen to the community and not forget they worked for the citizens and voters. She felt the tone of the community was asking the Council to slow down the development and the community would like to have a say in the process.

Lindy Reieux did understand why the decision needed to be made right then. She felt there were too many open issues that needed to be addressed and there were too many concessions being made

for the developers. She suggested the City should make it difficult for developers, not easy.

Alison Salisbury understood the developers had a deadline and felt that should not be the City's or the community's problem.

Christen Thompson asked the Council to establish a timeline for the trails to be built and that it not be a decade later.

Jami Hewlett felt the City could start with a clean slate when allowing an annexation and that the City did not have to give the developers anything.

Maxx Cohen had spoken with development representative Russ Skousen and had been assured the developers would not ask for any exceptions to the NVOZ (North Village Overlay Zone) code. Mr. Skousen had assured Mr. Cohen the development would not exceed the building height along their adjoining property. Mr. Cohen asked the Council to ensure the developers followed the code.

Michael Mills, with the Provo River Restoration Project, was concerned that only a 30-foot buffer was being required along the river. He wished to see an 80 to 100-foot buffer between the river and the proposed development project to protect the river. He felt language needed to be stronger in the development agreement and use the word "shall" rather than "may" or "should"

Council Member Barney read a statement from Bryanna Layer asking the City to be more transparent. Ms. Layer had been informed by the County that the new development proposed would have to comply with the updated County zoning if it were to be developed in the County. The County's updated zone would limit the development to 137 ERUs (Equivalent Residential Units) rather than the 370 permitted in the previously approved agreement. She did not feel the City Council was being fully transparent by not addressing th point.

Liz Lange felt like the Council was giving the residents an opportunity to talk but wasn't listening. She had read in the December newsletter that there were currently 600 active construction sites in the City and felt that was an insane amount. She asked the City to get control of the growth and to please slow down. She felt the City needed to pause, the growth was out of control, and it was the citizens that were suffering.

Tara Morris had attended the last two meetings. She wanted to know why the City was accommodating the developer's financial deadlines. She felt the Council should listen to the State water representative and require more studies. She said more traffic would come.

Catherine Moore did not want the growth. She asked the Council to slow the growth and to think before the vote.

Ileana Anderson wished to raise the concern of blasting that would be needed for the proposed developments and all the future development. She asked if the Council had considered the impact to the land that would be caused by drilling into bedrock. She felt it was important for Council to establish guidelines for the impending blasting.

Mark Coolum did not understand why there needed to be 300 units. He had worked on a project that was one unit per acre and the developer had still made money. He said it was a nice project that protected the river. He thought there was a catastrophic floodplain along the river and asked what

would happen if the dam broke.

Brittany Renshaw had grown up in the valley and had participated in the Self-Help home-building program. She and all her neighbors were productive members of the community, raising their families here, and contributing to the economy. She felt that was the appropriate kind of growth for the valley that the residents wanted to see, not the weekend warriors. She was asking that the development not be the huge monstrosity that was proposed.

Tracy Coolum wished to echo the comments of the first gentleman who had asked for a moratorium on all development until the City could get control on the current issues like traffic, the bypass road, and all the other issues that came with growth. She had raised her family here when there had been only one high school, when everybody knew everybody. She felt the sentiment of everyone present that evening was to take a step back, to slow down, and to preserve what they had rather than adding to it and not being able to manage the growth.

Del Barney had been a Heber resident for over 40 years and been involved in government for over 20 years. He recognized the reason for the out-of-control growth was because of the way past councils and current councils had voted. He felt the Council acted like they did not have a choice but said that they did. He said the Council could say no. He asked why one of the Council Members would stoop so low as to threaten his son, or intimidate him through his employer, and said it had better not happen again.

Dantzelle Harper had lived in Heber for a few years and felt what drew people to Heber was the fields, the Valley, and the quiet. She did not feel the proposed development was Heber. She felt Heber was magical and wanted to keep it that way.

Kelli Gomez wanted to add her voice to agree with the comments being made. She referred to the proposed workforce units stating that every unit would add more traffic. She wanted the City to address the existing issues pressing on the Valley before adding more people to compound the issues. She asked the Council to slow the growth. She felt there was a tug-of-war between people pushing the town to be a tourist town and the people who wanted Heber to remain a beautiful, quiet community. She hoped the City could preserve the small town feel.

With no one further coming forward to comment, the public comment period was closed at 8:14 p.m.

City Attorney Jeremy Cook stated there had been multiple amendments to the proposed Harvest Village Development Agreement. He advised that he intended to walk through all the changes that were added to the agreement and asked for Council to provide additional input. Mayor Franco expressed concern about transparency that the latest version of the document had not been posted for public review in advance.

Council Member Barney thanked the development representatives, Neil Goldberg and Andy Dorobek, for reaching out to her. She acknowledged that the developers were doing what they needed to do and it was the Council's responsibility to review and discuss. She asked if the Council was being asked to make a decision that night.

Mr. Cook clarified that the majority of the changes to be reviewed were technical and beneficial to the City. There had been an addition made to address blasting regulations. He explained blasting was addressed in the State Code and the City could add restrictions such as providing notice to the

neighbors. He noted the Development Agreement negotiations had been ongoing for over six months.

Council Member Phillips explained that the landowners had been paying for the infrastructure for years and should be permitted to sell the land at market value.

Mr. Cook proceeded to review the proposed changes to the Harvest Village Development Agreement. Discussion followed regarding commercial and retail units to be included; affordable housing units or fees in lieu; density; workforce housing; deed restrictions, provision of infrastructure; phasing plans; proposed workforce housing; landscaped buffers and berming; the North Fields preservation fees; setbacks; storm-water management and retention ponds; and eminent domain for the bypass.

Mayor Franco wished for the record to show that section 4.2.3 cited eight contiguous units and the City's code allowed no more than four.

Motion: Council Member Barney moved to extend the meeting to 10:45 p.m. **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.**

Mr. Cook then reviewed the design plans for the Crossings showing the locations of buildings, parking, streets, parks, retention walls, as well as building heights. He noted the developer was asking for a narrower setback than permitted in the City code where they planned to construct a gas station. Council discussion continued.

IX. COMMUNICATION:

X. CLOSED MEETING:

Motion: Council Member Cheatwood made the motion to enter a Closed Meeting for the purpose of holding a strategic discussion regarding the purchase, exchange, or lease of real property.

Second: Council Member Phillips made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0.** The Heber City Council entered a Closed Meeting at 5:44 p.m.

1. To Discuss the Purchase, Exchange, or Lease of Real Property (Matt Brower, City Manager)

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
Finance Director Sara Jane Nagel

City Attorney Jeremy Cook
City Recorder Trina Cooke

Motion: Council Member Cheatwood moved to adjourn the Closed Meeting. **Second:** Council Member Barney made the second. **Voting Yes:** Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0**. The Heber City Council returned to an open meeting at 6:17 p.m.

XI. ADJOURNMENT:

Motion: Council Member Barney made the motion to adjourn: **Second:** Council Member Ostergaard made the second.

Discussion: City Engineer Russ Funk asked if he could have a few minutes to discuss the trails design in the plans with Council.

Amended Motion: Council Member Barney amended the motion to extend the meeting 10 more minutes before adjournment. **Second:** Council Member Ostergaard's second stood.

Mr. Funk explained that the trails reflected in the design plan indicated dirt trails and the City's Master Plan required paved trails. Mr. Cook reviewed additional updates to be included in the development agreements to be returned for Council approval at the next meeting on January 21, 2025.

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston. **Voting No:** None. The **Motion Passed Unanimously, 5-0**. The meeting was adjourned at 11:01 p.m.

Trina Cooke, City Recorder



THE
Heber
Valley **UTAH**



ANNUAL REPORT



Our Team



Dallin Koecher - Director

Jessica Broadhead - Deputy Director/ Marketing

Jessica Turner - Public Relations

Jana Brown - Destination Sales

Desirae Broadhead - Chamber Membership

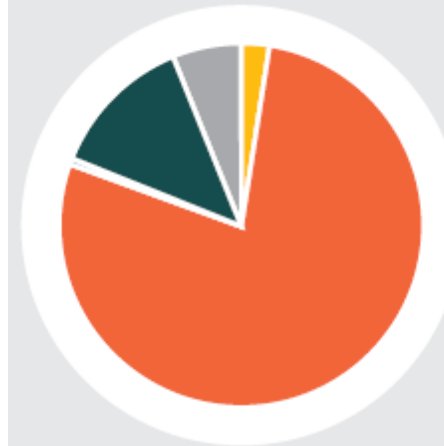
Shelby Giles - Visitor Services

Heber Valley Tourism, Economic Development & Chamber of Commerce

Our mission is to promote tourism, connect businesses,
and unite our community.



OUR BUDGET



REVENUES

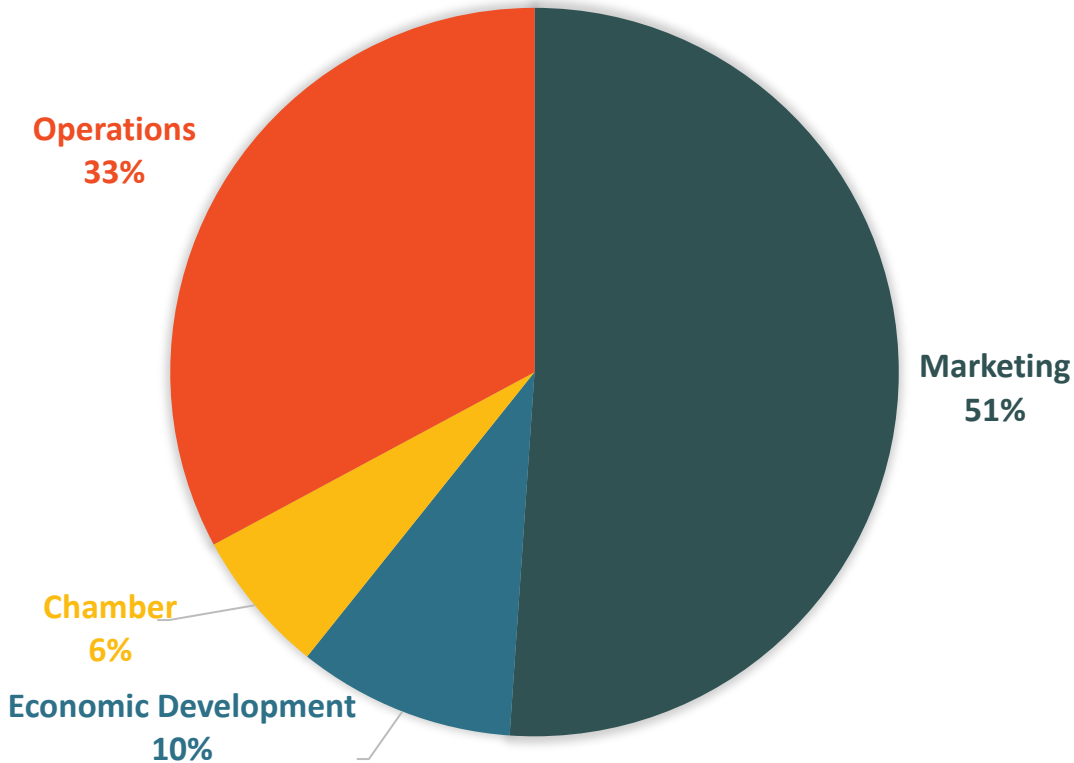
- **INTERLOCAL AGREEMENT**
\$75,000
- **TRANSIENT ROOM TAX**
\$2,500,000
- **OTHER REVENUE**
\$6,000
- **GRANTS**
\$415,000
- **CHAMBER OF COMMERCE**
\$195,000

\$3,191,000

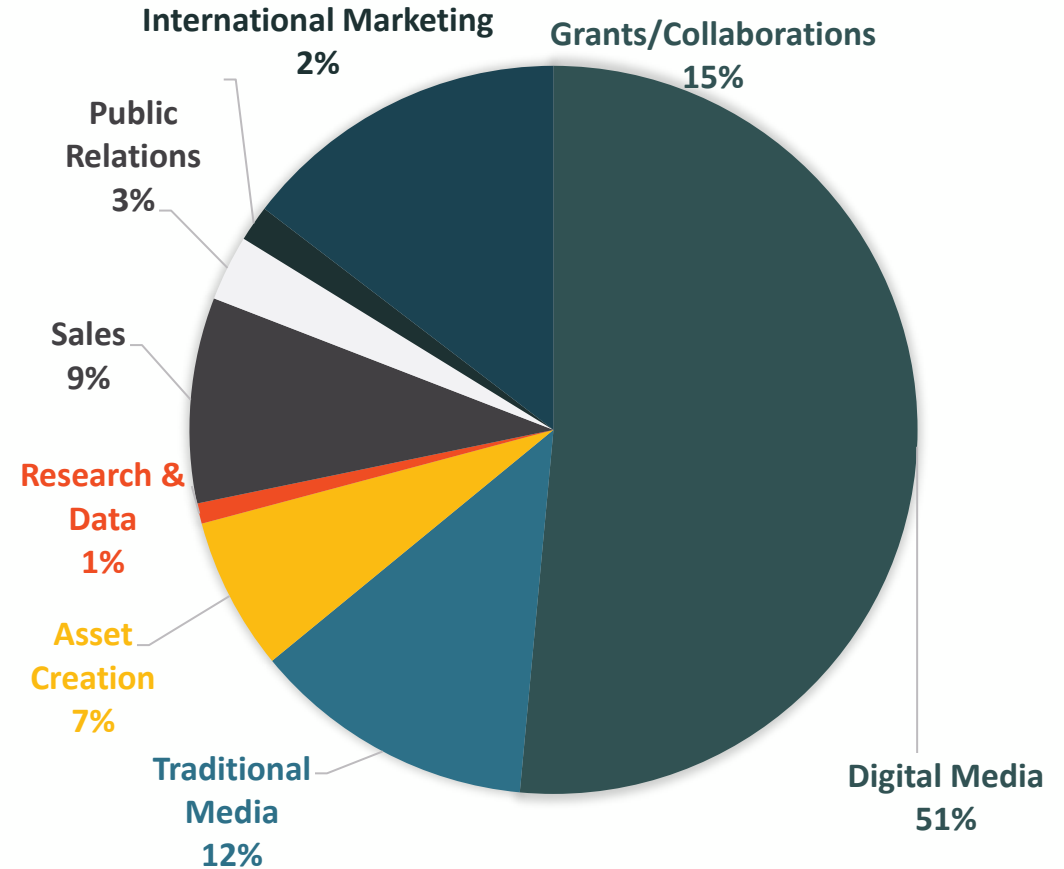
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2025 Budget Allocation

TOTAL BUDGET



MARKETING BUDGET



Tourism Marketing Grant Application 2025

Requested \$102,550

Awarded \$50,000

	Average	Total Ask	% Total	Rounded	Awarded
Sheepdog Festival	88.00	\$20,000	\$17,600	\$17,000	\$10,000
Fall Round up Horse Sale	53.25	\$10,000	\$5,325	\$5,300	\$4,000
Heber Valley Cheese Events	65.75	\$2,050	\$1,347	\$1,400	\$1,400
Red, White, and Blue	82.00	\$5,000	\$4,100	\$4,100	\$4,000
Heber Valley Horse Sales	69.00	\$7,500	\$5,175	\$5,200	\$4,000
Ideal Playhouse - Plays	56.50	\$12,000	\$6,780	\$6,800	\$5,100
Utah High School Rodeo	78.00	\$5,000	\$3,900	\$4,000	\$4,000
Pow Wow	72.75	\$5,000	\$3,637	\$3,600	\$3,600
Intermountain Mustang	66.75	\$1,500	\$1,001	\$1,000	\$800
Taste of Heber Valley	45.75	\$5,000	\$2,287	\$2,300	\$2,000
The Long Day Challenge	62.25	\$10,000	\$6,220	\$6,000	\$4,000
Junior and Youth Nationals	65.25	\$10,000	\$6,525	\$6,500	\$5,000
Touring Tribute	39.50	\$7,000	\$2,765	\$2,800	\$2,100
Totals		\$102,550	\$66,669	\$66,000	\$50,000



