

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting Agenda
June 17, 2025

APPROVED Minutes

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

I. WORK MEETING - 4:00 pm.

Mayor Franco started the meeting at 4:05 pm and welcomed those in attendance.

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 (participating remotely)

Staff Present: City Manager, Matt Brower
Assistant City Manager, Mark Smedley
City Engineer, Russ Funk
City Attorney, Jeremy Cook
Community Development Director, Tony Kohler
Deputy City Recorder, Robin Raines-Bond
Finance Director, Sara Nagel
IT Director, Anthon Beales
Planning Director, Jamie Baron

Staff Participating Remotely: Assistant City Manager Mark Smedley, Human Resources Manager Cherie Ashe, IT Director Anthon Beales, Engineering Technician Desiree Muheim, Planner Jacob Roberts, Public Works Director Matthew Kennard, City Engineer Russ Funk, and Finance Director Sara Jane Nagel.

Also Present: Travis Price, Randy Christ, Steve Gibson, Jeff Harris, Richard Breitenbeker, Ken Davis, Caradie Williams, Terra Budd, Jennifer Scoggins, Wade Scoggins, Tom Howells, James Doolin, Mason Conley, Travis Clemens, Michele Mounteer, Josh Weishar, Dennis Van Leeuwen, Jill Van Leeuwen, Andren Clayton, Naomi Kisen, Craig Hancock, Neil Richardson, Alicia Richardson, Tori Broughton, Kent Shelton, Rock Schutter, Larson Quick, Nick Lopez, Patty Sprunt, Preston Hicken, Zach Scott, Ryan Doomer, Macy Mortimer, Willa Motley, Taylor Cuthbertson, Brian Cuthbertson, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: Jami Hewlett, Grace KPCW, Nick Lopez, Paul B., Shorty5, J Shepherd, JS, B, Katie, Deb, H, GRM, Jen, Wayne, Randall Williford, MK, S, and Rock Schutjer.

1. 100 West Design - Preliminary Design Update & Discussion (Russ Funk, City Engineer) - 30 min

Horrocks Engineering presented design considerations for the 100 West corridor, including utilities, project costs, and options for parking layout. City Engineer Russ Funk emphasized that the project aimed to support future growth while minimizing impact on residents. The Council was asked to consider whether they preferred protected parking with landscaping or additional parking spaces.

Discussion included storm drains, snow plowing, and the angle of parking stalls (45 vs. 60 degrees) with Council Member Ostergaard noting 60-degree stalls are easier and safer to exit. Council Member Phillips expressed a preference for maximizing parking.

Macy Mortimer from Horrocks Engineering outlined plans for public outreach through open houses and one-on-one meetings. The council requested that Horrocks return soon for a more in-depth discussion and final recommendations. Mr. Funk asked for Council feedback to move the project forward and proposed a follow-up meeting in one month, which Horrocks agreed to.

2. Old Mill Village Affordable Housing Discussion (Jamie Baron, Planning Manager) - 45 min

Representatives from Aura Ventures, including Travis Clemens and Mason Conley, discussed the Village Affordable Housing project. Mr. Baron explained the property had been sold to a new developer, Tom Howells, who requested reconsideration of some current unit restrictions. Mr. Howells explained that the existing restrictions made the units more difficult to sell.

Mason and his team expressed interest in renting some units instead of selling them. Mayor Franco noted that 36 of the 50 units still needed to be completed and that some may need to be released for rental. The Council emphasized the importance of maintaining affordability, with rentals remaining at 90% of AMI and subject to income restrictions.

Council Member Ostergaard supported homeownership as a way to build community but acknowledged the need for affordable rentals and expressed willingness to support project completion.

Mayor Franco inquired about amenities beyond the clubhouse. The developers confirmed they planned to complete all outlined amenities. City Attorney Jeremy Cook

stated it was unclear whether the second buyer was still required to sell units at 90% of AMI.

3. Ordinance 2025-12 Short-Term Rental Code Amendment (Tony Kohler, Community Development Director) - 20 min

Community Development Director Tony Kohler presented a proposed amendment to the short-term rental (STR) ordinance. He explained that the term "guest" in the current code allowed for more occupants than originally intended. He also introduced the "Good Neighbor" rules intended to promote responsible rental practices.

Michelle Mounteer, a STR owner of two homes, including a 7,000-square-foot property accommodating up to 35 people, supported being a good neighbor but advocated for allowing more occupants. Jeff Harris, another STR owner, also supported higher occupancy limits for larger homes and suggested a separate application process for such properties.

Council Member Cheatwood noted the STR committee had collaborated effectively on the amendment. Council Member Barney expressed interest in developing a policy for long-term rentals as well.

4. Potential Fencing Code Amendment for Sports Courts (Jamie Baron, Planning Manager) - 15 min

Planning Director Jamie Baron presented a proposed text amendment to the fencing code, specifically addressing sport court fencing. Council Member Cheatwood expressed a preference for taller fencing to be transparent. Council Member Johnston supported the idea, noting such fencing helps keep balls out of neighboring yards and can also deter deer.

Residents Mr. Stevens and Mrs. Skoggins shared photos of their fencing as examples. The Council was generally supportive of sports court fencing, emphasizing it should be as transparent as possible. City Manager Matt Brower inquired about allowing different materials under the updated fencing code.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Franco called the meeting to order at 6:07 pm.

2. Pledge of Allegiance (Yvonne Barney, Council Member)