The place to GO

IMPACT & BENEFIT



Gohebervalley.com Performance Report

SITE TRAFFIC

SESSIONS: 839,699

ENGAGEMENT RATE: 88.3



17%

.6%



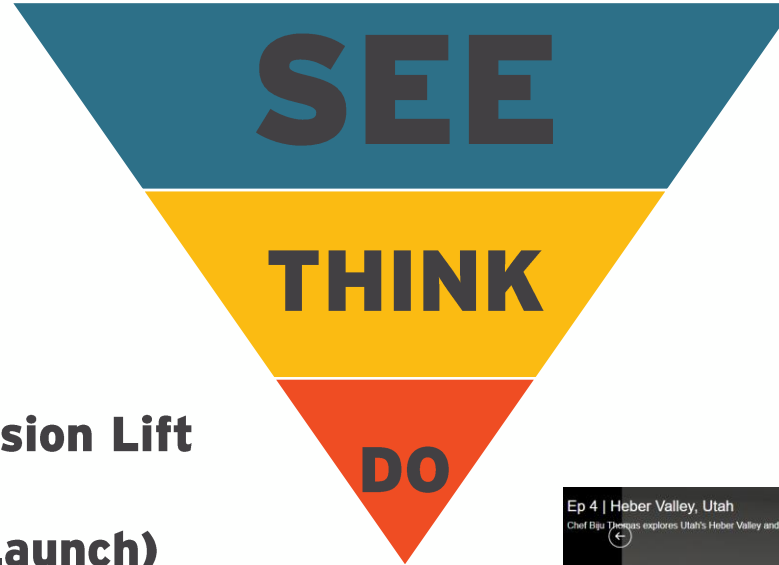
33°



Digital Distribution Channels

Channels

- **Expedia Native + Display**
- **Sojern Display**
- **Viant CTV + Display + Conversion Lift**
- **Meta Paid Social**
- **LinkedIn Paid Social (Spring Launch)**
- **Paid Search**



[WATCH HERE](#)

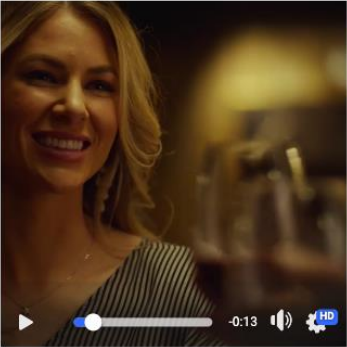


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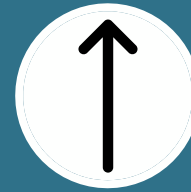


Restaurant Tax Collection

2024



\$1,348,443*



13% Increase YOY



% Increase Statewide YOY*

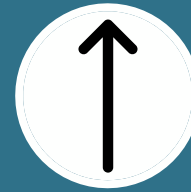
* Data provided by Utah Office of Tourism and Estimated

Room Tax Collection

2024



\$4,099,303*



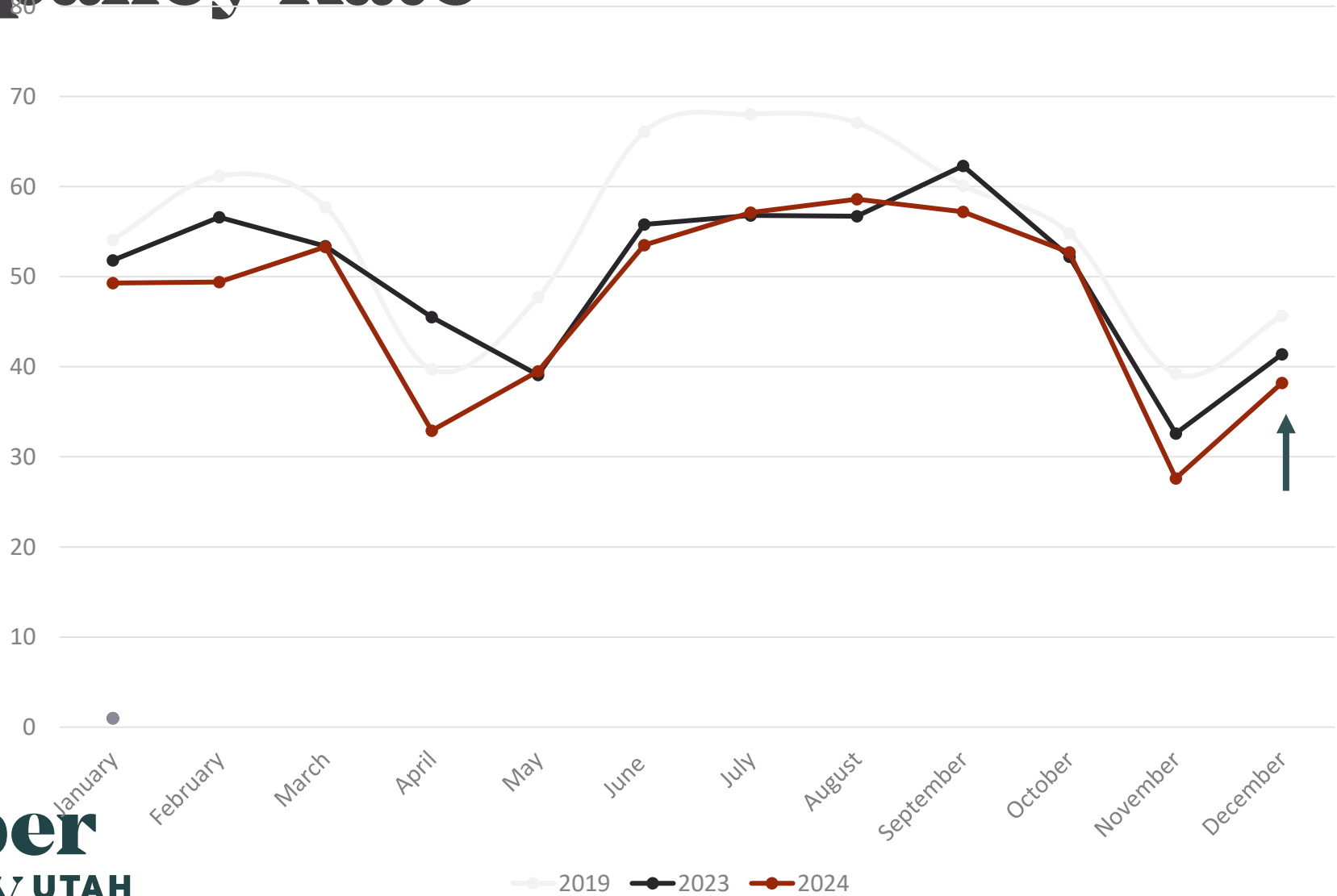
3% INCREASE YOY



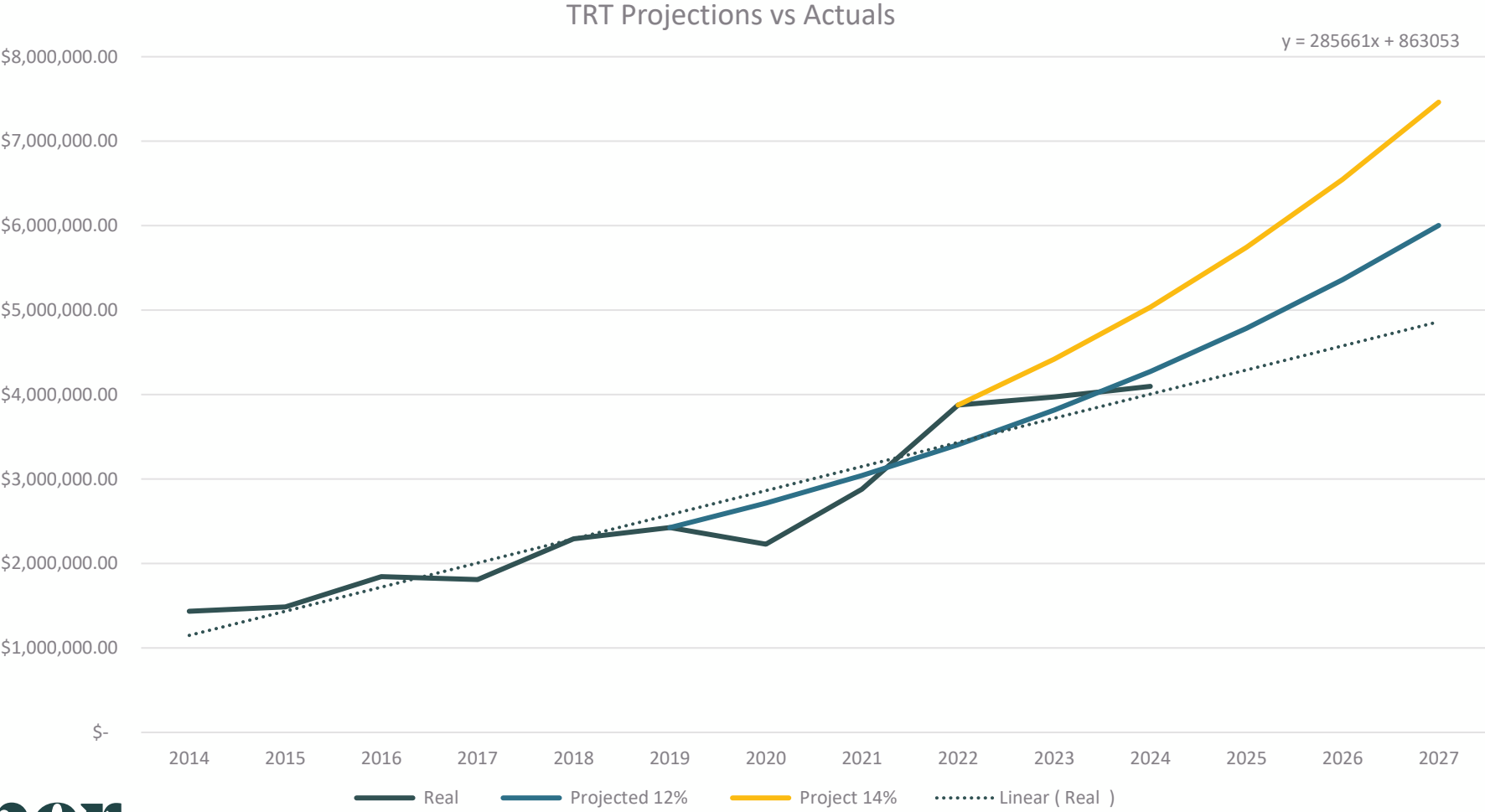
% Increase Statewide YOY*

* Data provided by Utah Office of Tourism and Estimated

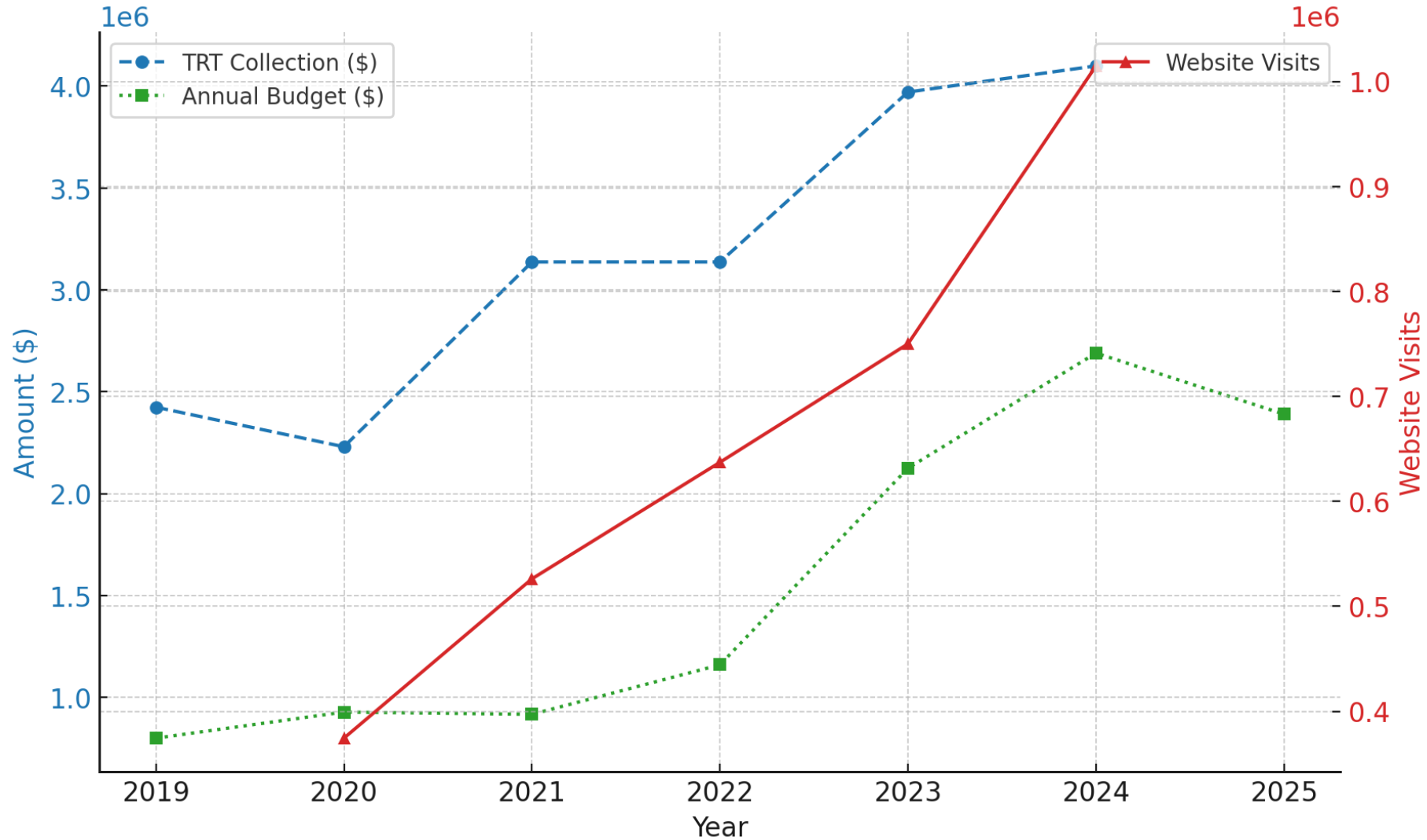
Occupancy Rate



TRT Trend

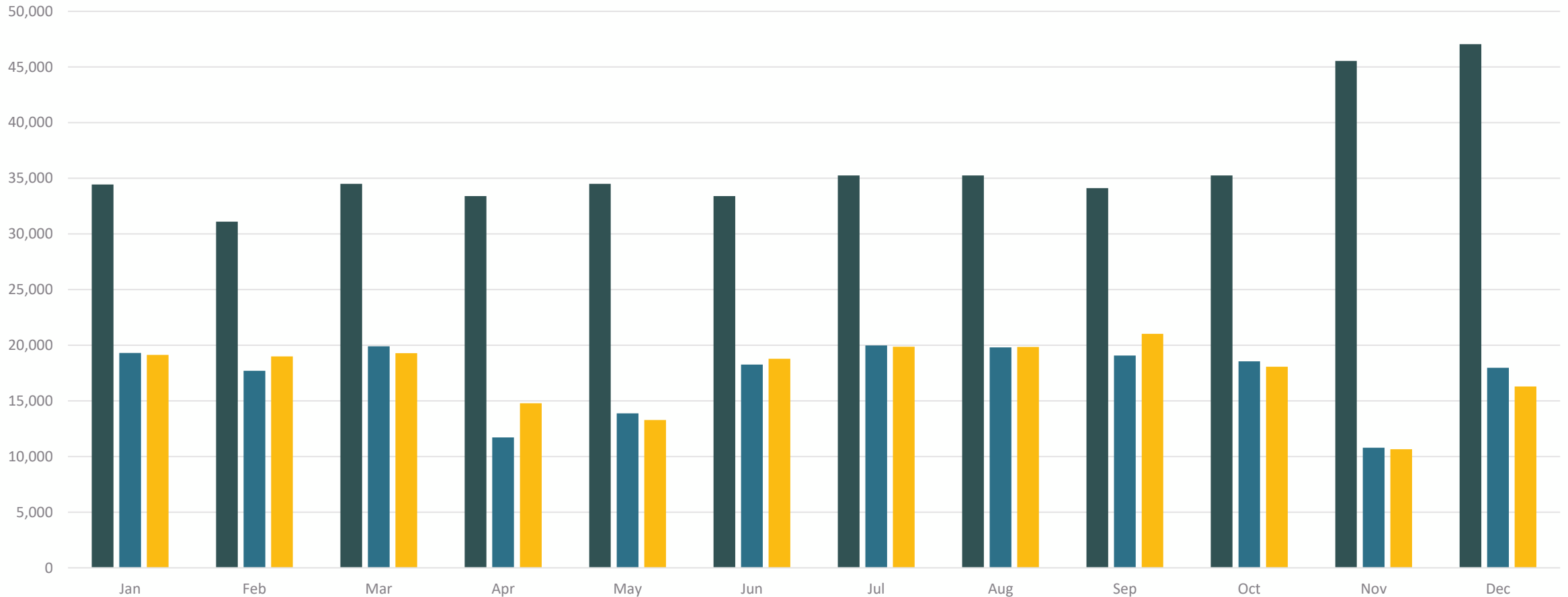


Impact of TRT Collection, Website Visits, and Annual Budget (2019-2025)

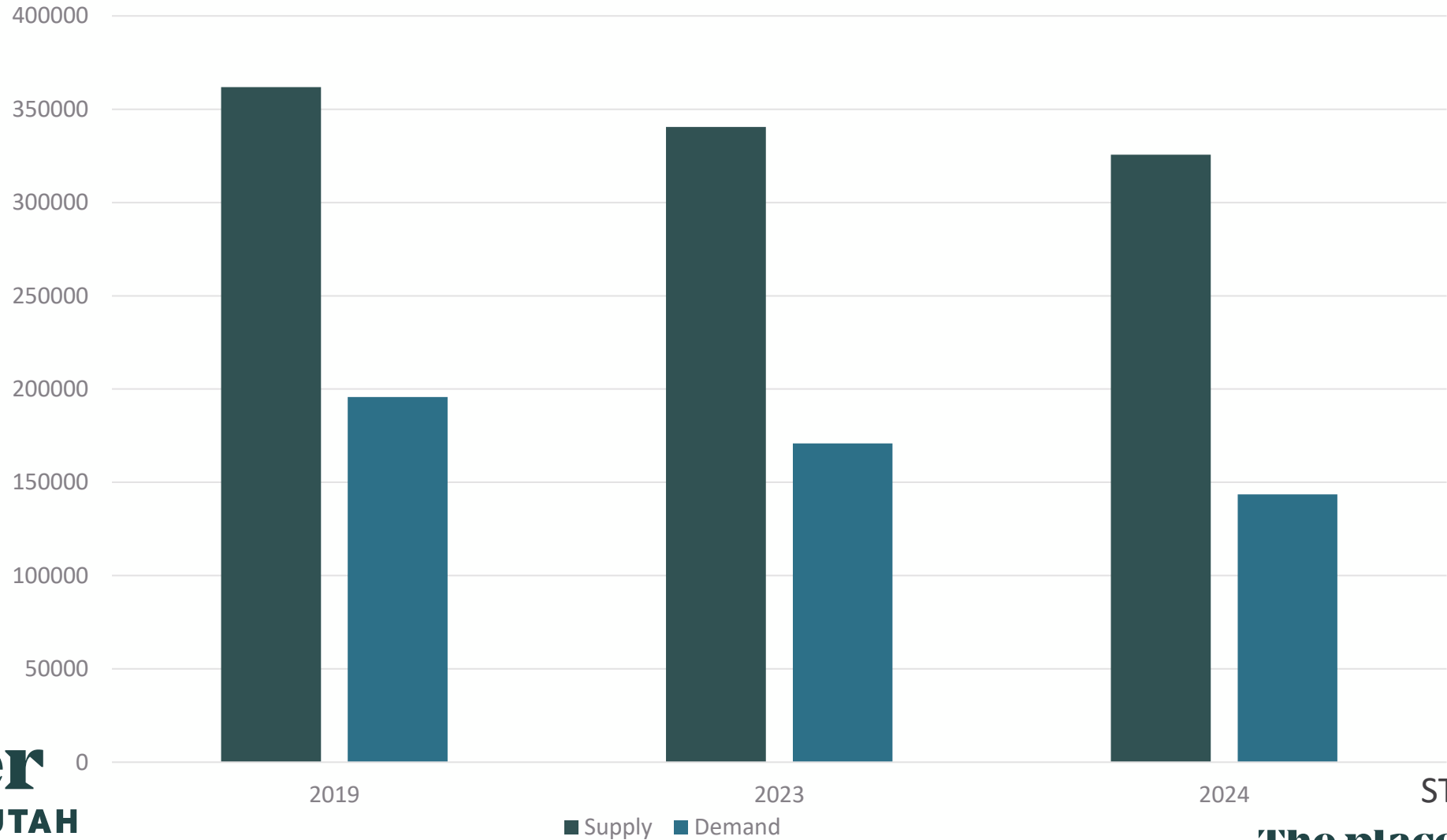


Supply & Demand

2024 Monthly Supply and Demand

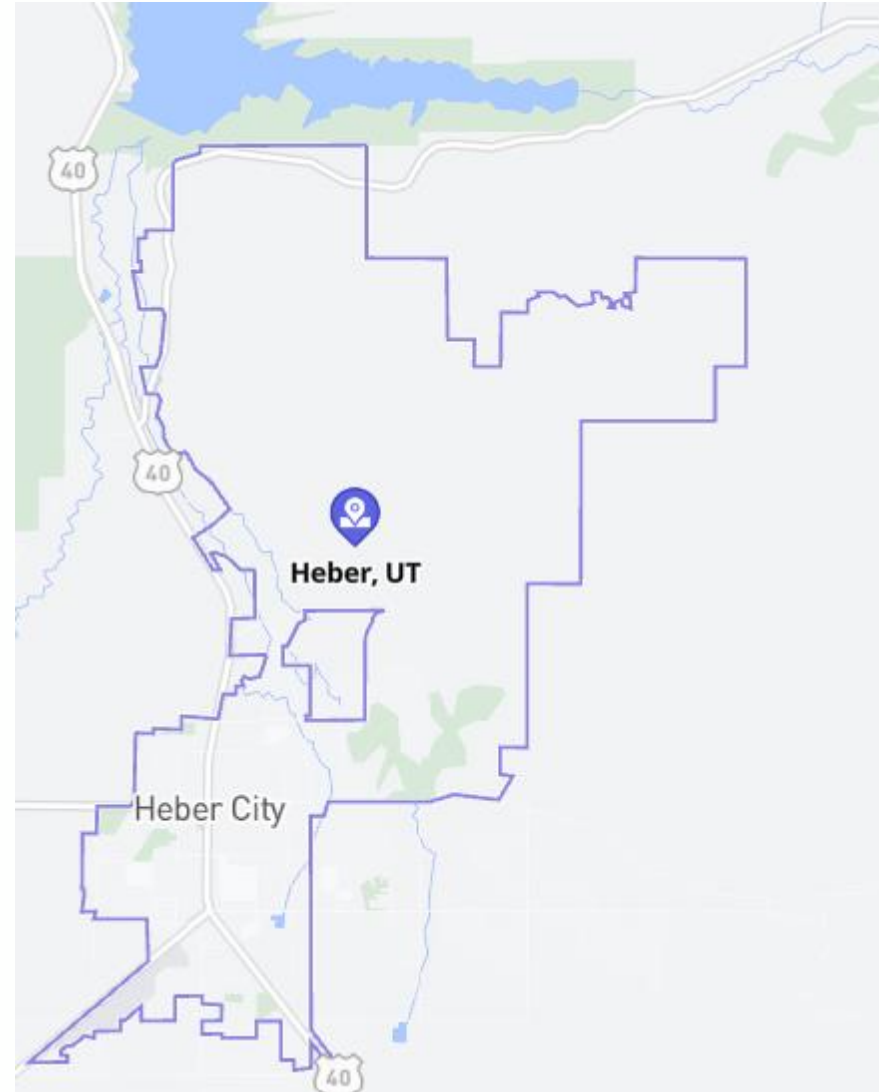


Supply & Demand



Community Data

- **Visits - 2.4 Million**
- **Visitors - 351,000**
- **Frequency 7.22**
- **Median age 27**
- **Median Income \$71 K**



The place to GO

Economic Impact



- \$187.6 Million Direct Spend



- 1,853 Tourism Related Jobs



- 37.1% Local Sales Tax Revenue



- \$36.9 Million Visitor-Generated Share of Local Sales Tax Revenue



Community Savings

- **\$2.6 million P&R**
 - **\$300K to SAR**
- = Savings of \$290 per Household**



Tourism Savings per Household
= \$3,354 in Sales Tax

Small Business Growth



"Tourism triples our business. We are 3x busier in the summer and winter than spring or fall." - John Platt, Owner of Midway Mercantile

"Tourism drives a majority of the foot traffic into both of my retail locations... I was surprised by the amount of tourists compared to locals... I based much of my business plan [for Kringles] around our tourism industry." Jenn Wheatly, Owner of Spruce and Kringles



The place to GO

Community Development

- **Community Projects**
 - **Heber City Downtown**
 - **CRA - Advocacy**
 - **CAMS - \$40,000**
 - **Downtown Plaza design - \$100,000**



CHAMBER OF COMMERCE



Chamber by the Numbers



19

Ribbon Cuttings

324

Total Chamber Members

78

New Chamber Members

\$58,000

Funds from Annual Sponsorship Packages



2,500

Total Attendees at the Ask Heber Community Expo

\$2,500

Total Proceeds Earned at the Golf Tournament

144

Number of Golfers at the Tournament

7,000

Total Proceeds Donated from the Main-To-Main Race



321

Number of Runners at the Race

270

Number of Attendees at the Gala

Chamber In Review

WASATCH BACK BUSINESS UNIVERSITY

New this year, we partnered with the Park City Chamber and Visitors Bureau to offer the first-ever Wasatch Back Business University (WBBU). This is a free benefit for members from either chamber to get quality business education and training. WBBU provides networking opportunities and insightful information to help businesses succeed. This program represents a growing partnership between our chambers as we strive to help Wasatch Back businesses thrive. Classes are monthly and alternate between Summit and Wasatch Counties making them convenient to attend.



Chamber In Review

MINORITY INCLUSION

The Heber Valley Chamber advanced initiatives to support minority business owners and professionals. The new *Growing Together Mixers*, held three times this year, saw increasing attendance and fostered meaningful connections with Latino entrepreneurs. These events featured translators and Spanish-language website access to promote inclusivity. Partnering with the Utah Hispanic Chamber, we aim to expand these efforts further. Additionally, we collaborated with the Utah LGBTQ+ Chamber and Park City Chamber to host a *Wind Down Wednesday Mixer* at Encircle Heber, bringing together a great mix of professionals. The event's success has inspired plans for another collaboration in the spring of 2025, underscoring our dedication to inclusion and community development.



TOURISM MATTERS



QUESTIONS/COMMENTS

Heber Valley Corridor



ENVIRONMENTAL IMPACT STATEMENT

Heber City Council Meeting

February 18, 2025

Completed Activities

Local Government Coordination

- [Wasatch County Open Lands Board Meeting](#) (Jan. 13, 6:30 p.m.)
- [Wasatch County Interlocal Meeting](#) (Jan. 15, 6:30 p.m.)

Alternatives Design

- Completed the traffic analysis for Level 1 screening and designed the alternatives with enough detail for Level 2 screening.
- Coordinated with local government staff to incorporate feedback where feasible into further design refinement.

Ongoing Activities

Open Lands Coordination

- Coordination with Utah Open Lands to ensure there is no conflict between the proposed bypass and proposed conservation easements

Alternatives Design

- Refining alternatives based on local government feedback
- Quantifying evaluation criteria to soon begin screening process
- Alignments generally similar to previously released options but will be modified in two locations to meet design standards

Local Government Coordination

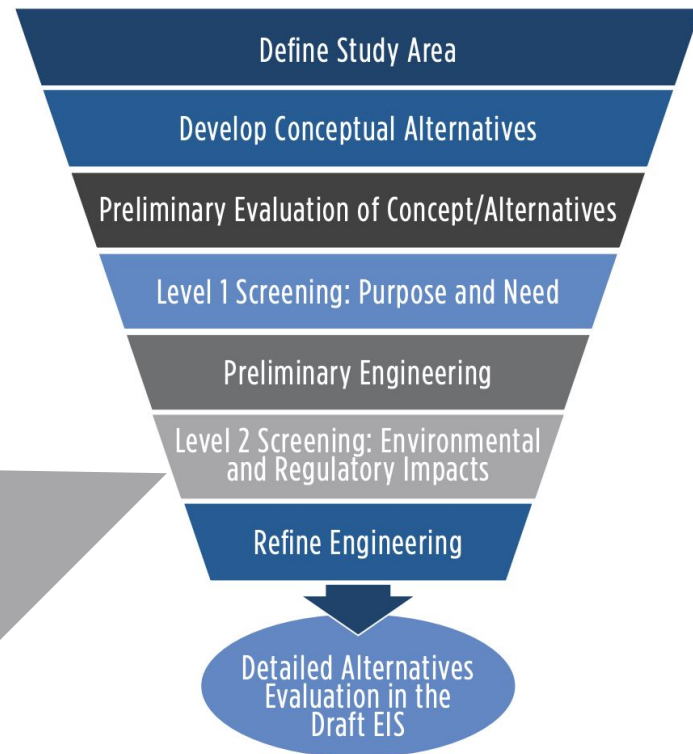
- Monthly coordination meetings with Heber City and Wasatch County staff

Ongoing Activities

Alternatives Screening

Impacts that will be evaluated include:

- Wetlands
- Section 4(f) resources:
 - Historic properties
 - Recreation resources
 - Archaeological sites
- Property impacts including sewer farm
- Cost

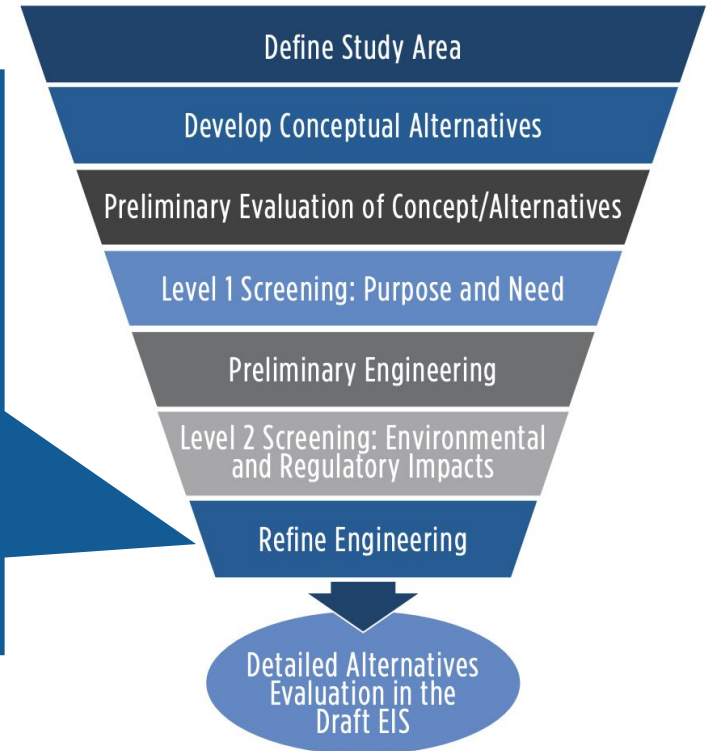


What to Expect Next

Alternatives Design

Design elements will address:

- Non-motorized transportation
- Drainage and Stormwater management
- Access and connectivity to local road networks
- Conflict with major infrastructure and utilities



What to Expect Next

Local Government Coordination

- Update at Wasatch County Council work session (Feb. 12, 4 p.m.)
- Update at Heber City Council General Session (Feb. 18, 6 p.m.)
- Updates to other local governments if requested

Alternative Design

- Quantify screening criteria to eliminate alternatives that don't meet purpose and need or result in additional impacts without proportionate benefits
- Anticipate publishing an addendum to the alternatives screening report this spring
- Alternatives that pass through Level 2 screening will be designed in more detail in Draft EIS

Detailed Evaluation of Alternatives

- Additional engineering and impact analysis is considered in more detail and for more resources
- *More information on resources that are commonly evaluated in EISs for highway projects:*

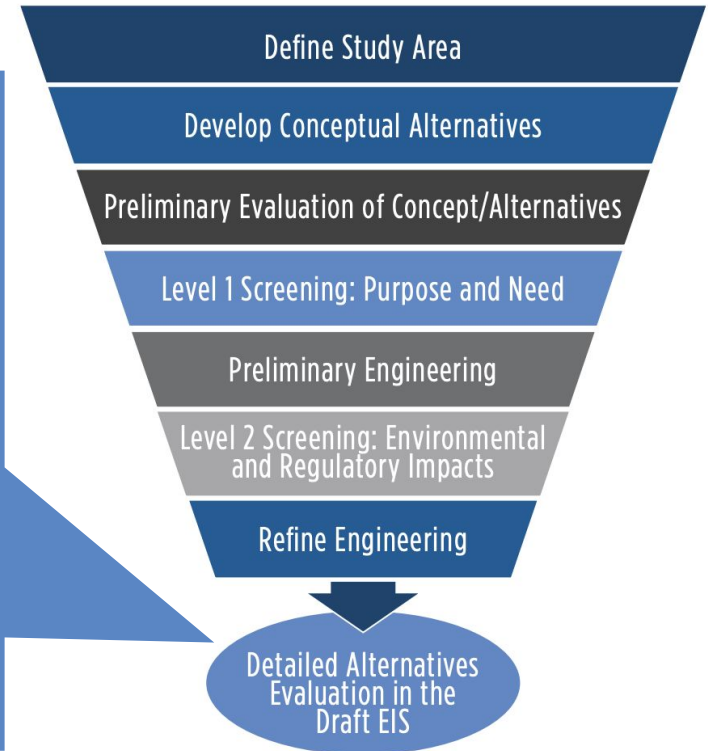
https://www.environment.fhwa.dot.gov/legislation/nepa/guidance_preparing_env_documents.aspx

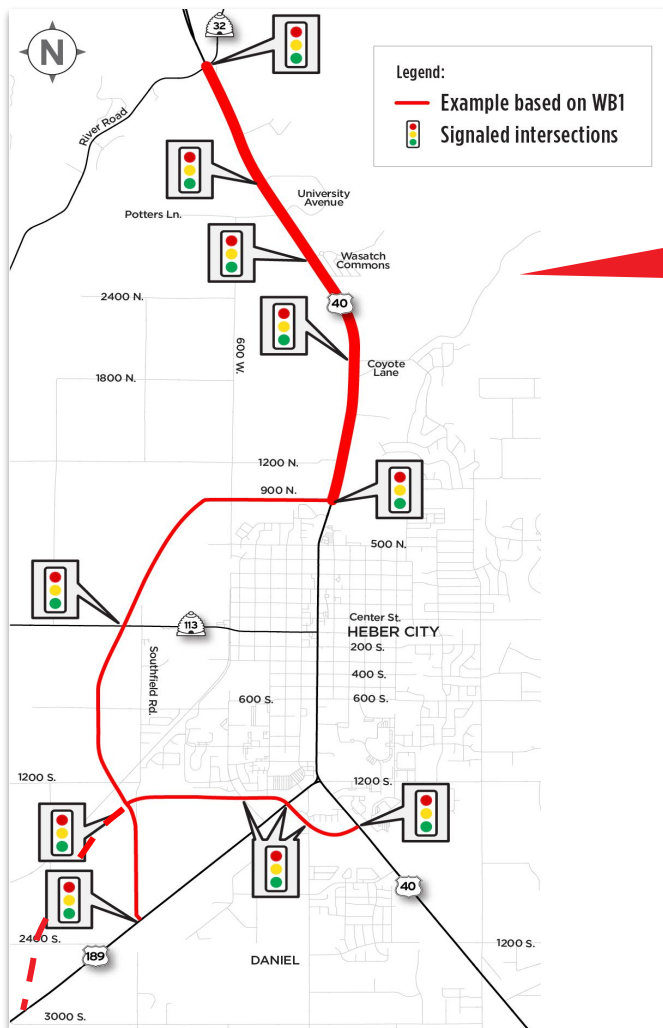
What to Expect Next

Detailed Evaluation of Alternatives (Draft EIS)

Impacts that will be evaluated include:

- Land use (including open space)
- Farmland
- Water quality
- Wildlife
- Visual resources
- Social and community resources
- Economics

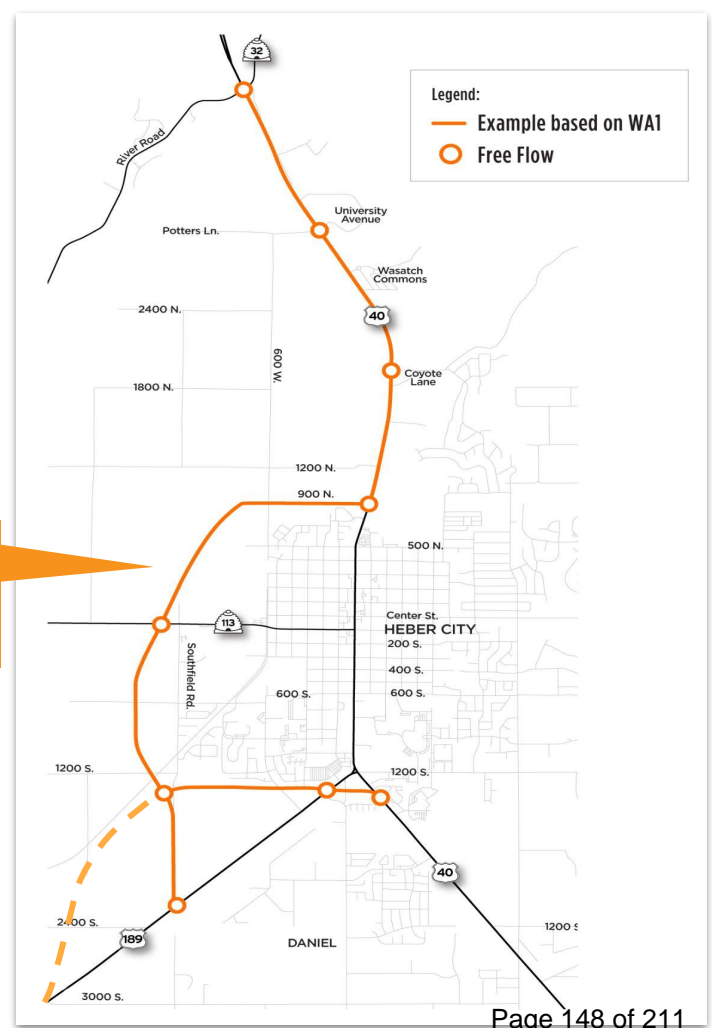




DRAFT

**At-grade
WB1 / WB2**

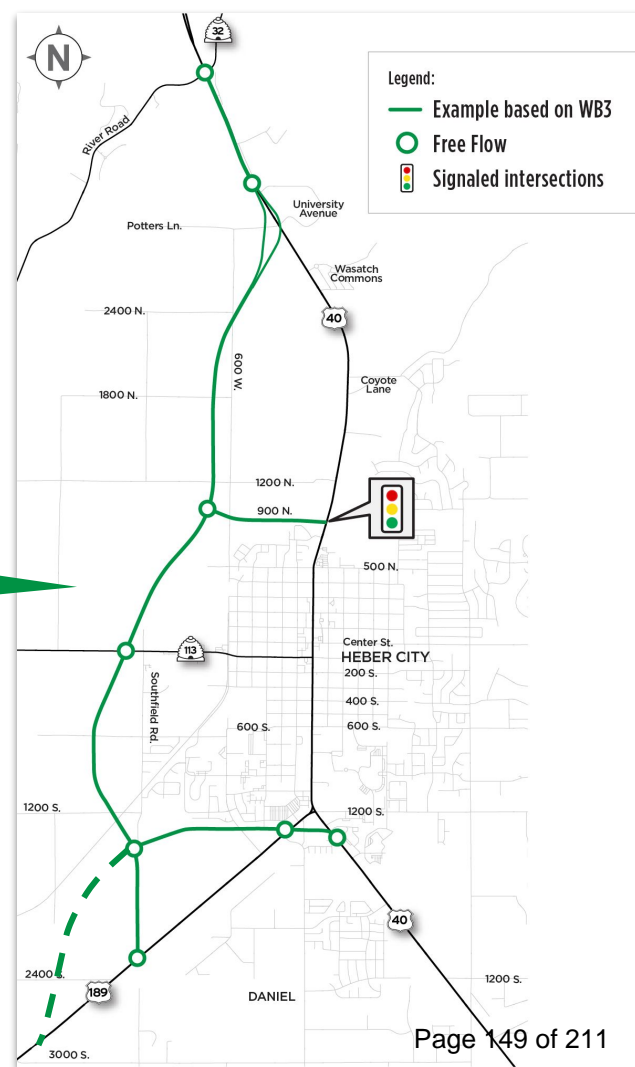
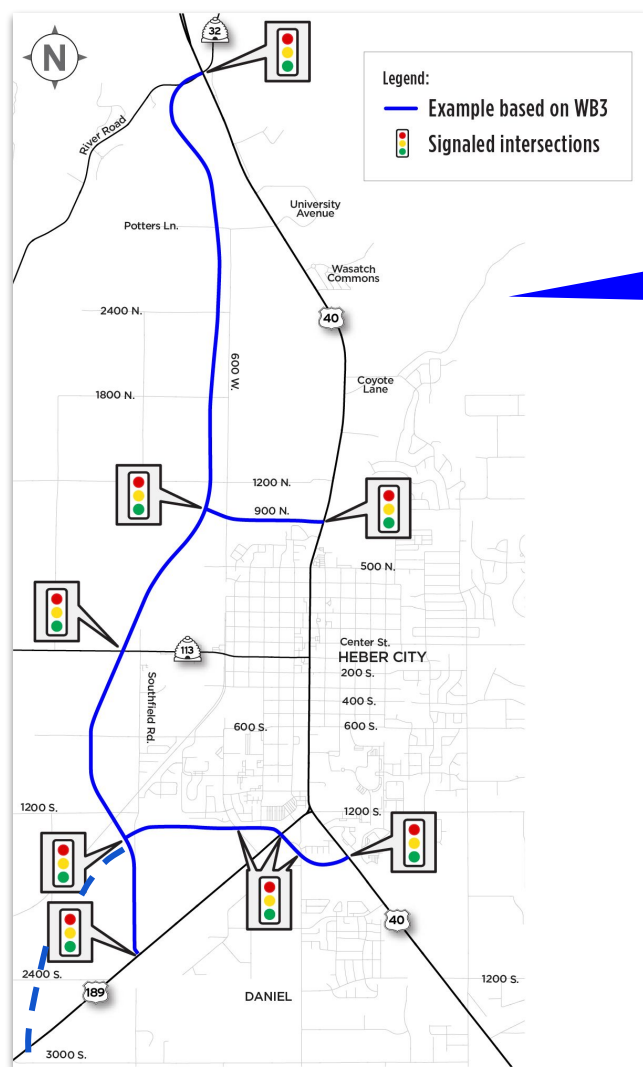
**Free-flow
WB1 / WB2**



DRAFT

**At-grade
WB3 / WB4**

**Free-flow
WB3 / WB4**



2050 PM Peak Regional Travel Times

Comparison of At-grade to Free-flow

DRAFT

Travel time (Southbound mm:ss)	ALTERNATIVE							
	WB1 At-grade	WB1 Free-flow	WB2 At-grade	WB2 Free-flow	WB3 At-grade	WB3 Free-flow	WB4 At-grade	WB4 Free-flow
SR-32 to US-189	10:20	6:55	10:15	6:50	8:20	6:00	8:05	5:55
SR-32 to south US-40	12:00	7:20	11:55	7:20	9:40	6:30	9:50	6:30

Process & Timeline



ONGOING STAKEHOLDER ENGAGEMENT

- | | | | | | |
|--|---|---|---|--|---|
| <ul style="list-style-type: none">• Virtual public meeting• 30-day comment period | <ul style="list-style-type: none">• File Notice of Intent to begin NEPA process• 45-day comment period | <ul style="list-style-type: none">• Development alternative concepts• 30-day comment period (concepts)• 45-day comment period (screening) | <ul style="list-style-type: none">• Revise and screen alternatives• Publish revised screening report with refined alternatives | <ul style="list-style-type: none">• Public hearing• 45-day comment period | <ul style="list-style-type: none">• Respond to comments• Revise EIS• Publish decision• Public engagement |
|--|---|---|---|--|---|

MONTHLY COORDINATION WITH LOCAL GOVERNMENT AND REGULAR STAKEHOLDER WORKING GROUP MEETINGS

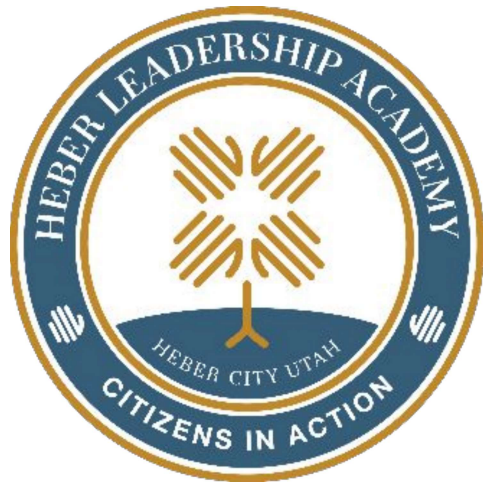


Heber Valley Corridor



ENVIRONMENTAL IMPACT STATEMENT

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being or have been carried-out by UDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated May 26, 2022, and executed by FHWA and UDOT.



Heber Leadership Academy 2025 Class Project

Project Overview: Heber Historic Tour

Heber Leadership Academy (HLA) members contacted property owners for approvals to place the historic plaque on their property for a historic tour. Working with the Heber Preservation Committee, information was researched to determine the history of the original home owners. HLA members assisted with map making, design, writing, community relations, public relations, and all members will work on the project installation which will include concrete pouring, pole installation and plaque installation. Tour includes 30 properties plus 4 monument signs.

Ribbon cutting and a one day tour launch June 2025

Heber Leadership Academy Timeline: Oct 2024 - June 20

- August - October 2024: Identify properties: residential & commercial
- November 2024: Assign properties to HLA participants
- Nov - December 2024: Make contact with property owners
- January 2025: Finalize tour list (with property owners permissions)
- February 2025: Write & finalize plaque information
- March 2025: Send all content to McGee Printing for production, order concrete, and poles for project
- April 2025: Receive all plaques and materials
- May 2025: Installation of concrete, poles and plaques (1-2 day project)
- June 2025: Ribbon cutting event and open tour to the public with a single day launch.



Historic Heber Walking Tour


George Stacy Blackley & Elizabeth White	421 E 300 N	1	John McDonald & Mary Lucinda Cole	390 N MAIN ST	12	Heber Second Ward Meetinghouse	55 100 W	23
John E. Austin - Dr. WM & Emma Wherrett	315 E CENTER ST	2	James Cook & Eva Erickson Shanks	415 N 100 W	13	Heber Bank Black Building	32.5 MAIN ST	24
Abner Chase & Maria Luke Hatch	105 E CENTER ST	3	John William & Sarah Elizabeth Bond Crook	311 N 100 W	14	Wasatch Carnegie Library	388 S MAIN ST	25
Abner & Pamela Jane Lott Hatch	81 E CENTER ST	4	John Cook & Mary Gales	188 W 300 N	15	Audison & Sophi Holden	113 W 200 S	26
Richard Jones Jr & Agnes Campbell	187 E 100 N	5	John Murray Murdoch & Ann Steele	261 N 400 W	16	James Wilson & Mary Campbell Clyde	312 S MAIN ST	27
North Elementary School	101E 200N	6	James & Elizabeth Barnes McNaughtan	213 W CENTER ST	17	Frederick & Minnie Cook	512 S MAIN ST	28
Robert & Anna Josephine Peterson Duke	383 N 200 E	7	John & Sarah Cook, Carlie	315 W CENTER ST	18	John F. & Rhoda E. Holden Ottwiler	500 S 100 E	29
Elizabeth Sewaine Condon	203 N 100 E	8	William Forman & Catherine Campbell	181 N 200 W	19	David W & Mary Ann McDonald Fisher	124 E 400 S	30
Joseph Stacy Murdoch & Elizabeth Hunter	115 E 300 N	9	Wasatch Saloon	15 1N MAIN ST	20	William & Sarah Jane McDonald Buga	312 S 100 W	31
Isaac C & Melissa Baum	312 N MAIN ST	10	Heber City Amusement Hall	90 N 90 W	21	Heber Valley Railroad	490 S 600 W	32
James Hugh & Evelyn Cluff McDonald	362 N MAIN ST	11	Wasatch State Tavernette	75 N MAIN ST	22			

HISTORICAL MONUMENTS

Historic Wasatch High School 250 S MAIN ST
 Heber Central School 301 S MAIN ST

February 2025

Created by Heber City, Heber City CVL
 Dale W. Hill, Lark M. & Andrew
 Lee & Kelly Anderson



SOCIAL HALL

SPRING MOUNTED DANCE FLOOR

Historic Social Hall

THE SOCIAL HALL 1909 - CURRENT
THE WASATCH WAVE REPORTED THAT "THE SOCIAL HALL IS ONE OF THE FINEST IN THE STATE AND HAD BEEN BUILT BY THE PEOPLE OF HEBER FROM VOLUNTARY CONTRIBUTIONS." IT WAS DESIGNED BY ARCHITECT E.C. WATKINS AND WAS CONSTRUCTED UNDER THE SUPERVISION OF ED CLYDE. THE BUILDING WALLS WERE NATIVE RED SANDSTONE. EACH STONE WAS HAND CHISELED. THE 60'X120' BALLROOM HAD SPRING MOUNTED FLOOR, A STAGE AND A SPECTATOR GALLERY. THERE WERE RESTROOMS, A CLOAKROOM AND A TICKET OFFICE. THE WEST ANNEX WAS A LARGE HALL USED FOR EVENTS.


PIONEER DAY DANCE
THE WALLS WERE FINISHED THE SUMMER OF 1907 AND THE BUILDING NEEDED COMPLETION IN JUNE OF 1908. THEY NEEDED TO RAISE FUNDS TO FINISH THE BUILDING. SO, A PIONEER DAY DANCE WAS PLANNED BUT THE DANCE FLOOR WASN'T DONE. THEY WORKED FOR TWO WEEKS TO FINISH THE FLOOR. SOMEONE SAID "THINGS WERE PRETTY LIVELY AROUND THE BUILDING BOTH DAY AND NIGHT." THE FLOOR WAS FINISHED ON THE AFTERNOON OF JULY 23RD. JUST IN TIME. THE BUILDING WAS COMPLETED AND DEDICATED ON JANUARY 23, 1909.

CHANGES THROUGH THE YEARS
A KITCHEN WAS ADDED BY 1917 AND THE A NEW CEILING SYSTEM REQUIRED THE REMOVAL OF THE BALLROOM PENDANT ARCHES IN 1928. THE ORNATE EXTERIOR FACADE WAS REPLACED WITH A SIMPLER GABLED ROOF IN THE EARLY 1940'S.

SAVING THE HISTORIC BUILDINGS
THE SOCIAL HALL AND THE TABERNACLE WERE THREATENED WITH DESTRUCTION IN THE 1960'S, BUT THE CONCERNED CITIZENS OF HEBER CITY SAVED THEM. THE HALL WAS REPURPOSED FOR A SENIOR CITIZENS CENTER IN 1978 AND AGAIN IN 2004 FOR THE TAMPAROUS VALLEY THEATER.

SPRING MOUNTED DANCE FLOOR
THE BALLROOM HAS A 48'X88' OVAL-SHAPED ELEVATED DANCE FLOOR. THE FLOOR IS SET ON 56 HEAVY COIL SPRINGS EMBEDDED IN NATIVE SANDSTONE. THE SYSTEM IS DESIGNED TO HANDLE THE MOVEMENT OF THE FLOOR. DANCERS BOASTED OF ITS EXCELLENT "FEEL." THIS HALL IS ONE OF THE FEW SPRING MOUNTED DANCE FLOORS BUILT IN UTAH.

HEBER CITY



Historic Wasatch Stake Tabernacle


WASATCH STAKE TABERNACLE 1889 - 1988
THE WASATCH WAVE ANNOUNCED "THE VALLEY'S LARGEST AND FINEST BUILDING. THE STAKE HOUSE IS FINISHED." HUNDREDS OF PEOPLE PROVIDED THE MATERIAL AND ALL OF THE LABOR TO COMPLETE THIS BEAUTIFUL BUILDING. THE ORIGINAL PLAN OF THE BUILDING HAD AN ENTRANCE FOYER WITH STAIRS LEADING TO THE NORTH AND SOUTH GALLERY SEATS. THE LARGE ASSEMBLY HALL HAD A STAIR AT THE WEST END, CONSISTING OF THREE TIERS OF SEATS, WITH A PULPIT TO BE USED BY CHURCH OFFICIALS. THE BUILDING HELD AS MANY AS 1500 PEOPLE.

A SACRED PLACE TO WORSHIP
"THE FLOORS WERE SCRUBBED AND BLEACHED WITH HOMEMADE SOAP. HOMEMADE CARPETS WERE Laid DOWN THE AISLES. COAL OIL LAMPS HANGING FROM THE CEILING FURNISHED LIGHT. THE BUILDING WAS HEATED BY POTBELLY STOVES IN EACH OF THE FOUR CORNERS OF THE ASSEMBLY HALL. A DEFINITE SEATING ARRANGEMENT WAS PRESCRIBED. MEN SAT ON THE SOUTH SIDE, WOMEN ON THE NORTH SIDE. LADIES WITH BABIES AROUND THE STOVES IN THE CORNERS, AND MIXED COUPLES IN THE CENTER." HOW BEAUTIFUL UPON THE MOUNTAIN.

THE BELL TOWER
LOCALS TELL OF CLIMBING UP TO THE BELL TOWER THROUGH THE EAST GALLERY OF WINDING STEPS TO A BELYRY. THE BELL WAS USED TO ANNOUNCE CHURCH MEETINGS, EVENTS AND AS A TOWN FIRE ALARM. THE BELL IS STILL RING AT EVENTS TODAY.

HISTORIC AMERICAN BUILDING SURVEY 1967
A GOVERNMENT SURVEY WAS DONE TO IDENTIFY IMPORTANT HISTORIC BUILDINGS IN UTAH. THE SURVEYOR CALLED IT "ONE OF THE BEST PRESERVED OF THE EARLY TABERNACLES." "THE CITIZENS OF HEBER CITY WERE ABLE TO SAVE THE OLD WASATCH STAKE TABERNACLE AND FROM DEMOLITION IN 1965. THE BUILDING WAS PRESERVED BY REPURPOSING IT FOR THE HEBER CITY OFFICES IN 1988."

HEBER CITY



SLEEPY HOLLOW SCHOOL

CENTRAL SCHOOL I

CENTRAL SCHOOL II

Historic Central Schools


SLEEPY HOLLOW SCHOOL 1867 - 1907
IN 1867, UTAH COUNTIES WERE ALLOWED TO FIND PUBLIC SCHOOLS THROUGH TAXATION. HEBER BUILT THREE ONE-ROOM SCHOOLHOUSES. SLEEPY HOLLOW SCHOOL WAS BUILT TO SERVE THE CHILDREN IN THE SOUTH AREA OF TOWN. IN 1892, A SCHOOL WAS NEEDED TO PROVIDE SPACE FOR SEPARATE GRADES. CENTRAL SCHOOL WAS BUILT AND THE OLD SCHOOL WAS CLOSED FOR A SHORT PERIOD. THE STUDENT POPULATION GREW AND THEY REOPENED SLEEPY HOLLOW SCHOOL FOR ADVANCED STUDIES UNTIL 1907.

CENTRAL SCHOOL I 1892 - 1923
IN 1892, HEBER STARTED GRADED CLASSES AND THE CONSTRUCTION OF THE CENTRAL SCHOOL. THE NUMBER OF STUDENTS WHO ENROLLED IN THIS PUBLIC SCHOOL EXCEEDED EXPECTATIONS AND PLANS WERE MADE TO BUILD THE NORTH SCHOOL. ON A COLD JANUARY NIGHT, THE SCHOOL CAUGHT FIRE AND WAS DESTROYED. THE NEXT DAY ARRANGEMENTS WERE MADE FOR THE STUDENT CLASSES TO BE HELD IN CHURCHES AND OTHER SCHOOLS. THE DEBRIS WAS CLEARED AND PLANS STARTED FOR A NEW SCHOOL.

CENTRAL SCHOOL II 1923 - 2002
EIGHT MONTHS AFTER THE FIRE, THE STUDENTS RETURNED TO THEIR NEW SCHOOL. THE COMMUNITY VOLUNTEERED MANY HOURS OF LABOR TOWARD THIS BUILDING. THEY PASSED A \$20,000 BOND FOR A MODERN ONE-STORY BRICK BUILDING. THE FINAL CONSTRUCTION WAS COMPLETED IN 1925. THE SCHOOL SERVED THE NEEDS OF THOUSANDS OF CHILDREN FOR 77 YEARS. IN 2002, THE BUILDING WAS SOLD TO HEBER CITY AND A NEW PUBLIC SAFETY BUILDING WAS BUILT ON THE OLD SCHOOL SITE IN 2016.

HEBER 3RD WARD BUILDING 1912 - 1969
COMMUNITY BUILDINGS WERE USED FOR MANY DIFFERENT PURPOSES BY THE SCHOOL, CHURCH AND GOVERNMENT. RESOURCES WERE SHARED TO FIT THE PUBLIC NEEDS. FOR EXAMPLE, THE HEBER 3RD WARD HELD THEIR MEETINGS IN CENTRAL SCHOOL, WHILE THEY BUILT THEIR CHURCH AFTER THE FIRE. STUDENTS WENT TO SCHOOL AT THE HEBER 3RD WARD AND THE SEMINARY BUILDINGS OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.

HEBER CITY



Historic Wasatch High School

FIRST PUBLIC HIGH SCHOOL 1898
JANUARY 1898, WASATCH HIGH SCHOOL WAS ESTABLISHED AS AN INSTITUTION OF HIGHER LEARNING. THE FIRST CLASSES WERE TAUGHT IN EXISTING SCHOOLS AND ON THE UPPER FLOOR OF THE HEBER MERCANTILE. THE SCHOOL STARTED WITH A TWO YEAR COURSE AND EVENTUALLY OFFERED A HIGH SCHOOL DIPLOMA.

WASATCH HIGH SCHOOL 1912 - 1976
THE NEW BUILDING WAS FINISHED IN 1912 AND CLASSES WERE HELD IN JANUARY OF 1913. THE SCHOOL FEATURED AN AUDITORIUM, A GYMNASIUM, A SWIMMING POOL AND A FOOTBALL FIELD BEHIND THE SCHOOL. ADDITIONS TO THE SCHOOL WERE COMPLETED IN 1927 AND 1959. THE HIGH SCHOOL MOVED INTO A NEW BUILDING IN 1964. THE SCHOOL SERVED AS THE JUNIOR HIGH UNTIL 1976 WHEN HEBER CITY BOUGHT THE SITE FOR A CITY PARK.

A VOTE FOR THE FUTURE
THE TAXPAYERS OF WASATCH COUNTY APPROVED A BOND ISSUE FOR THE CONSTRUCTION OF A NEW HIGH SCHOOL BUILDING. THE RESULTS OF THIS ELECTION WERE REPORTED IN "THE WAVE" - THE SCHOOL NEWSPAPER'S MARCH 1909 ISSUE. THE STUDENTS' WORDS WERE "THAT DAY WHICH DETERMINED THE FATE OF THE W.H.S., WAS A GRAND SUCCESS."

WASATCH STAKE SEMINARY 1925
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS BUILT A NEW SEMINARY BUILDING NORTH OF THE HIGH SCHOOL IN 1925. IT WAS DEDICATED FOR THE RELIGIOUS EDUCATION OF HIGH SCHOOL STUDENTS. THERE WERE CLASSROOMS AND ALSO HAD OFFICES FOR CHURCH LEADERSHIP, AND A BAPTISTRY.

HEBER CITY

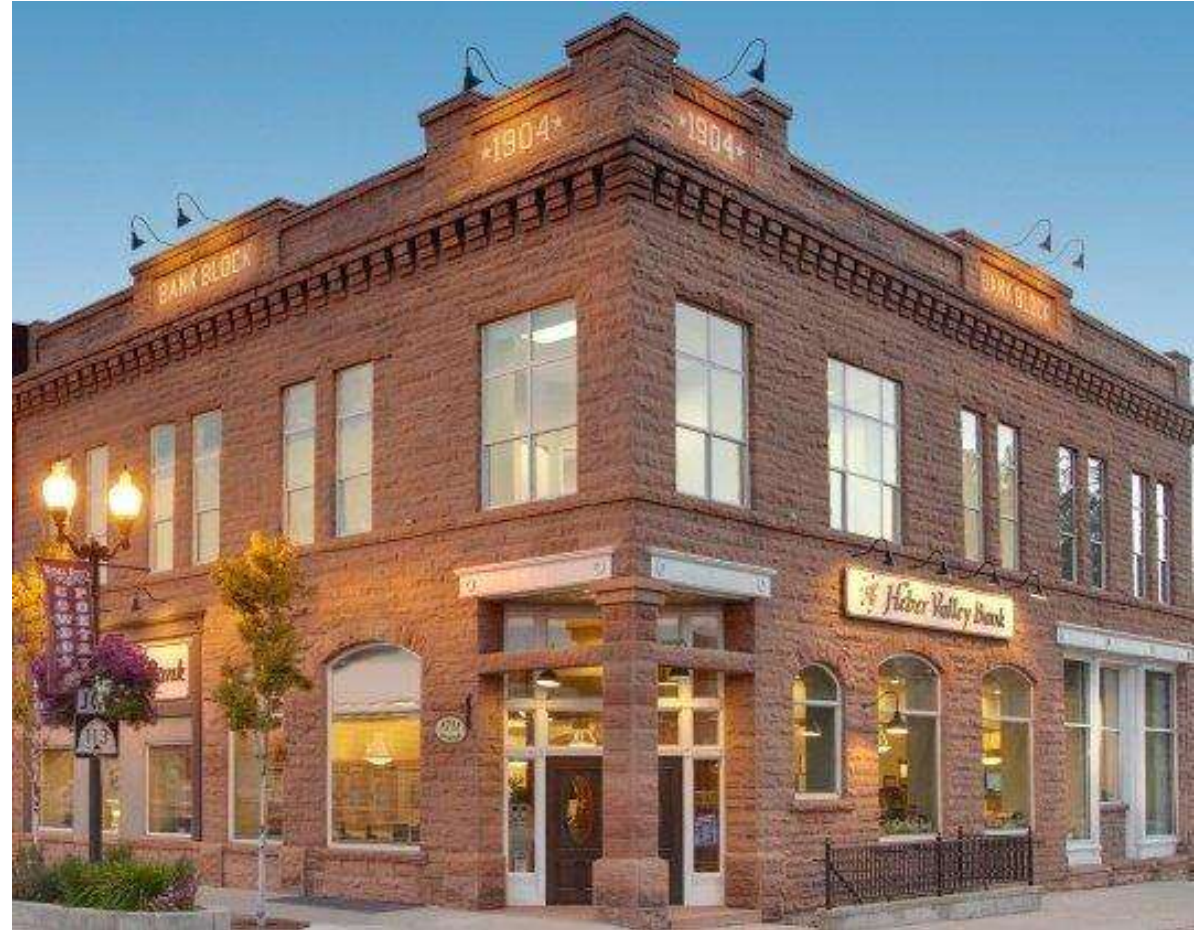
Historic Monument Signage

HLA Project Cost Request: \$17,050

Aluminum Plaques: \$13,000
Concrete/Cement: \$2,500
Steel Poles: \$1,500
Paper printed maps: \$50

The Bank Block in Heber City, Utah, holds a rich and storied history as the site of Heber Valley's first bank. Built in 1904 by Abram Hatch, a local merchant, the structure was crafted from red sandstone quarried at Lake Creek. The Bank of Heber City served as the main lending institution in Wasatch County until it succumbed to the Great Depression.

The Bank Block has undergone multiple renovations, preserving its legacy while adapting to modern needs. During a renovation in 2000, builders discovered old bank records hidden within the walls, adding to its historical intrigue. The original bank vault door remains on display inside, serving as a tangible connection to its early days.



Heber City Bank Block 2 South Main Street 1904



The Heber Second Ward Meetinghouse, constructed in 1913, was built to serve the growing Heber community, which was divided east and west by Main Street. The red brick building, set on a sandstone foundation, was completed under the direction of Bishop Joseph A. Rasband, with James Heber Moulton serving as construction supervisor. The meetinghouse stands on the site of a former Methodist church, which was relocated to the Center Creek Ward after the land was sold to The Church of Jesus Christ of Latter-day Saints. Designed by Provo architect Joseph Nelson in the English Gothic Revival style, the building exudes a timeless charm and remains a significant architectural and historical landmark in the area.

Heber Second Ward Meetinghouse / St. Lawrence Catholic Mission 100 West and Center Street 1913

In the early 1900's the need for another elementary school was pressing, and work began on the North School on a site at 1st East and 2nd North.

This new building, constructed on a similar plan to the Central School, was ready for use by 1905. There were two stories, with four classrooms on each floor. Sandstone was again used in the construction, and this building still comprises some of the present building which was remodeled and expanded in 1953.



North Elementary School 101 East 200 North 1904

The Abram Hatch Home in Heber City, Utah, built in 1892, stands as a remarkable tribute to one of the region's most influential pioneers. As a prominent figure in Wasatch County, Abram Hatch played a pivotal role in shaping the local economy through the establishment of mercantile and banking enterprises in the Heber Valley. Alongside his professional achievements, he was a devoted family man who raised 11 children, balancing his entrepreneurial spirit with a steadfast commitment to community service.

The home itself, with its elegant Victorian-style architecture and meticulously preserved craftsmanship, captures the charm and character of its era. More than just a residence, it served as a welcoming hub for family and community gatherings, embodying Hatch's reputation for hospitality and service. Today, the Abram Hatch Home endures as a cherished historical landmark, reflecting the entrepreneurial drive, family dedication, and community leadership of the man who built it.



Abram & Parmelia Jane Lott Hatch Home 81 East Center Street 1892

Parley Murdock purchased this property in 1901 from his brother, James S. Murdock. Despite a sharp increase in business permit fees in 1906, Parley managed to keep his saloon in operation. During Prohibition, he adapted by running a pool hall and continued to operate his business on this site until around 1950.

In Heber City, various ordinances were enacted to restrict liquor sales, including requirements for saloons to close on Sundays and keep their curtains open to allow police to monitor activities inside.

Around 1950, Willis "Tink" Clyde acquired the building. After working in the Park City mines for 17 years, he decided to venture into something new by running the bar and pool hall. This was a favorite locals hangout for the better part of 30 years.



Wasatch Saloon 139 North Main Street 1901



Isaac Baum married Melissa Sessions and settled in Heber City, where they raised a family of 11 children. As a young boy, Isaac stood guard on the fateful day when Joseph and Hyrum Smith were martyred. Isaac served in both the Walker and Black Hawk Indian Wars and was among the volunteers who braved harsh winter conditions to assist the ill-fated handcart company in 1857. Upon arriving in Heber Valley, he and his family lived in a two-room log cabin until he completed this brick and stone home. Later in life, he contributed to the valley's agricultural progress by owning and operating the first threshing machine in Heber Valley.

Dedicated to his faith and community, Isaac served for many years on the high council of the Wasatch Stake. Known for his sterling integrity, fairness in business, and straightforward nature, they were respected and admired by all who knew them.

Isaac C. & Melissa Baum Home 310 North Main Street 1880

Born in Heber City, James Hugh McDonald received his education locally before working in the Park City mining industry and eventually pursuing a career in law. He went on to serve as the city attorney for Heber City and the Wasatch County attorney. Additionally, he was elected to two terms as District Attorney for Utah's Fourth Judicial District.

A dedicated advocate for community development, James handled the legal work for the establishment of water and power lines in Heber City. Over the course of his 37-year legal career, he left a lasting impact on the region. James married Evelyn Cluff, and together they raised four children, building a legacy of service, dedication, and family.



James Hugh & Evelyn Cluff McDonald Home 362 North Main 1895



Constructed in 1903 by Herbert Clegg for John E. Austin, a leading sheepman in Wasatch County. In 1908 Austin moved to Wyoming and the house was sold to Dr. William Russell Wherritt. A native of Missouri, Dr. WM. Wherritt for many years was the only physician in the Heber Valley. He loved his profession and he greeted his patients with a smile. He died of a heart attack in his forty-ninth year of medical practice.

Mrs. Emma Hatch Wherrit was the bookkeeper and office assistant to her father in A. Hatch & Co. She served as the chair of the American Red Cross, organized the American Legion auxiliary and was the charter member of the Business and Professional Women's Club. Emma served as president of the Wasatch Camp, Daughters of the Utah Pioneers. The house is one of the most elaborate Victorian homes in Heber Valley.

John E. Austin – Dr. WM. & Emma Wherritt Home 315 East Center Street 1905

This original sandstone home has been in the McNaughtan family for seven generations. James married his wife, Elizabeth Barnes in Scotland and they traveled together to the Salt Lake Valley in a wagon after a long and difficult voyage from Liverpool England aboard the ship "Falcon" with daughter Elizabeth and two sons, Thomson and Lorenzo Barnes. Upon arriving in the Heber Valley, he built a log cabin just south of where the sandstone home stands now. He and his wife had five children. James found his way to the mines as a timber man, preparing the timbers that would hold up the mines that were just beginning to start in Park City.



James & Elizabeth Barnes McNaughtan 215 West Center 1873

Judge Abram C. Hatch, District Attorney for Utah's Fourth Judicial District—which includes Utah, Uintah, and Wasatch Counties—stands as a remarkable example of a self-educated, self-made man. Among his many accomplishments, he built the first telephone line into Wasatch County, significantly advancing local communication. Judge Hatch also played a prominent role in the mining industry, serving as president of several mining corporations.

In 1879, he married Maria Luke, and together they raised four children. During his long residence in Heber City, Judge Hatch held numerous public positions, including Town Council member, Justice of the Peace, and County Attorney.

Judge Hatch's tenure as District Attorney was marked by exceptional service and widespread approval, not only from his party but also from the broader community. Throughout his career, he maintained a comfortable home in Heber City, where his legacy as a dedicated public servant and community leader continues to be remembered.



Abram Chase & Maria Luke Hatch Home 105 East Center 1892



James William Clyde was Heber's first mayor in 1902 and served again from 1908 to 1910. He was a member of the state house of representatives in 1899 and served as a state senator from 1820 to 1924. Clyde was also president of the Bank of Heber City for ten years. James married Mary Campbell and together they raised eight children. Beyond his civic roles, he was instrumental in organizing the Heber Light and Power Plant, which brought electricity to the area, and was one of the founders of the Bank of Heber City. Despite personal financial sacrifices, he worked tirelessly to support the institution during challenging times. James Clyde was a man of action, a tireless worker, and a firm believer in self-reliance. His legacy is one of community building, service, and unwavering commitment to the growth and prosperity of Heber Valley.

James William & Mary Campbell Clyde Home 312 South Main Street 1890

George Stacy Blackley, a skilled carpenter by trade, played a vital role in shaping the early infrastructure of Heber City. His craftsmanship contributed to the construction of the Wasatch Stake Tabernacle, local schools, and many of the historic homes that still stand as a testament to the town's pioneer roots.

Elizabeth White arrived in Heber in 1866 with her two children, Thomas and Emma. She later married George Stacy, and together they built a family, adding five more children to their household. Elizabeth was a talented tailor, crafting clothing for men in the community, and her artistry extended to music. Known for her beautiful singing voice, she played the mandolin with skill, bringing joy and culture to her family and neighbors.



George Stacy Blackley & Elizabeth White Home 421 East 200 North 1878



Joseph Stacy Murdock holds a distinguished place in Heber Valley's history as its first Bishop and a pivotal figure in the community's development. His leadership extended beyond the spiritual realm, as he played a significant role in establishing essential services and fostering harmony during turbulent times with the Black Hawk Indians.

From a young age, Joseph developed a deep knowledge of livestock, particularly cattle and horses. His industrious nature was also evident in his construction of a large two-story sandstone home, notable for being the first shingled house in the area. Murdock contracted with the Federal Government to carry mail from Provo to Echo, introducing the first regular mail service to the Heber Valley.

As a husband to five wives and the father of 32 children, 137 grandchildren, and six great-grandchildren. His life reflects resourcefulness and leadership that defined the pioneer spirit of the region.

Joseph Stacy Murdock & Elizabeth Hunter Home 115 East 300 North 1864

John Murray Murdoch was born in Scotland, he began herding sheep at the young age of 11. In December 1851, responding to the call for skilled sheep herders in Utah, John, his wife Ann Steele, and their two children embarked from Scotland to Liverpool by steamship, then across the Atlantic. Tragically, the family endured profound loss, as both their daughter Elizabeth and son James died during the voyage. Despite this heartbreak, John and Ann pressed forward, arriving in the Provo Valley (now Heber) in the spring of 1860 and made their home within the Heber Fort.

John was known for his honesty, industriousness, and devotion to his family. A high priest for 48 years, he was a man of unwavering faith and strength, even in the face of affliction and poverty. He fathered 22 children and saw his legacy grow to include 101 grandchildren and 65 great-grandchildren.



John Murray Murdoch & Ann Steele Home 261 North 400 West 1880



The Heber Valley Historic Railroad began in October 1899, when trains served the pioneers who first settled the Heber Valley. Rio Grande Western trains that ran over the Provo Canyon Branch were established as mixed trains, that is they carried both passengers and freight cars together to save the expense of running two separate trains. In the early 1970's, the railroad became the Heber Creeper, a tourist passenger train operating on a seasonal basis. Now operating as an independent agency of the State of Utah, essentially a non-profit organization focused on tourism, education and the restoration of historical railroad equipment.

Heber Valley Railroad 450 South 600 West 1899

John Crook and his wife Mary Giles were among the first families to live in the Heber Valley. Initially they lived near London Springs and later in the Heber Fort. To this union they had nine children. John Crook is one of the hardy pioneers who helped to blaze the trails into this valley. He assisted in the early surveys of farm land and town lots. He also kept a good record of weather conditions, crop reports and other statistics for many years. He was successful as a farmer, gardener, and fruit grower and, with his sons, has opened up one of the best sandstone quarries in the state.

This Victorian Gothic Home was built in two stages, the brick section which faces the street was built in 1866. In 1870 Crook added the sandstone section to the rear, and later the small frame summer kitchen was added to the side of the home.



John Crook & Mary Giles Home 188 West 300 North 1866 - 1870



David Fisher, an outside foreman at the Ontario Mine in Park City, used his earnings to purchase a four-acre lot at 400 South and 100 East in Heber City. There, he and his wife, Mary Ann McDonald, built an elegant Queen Anne-style brick home, completed in 1893 and titled in 1896. This residence, the first in Heber City to feature a furnace, became home to their family of eight surviving children. Shortly after its completion, David retired from mining, and the family lived there continuously. Returns from their mining claims provided financial security in their later years. David was a highly respected figure in the community, admired for his humility and integrity. Paired with Mary Ann's legendary wit and exceptional home management, their partnership created a life of comfort and fulfillment. The home remains a testament to their industriousness and enduring legacy in Heber City.

David IV & Mary Ann McDonald Fisher House 124 East 400 South 1896

Addison Hicken, a farmer and cattleman, settled in Heber City, Utah, in 1860, becoming a vital contributor to the local economy. He operated a dairy farm with over 50 cows, supplying butter and beef to nearby mining towns like Park City. Addison later expanded into the cattle business, co-owning a successful meat market with his brother, John.

His wife, Sophia, was a dedicated community leader, serving in the Relief Society and Primary, and offering care and support to those in need. Together, Addison and Sophia exemplified hard work and service, leaving a lasting legacy in Heber Valley through their contributions to its economy, community, and development.



Addison & Sophia Hicken Home 212 South 100 West 1890

John McDonald and his wife, Mary Lucinda Cole, raised thirteen children and contributed significantly to the development of the area. John was a respected farmer, stock raiser, and public servant, serving as County Coroner and participating in key historical events, including the Indian peace settlements and handcart rescues. Their home, built in 1885, reflects the family's legacy of resilience and progress, symbolizing the growth of Heber City during the late 19th century.



John McDonald & Mary Lucinda Cole Home 390 North Main Street 1885



Wasatch County Carnegie Library, constructed between 1937-1939 with a Carnegie grant, stands on the site of the relocated Kensel home. Serving as a museum for the Daughters of the Utah Pioneers since 2011, it preserves the rich pioneer heritage of the region.

Wasatch Carnegie Library 200 South Main Street 1939

Thomas and Sarah Denton Moulton, emigrants from Liverpool, England, embodied the pioneer spirit, building a legacy of faith, resilience, and community in Heber Valley. They set out on a journey to Zion with their seven children, joined by an infant son, Charles Alma, born on the ship. As members of the James G. Willie Handcart Company, the Moultons faced immense challenges, traveling with one covered and one open handcart. Thomas was assigned as the camp butcher, a critical role that supported the company during their arduous trek. In 1860, Thomas and Sarah arrived in Heber Valley to begin spring plowing, laying the groundwork for their future in the area. Their first home was a modest two-room log house with a roof made of split cottonwood, straw, and dirt. When the rains came and the roof began to leak, they resourcefully thatched it with thick layers of straw.

By 1865, the Moultons had constructed a more permanent red sandstone home, located just south of their original log home in the Heber Fort. The Moulton family became stalwarts of Heber Valley, with their children carrying on their legacy of faith, hard work, and dedication to God.



Thomas & Sarah Denton Moulton Home 190 West 200 North 1865



Robert Duke was a leader in both civic and church activities. Robert Duke and James J. Howe planted the first apple orchards of any size in the valley, both orchards each being about 12 acres. Under his administration the white brick First Ward Chapel was built. He served as president of the town board. He also served three terms as city councilman, managed the building of the Heber Light and Power Plant, and was prominent in the building of the Heber Social Hall. He married Anna Josephine Peterson, and was blessed to raise eight children. Anna was from Sweden, and was always very particular about her personal appearance, she always had her hair combed and a clean apron. She loved picture shows and was a good cook and homemaker. She was known for her good sense of humor and always had a laugh on her lips.

Robert and Anna Josephine Peterson Duke Home 383 North 200 East 1901

Richard Jones Jr. was a prominent figure in Wasatch County, serving as a state land commissioner and a member of the state land board for several years. As a large property owner and taxpayer, he contributed significantly to the development of Heber and Center Creek, helping build many public buildings through taxation or donation. On December 6, 1875, he returned home to Heber after dark, having saved \$200 from his wages. He used part of the money to buy his mother a stove and soon decided to marry Agnes Campbell. They wed on May 15, 1876, in the Endowment House. With his savings, he purchased basic furniture but avoided debt for luxuries, though they acquired a stove on credit. Over the years, Richard worked various jobs, eventually establishing a homestead on Center Creek around 1889. He spent years improving the land, clearing sagebrush, building infrastructure, and creating a thriving farm.



Richard Jones Jr. & Agnes Campbell Home 187 East 100 North 1890



James Shanks, originally from Scotland arrived in Utah in 1853 and became a prominent figure in Heber City. A skilled craftsman and gardener, he built three homes in the area, each surrounded by beautifully landscaped grounds and lush shrubbery. Known for his "green thumb," he took great pride in creating stunning floral arrangements, which he would place on either side of the pulpit during Stake Conferences. As the leader and fife player of a local martial band, Jimmy brought joy to his neighbors, often awakening them with lively music during state occasions and celebrations. He participated in the Blackhawk War as a member of the Thomas Todd Infantry Company and served for many years as Heber City's sole tailor.

Jimmy married three times, first to Isabelle Muir with whom he had ten children, then Eva Erickson, with whom he had six children, and later to Caroline Homan. His legacy lives on through his contributions to the community and the cherished memories he left behind.

James Dock & Eva Erickson Shanks Home 415 North 150 West 1885

This home, built in 1886 by the ambitious 26-year-old John Ephraim Moulton, stands as a lasting tribute to his industrious spirit and dedication to community building. John pursued a diverse range of ventures, including farming, livestock raising, brickmaking, and theater. As the head of the finance committee, he played a key role in constructing the Social Hall, a cornerstone of the community's cultural life. John's contributions extended beyond construction and entrepreneurship. He served on the Heber City Council for ten years before being elected as Heber's 8th mayor in 1913.

John's wife, Elizabeth Tonks Thacker, was equally remarkable. As the first school teacher in Daniel, she worked tirelessly to pay her own tuition and met John while employed at the Moulton Ranch. Together, they raised seven children, creating a family and a home that reflected their shared values of hard work, education and service.



John Ephraim Moulton & Elizabeth Tonks Thacker Home 110 West 200 North 1886

Frederick and Minnie Crook were married on February 22, 1893, and their marriage was later solemnized in the Salt Lake Endowment House of The Church of Jesus Christ of Latter-day Saints. In 1902, following Frederick's return from his mission, he was called to serve as the first bishop of the Heber 3rd Ward, a position he faithfully held for 28 years. Minnie also dedicated her life to church service, contributing to the Relief Society and other organizations in various callings.

In 1905, the couple built their family home at the corner of Main and Fifth South Streets, where they lived for nearly six decades. Together, Minnie and Frederick raised eleven children—three daughters and eight sons—and extended their care to three grandsons. At one point or another, all 14 lived under this cherished roof, leaving behind a legacy of faith, family, and devoted service to the community.



Frederick & Minnie Crook Home 512 South Main 1905



This charming Victorian cottage was built for Elizabeth following the passing of her husband, David Francis. An avid gardener, Elizabeth cultivated a vibrant array of flowers, which she generously shared with friends and family. She lived in the home until 1919, when her declining health prompted her to move to Provo to live with her son.

The house was then sold to George Alma and Zella Davis Blackley, who used it as their town residence so their four sons could attend school. Zella, renowned for her culinary talents, was especially famous throughout the community for her delectable pies and her love of entertaining. The Blackley family retained ownership of the home until 1994. In a labor of love, Camille Blackley Palmer, a great-granddaughter of Zella, and her husband Gary restored the home to its original elegance, preserving its timeless beauty and charm.

Elizabeth Sessions Condon Home 293 N 100 EAST 1901

John William Crook resided in Heber his entire life. He was one of the town's local theatrical players, playing one of the leads in some 15 plays. Although he was a mild, quiet, good natured man, the parts he played were the villain. Married Sarah Elizabeth "Lizzie" Bond, who worked as a Relief Society visiting teacher and was on the Stake Relief Society board. They raised six children and one grandchild. After the couple were married they spent the next years building a home. John made his own bricks by hand, and worked in the rock quarry. He served two terms on the city council. He served as director of the Wasatch Canal and on the committee for the Humbug Canal. Most of the red sandstone seen in Provo Valley came from his rock quarry in Lake Creek. At times, six men were hired to help quarry rock for schools, churches and shipments outside our valley. He was also a farmer and stockman.



John William & Sarah Elizabeth Bond Crook Home 311 N 100 West 1866

William Forman, a skilled foundry worker from Glasgow, Scotland, played a significant role in the early history of Heber Valley. After serving as a sergeant in the Black Hawk War, he settled in the valley in 1860 with his wife, Catherine Campbell, and together they raised five children.

Forman's contributions to the community were numerous. He served as a bishop for 18 years and held the position of Presiding Bishop over the Wasatch Stake for many years. A hard working entrepreneur, he operated a sawmill and shingle business that provided employment to many local residents. He also hauled sandstone to Park City mines and Salt Lake City for use in sidewalks, leaving a lasting impact on regional infrastructure. In 1867, Forman married Mary Laurie Montgomery, and together they expanded their family with 14 more children—seven sons and seven daughters. Forman was also a cultural pioneer, bringing the first organ to Heber City and enriching its musical heritage. Known for his tireless energy and dedication, William Forman approached every responsibility with unwavering commitment, leaving a legacy of service, industry, and cultural enrichment in the Heber Valley.



William Forman & Catherine Campbell Home 181 N 200 West 1865



John and Sarah Elizabeth were married in 1878, and moved into a log cabin John had built on the property. Six children were born in that log cabin, until they moved into the sandstone home, where four additional children were born. John owned many fine horses, and was responsible for bringing the first purebred stallion to the valley. He often furnished teams of four or six-horse teams for parades or celebrations. He was the first to register shorthorn cattle in the valley. He directed the building of the Wasatch Creamery, and was the constable of peace for several terms. He organized the North Fields Irrigation Company and the Director and Water Master for several years. Sarah Elizabeth Crook was the first white child born in the Heber Fort. She was left a widow early in life, and raised eight children alone. She held many church positions and was a midwife in the community. She served as Relief Society President for many years, administering to the sick and helping with the dead, being called out all hours of the night or day. She was a fine seamstress and did many kind deeds for the poor, sick and homebound. To care for her large family, she took in washings, laundered curtains, quilted quilts, raised a garden, enough to sell vegetables to the neighbors.

John & Sarah Crook Carlile Home 315 West Center 1885

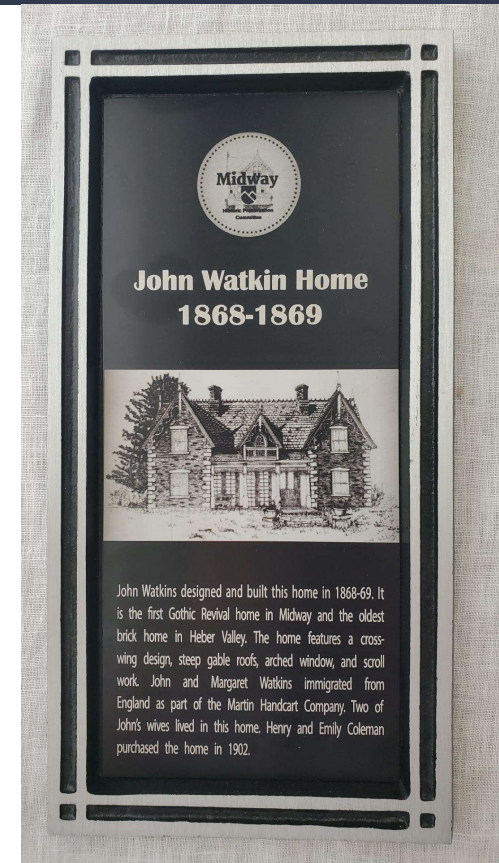
William Buys married Sarah Jane McDonald in 1884, and created a beautiful life of influence, founder of the Wasatch Wave and elected Prosecuting Attorney for Wasatch County. They raised seven children in this home.

In the first edition, published on March 23, 1889, William Buys, attorney, notary public official, city surveyor, and civil engineer, penned, “In rafting the Wasatch Wave, we realize it is but a tiny ripple upon the great ocean of journalism, but we sincerely hope and trust that it may grow and gather strength as it proceeds on its perilous journey. We are also aware that there are breakers in its course against which it may run and be dashed to pieces and the great commotion caused by the shock be scarcely perceptible upon the broad expanse of the vast literary sea.”



William & Sarah Jane McDonald Buys Home 312 S. 100 W. 1883 – 1904

Final Installation Examples:



Questions?



Heber City Council Staff Report

MEETING DATE: 2/18/2025
SUBJECT: Saldarini Annexation Petition
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Howard Saldarini is requesting to Annex 7.05 acres of residential agricultural land into the City. The property is occupied by Mr. Saldarini. Accepting the petition is the first step in the annexation process.

Policy Question:

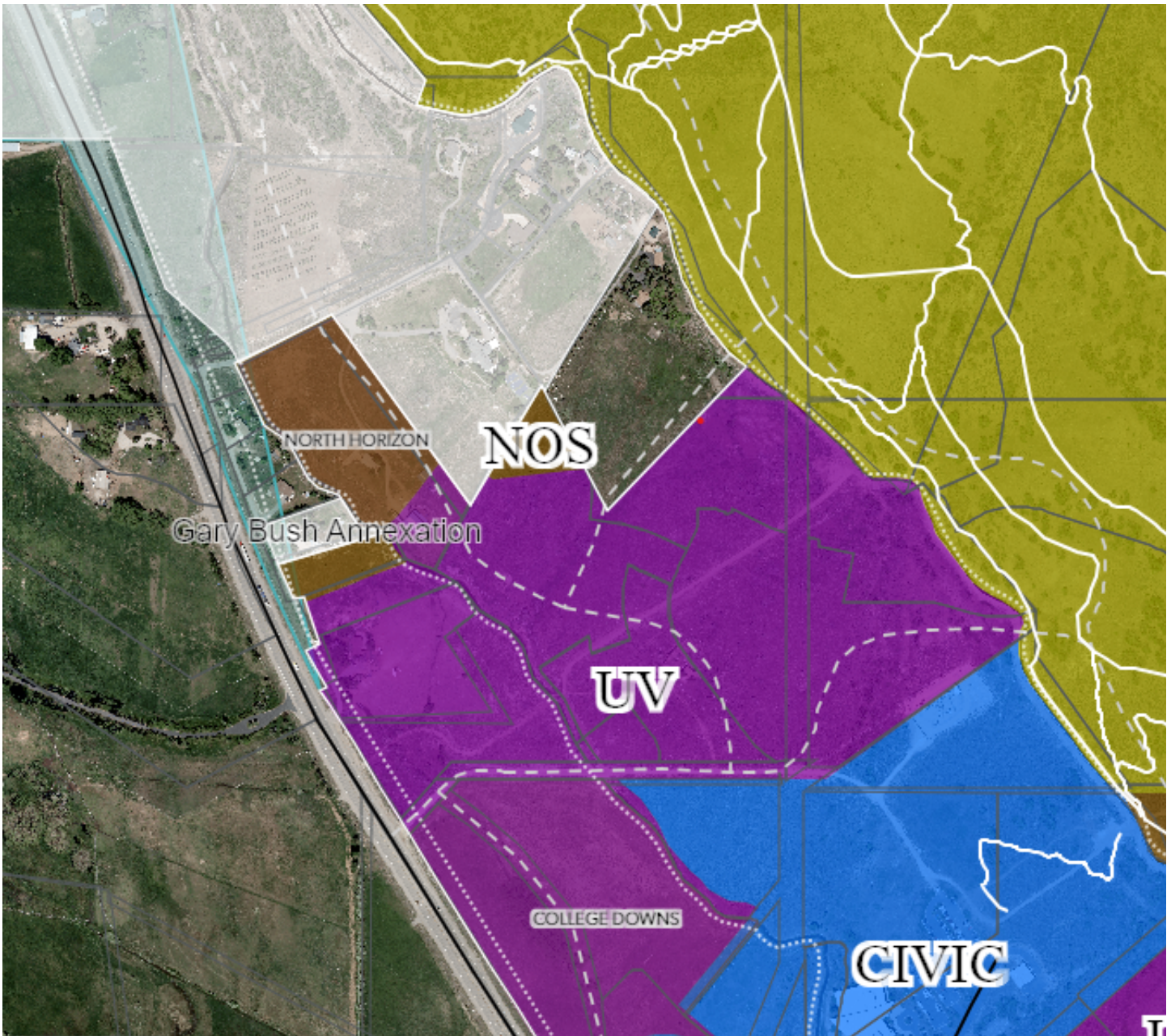
1. Should the City accept the Saldarini Annexation Petition for further study?

RECOMMENDATION

Staff is recommending the Council accept the petition to allow for further study.

BACKGROUND

Howard Saldarini is requesting to annex 7.05 acres of residential agricultural land into Heber City. This property is currently occupied by Mr. Saldarini. The property is an unincorporated island inside the City, between the North Village Crossings Annexation, North Village Views Annexation, and Jordanelle Ridge Annexation.



DISCUSSION

Process

The first step in the annexation process is to accept the annexation. By accepting the petition, the council will allow the applicant to go through the public process, which will allow the council to hold a public hearing and consider the annexation. This step does not guarantee annexation.

Following acceptance, the process is as follows:

- 30 day certification process

- 30 day protest period
- Review and recommendation by Planning Commission
- Public hearing at City Council
- Decision by City Council

General Plan

The General Plan does include this area and designates it as industrial. This area is within the Annexation Policy Plan boundary. It is anticipated that the zoning for the property would be I-2 Industrial.

FISCAL IMPACT

N/A

CONCLUSION

Red Rock Holdings is seeking annexation. The property is within the annexation boundary of the City and is listed as Industrial in the General Plan. The choice of the council is to accept or reject the petition for further study. Staff is recommending the council accept the petition.

ALTERNATIVES

1. Accept
2. Deny

POTENTIAL MOTIONS

Approval - Staff Recommended Option

I move to **accept** the Saldarini Annexation Petition.

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Petition

PETITION FOR ANNEXATION INTO HEBER CITY

Annexation Name: SOLDARINI ANNEXATION

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

- This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated:
- The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula;
- The signatures affixed hereto are those of the owners of private real property that:
 - is located within the area proposed for annexation;
 - covers a majority of the private land area within the area proposed for annexation;
 - is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address: 110 W MOULTON LN. HEBER CITY, UT. 84032
- The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith in Exhibit A;
- Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B.
- The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit C (value and acreage spreadsheet) and Exhibit D (copies of all tax notices).
- Land values and acreage within the annexation are as follows:

• Total acreage within annexation:	<u>7.05</u>		
• Total private property acreage within annexation:	<u>7.05</u>		
• Petitioner's acreage within annexation:	<u>7.05</u>	<u>100</u>	%
		% of Total Private Area	
• Total Assessed Land Value within annexation:	<u>\$ 986,159</u>		
• Petitioner's Assessed Land Value within annexation	<u>\$ 986,159</u>	<u>100</u>	%
		% of Total Value	
- This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;

- This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
 - the request or petition was filed before the filing of the annexation petition, and
 - the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
- The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit E.
- A vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit F.
- Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit G. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: SALDARINI ANNEXATION

Petitioner 1

Petitioner Name	Howard Saldarini	Phone Number	435-901-0217
Mailing Address	P.O. Box 3523	Email Address	how2ski@ym400.com
Parcel Numbers	Park City, UT. 84060		
	07-7722		
Signature	Howard Saldarini	Date	11/13/2025

Petitioner 2

Petitioner Name		Phone Number	
Mailing Address		Email Address	
Parcel Numbers			
Signature		Date	

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SIGNATURE PAGE 2

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the

Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 8

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

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PETITION CONTACT SPONSOR

Designate at least one but not more than five of the signers of this petition as "Sponsors", one of whom must be designated as the Contact Sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
HOWARD SALDARINI	435-901-0217
Mailing Address	Email Address
P.O. Box 3523	howzski@yahoo.com
Park City, UT. 84060	
Parcel Numbers	
07-7722	

ENTITY:

By: _____
Name/Title:

STATE OF _____)

: ss.

COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me the above named:

who is personally known to me,
whose identity I verified on the basis of
who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

NOTARY PUBLIC

My Commission Expires:

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 2

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name

Phone Number

Mailing Address

Email Address

Parcel Numbers



SYMBOL	DESCRIPTION
---	BOUNDARY LINE
---	ADJACENT BOUNDARY
---	PROPERTY
△	TRIPLE BEARING PASSERBY WITH CAP

SURVEYOR'S CERTIFICATE

I, CLAYTON A. CLEMENT, a duly licensed Professional Engineer and Licensed Surveyor in the State of Utah, do hereby certify that I am the person who conducted the survey and that I am a duly licensed Professional Engineer and Licensed Surveyor in the State of Utah. I have read the description of the survey and the data thereon and I have compared the same with the field notes and I find that the same are correct and true to the best of my knowledge and belief.

DATE & LOCATION: JUL 14, 2024

SURVEYOR'S NARRATIVE

The purpose of this survey is to determine the boundary lines of the property described in the plat. The survey was conducted on July 14, 2024, and the results are shown on the attached plat. The survey was conducted in accordance with the Utah Surveying Act and the rules and regulations of the Board of Surveying and Mapping. The survey was conducted using a total station and a GPS receiver. The survey was conducted in accordance with the Utah Surveying Act and the rules and regulations of the Board of Surveying and Mapping. The survey was conducted in accordance with the Utah Surveying Act and the rules and regulations of the Board of Surveying and Mapping.

DESCRIPTION

NOTES

1. A portion of the boundary line of the property described in the plat is shown in red. This portion of the boundary line is shown in red because it is a boundary line that is shared with an adjacent property. The survey was conducted in accordance with the Utah Surveying Act and the rules and regulations of the Board of Surveying and Mapping. The survey was conducted in accordance with the Utah Surveying Act and the rules and regulations of the Board of Surveying and Mapping.

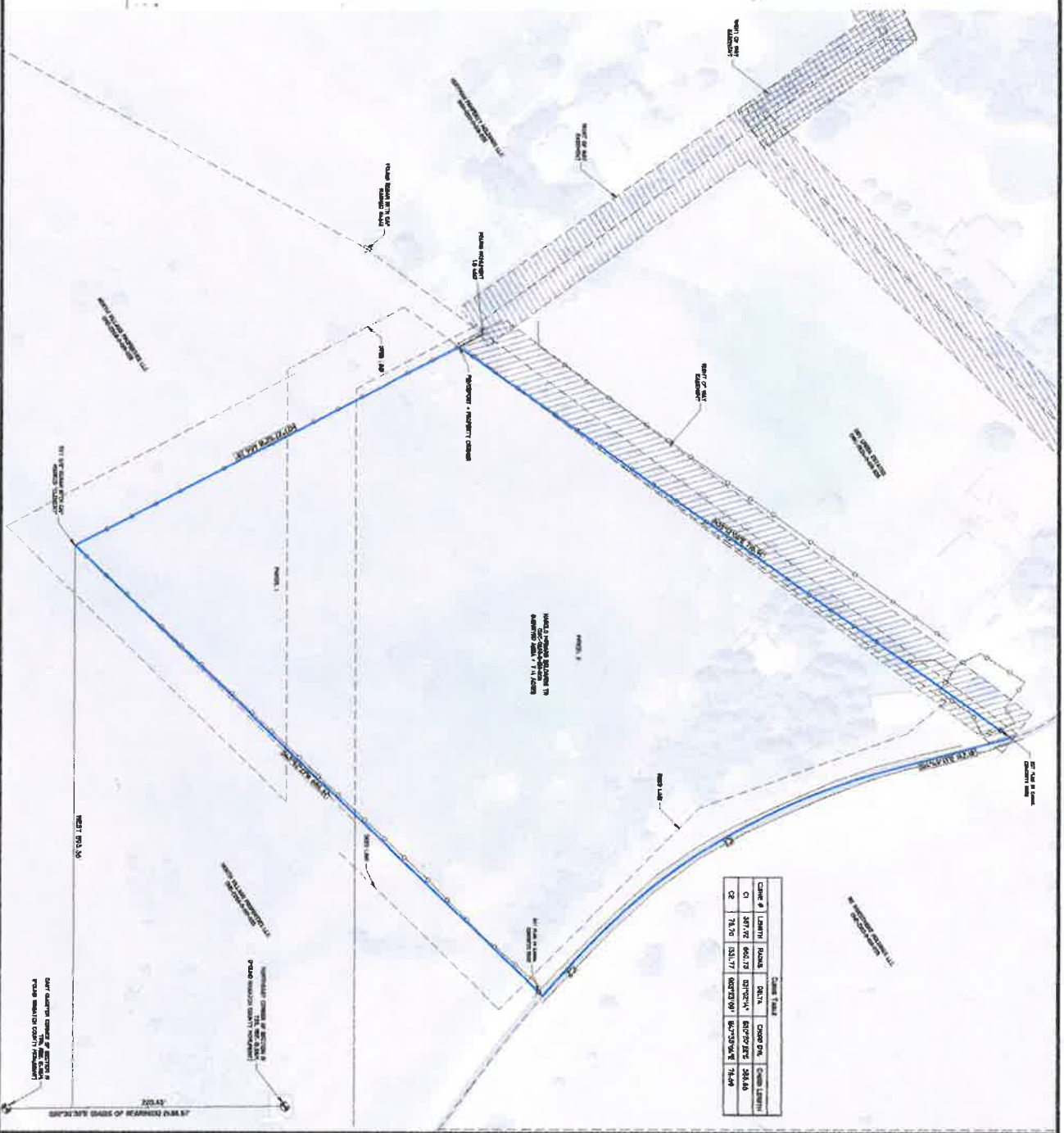
BASIS OF BEARINGS

Based on bearings reported by adjacent property owners and measurements of known objects.

VICINITY MAP



GRAPHIC SCALE



PROJECT NO: 24-08-325	PREPARED FOR: HOWARD SALDARINI	BOUNDARY SURVEY	CLEMENT LAND SURVEYING WWW.ELEMENTSURVEYING.COM 220 SOUTH 270 EAST, HEBER CITY, UT 84032 801-892-6675 & 801-657-8740
SHEET: 1 OF 1	PROJECT: 110 MOULTON LANE BOUNDARY		

EXHIBIT B: PROPERTY DEEDS

MAIL TAX NOTICE TO:

Howard Saldarini
P.O. Box 3523
Park City, UT 84060



WARRANTY DEED

H. Howard Saldarini, the Grantor

of Heber City, County of Wasatch, State of Utah, hereby CONVEYS and WARRANTS to

Harold Howard Saldarini, as Trustee of the Harold Howard Saldarini Revocable Trust, dated September 17, 2010, the Grantee

of Heber City, County of Wasatch, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tracts of land in Wasatch County, State of Utah, to wit:

Parcel 1:

Beginning at a point which is 540 feet East of the Northwest corner of the Northeast quarter of the Northeast quarter of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running (thence East 458 feet; thence South 4430' West 416 feet; thence North 28' West 345 feet to the place of beginning.

Also the tract:

Beginning at a point which is 322 feet West of the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence West 458 feet; thence North 28' West 140 feet; thence North 36' East 710 feet; thence South 38'15" East 55.00 feet; thence South 1945' East 232.00 feet; thence South 45'15" East 300 feet; thence South 44'30" West 237.00 feet to the place of Beginning.

Together with a right of way over property owned by Addison C. Moulton and Lacy S. Moulton, granted in Warranty Deed recorded September 26, 1960 as Entry No. 80979 in Book 38 at Page 130, which right of way runs parallel along the Easterly line of U.S. Highway 40, to lands hereinabove mentioned.

Together with a right of way described as follows:

Beginning 1371 feet West and North 22' East 604 feet from the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 65' West 1068.0 feet, more or less to the Northeasterly right of way line of Highway 40; thence along said right of way line North 20'14" West 32.0 feet; thence North 65' East parallel to course above, approximately 1075.0 feet, more or less, to a point which is due North from the point of beginning; thence South to the point of beginning.

Together with an easement and right of way 50 feet wide, the centerline being described as follows:

Beginning at a point which is 322 feet West and South 4430' West 416 feet from the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 28' West 485 feet to the Southerly most corner of the Hunt's Haven Partnership property; thence North 3650' East 710 feet to the Easterly most corner of the Hunt's Haven Partnership property and the Northerly most corner of the Clyde Miller property.

Also, beginning at a point which is the Southerly most corner of Hunt's Haven Partnership property, which point is West 780 feet and North 28' West 140 feet from the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 3530' West 360 feet; thence North 4330' East 654 feet, more or less to the Northerly most corner of Hunt's Haven Partnership property.

Also, beginning at the Southerly most corner of the Robert E. Anderson property and the Westerly most corner of the Hunt's Haven Partnership property which point is West 780 feet and North 28' West 140 feet and North 35'30" West 360 feet from the Southeast corner of Section 18,

Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 3530' West 178 feet to the Westerly most corner of the Robert E. Anderson property and the Northerly most corner of the William N. Pingree property; thence South 65 West 828 feet to the Westerly most corner of said William N. Pingree property and the Northerly most corner of the John B. Moulton property, and continuing along the Northerly boundary of the John B. Moulton property South 65 West to the Easterly boundary of Highway 40 right of way.

Wasatch County Tax Parcel Number: 00-0007-7722.

Subject to current general taxes, easements, restrictions, and rights of way of record.

WITNESS, the hand of said grantor, this 10 day of August, 2022

H. Howard Saldarini
H. Howard Saldarini

STATE OF UTAH)
(ss
COUNTY OF SUMMIT)

On the 10TH day of ~~April~~ ^{AUGUST} 2022, personally appeared before me H. Howard Saldarini, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Scott Buchanan
Notary Public



EXHIBIT C: VALUE & ACREAGE

EXHIBIT D: PROPERTY TAX NOTICES



WASATCH
 COUNTY
 BETTER BY NATURE

Wasatch County Treasurer
 25 North Main Heber City, Utah 84032
 Office Hours Are 8:00 A.M. To 5:00 P.M.
 Closed November 11, 28 & 29 2024
 Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER Dec 2, 2024

2024 Tax Notice

Parcel Number 00-0007-7722
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

*****SNGLP 840 B2 170 1/3-P2 T2 500

 00-0007-7722 / OWC-0528-0-018-035
 SALDARINI HAROLD HOWARD TR
 PO BOX 3523
 PARK CITY UT 84060-3523

Partial Property Description

110 W MOULTON LN * - BEG 322 FT W OF NE COR SEC
 19 T3S R5E SLM; S.44°30'W 416 FT; N.28°W 485 FT;
 N.36°E 710 FT ; S.38°15'E

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
PRIMARY HOME		309,960	170,478	1,445.82
GARAGE		22,449	22,449	190.39
NON FAA	6.05	453,750	453,750	3,848.25
PRIMARY LAND	1.00	200,000	110,000	932.91
Total Property Value & Taxes	7.05	986,159	756,677	6,417.37

* Values are a detailed listing of green/blue classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE; LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location

Taxing Unit/Entities	Budget Hearing Date, Time & Location	Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000947	716.57
12 COUNTY LOCAL A&C		0.000110	83.23
15 COUNTY BONDS		0.000019	14.38
17 MULTI COUNTY A&C		0.000015	11.35
19 BASIC ST SCHOOL LEVY		0.001408	1,065.40
20 WASATCH CO SCHOOL DIST		0.004591	3,473.90
21 SCHOOL DIST BOND		0.000225	170.25
23 HEALTH	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000053	40.10
24 CHARTER SCHOOL LEVY		0.000031	23.46
30 WASATCH COUNTY FIRE DISTRICT		0.000413	312.51
32 PARK & REC GENERAL		0.000154	116.53
72 LIBRARY	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000115	87.02
90 CENTRAL UT WATER CONSERVANCY	08/27/2024 6PM WAS HELD	0.000400	302.67
		0.008481	6,417.37

Prepayments Abatements Total Tax Due

The Wasatch County Recorder's Office now offers Property Watch.

For more information, and to sign up, please visit
www.wasatchcounty.gov/propertywatch
 OR scan the QR Code.



PAY ONLINE AT www.wasatchcounty.gov

Payments Are Due Before December 2nd
 Postmark Accepted

FACTS ON BACK OF THIS NOTICE

EXHIBIT E: LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET

Name	Street Address	City	State	Zip
DRY CREEK ESTATES LLC	8344 ETIENNE WAY	SANDY	UTAH	84093-1121
HOFFMAN PROPERTY HOLDINGS LLC	425 W MOULTON LN	HEBER CITY	UTAH	84032-3843
NORTH VILLAGE PROPERTIES LLC	3135 S. RICHMOND ST.	SALT LAKE CITY	UTAH	84106-3053
RE INVESTMENT HOLDINGS LLC	6900 S. 900 E. SUITE 220	MIDVALE	UTAH	84047-5820

EXHIBIT F: VICINITY MAP

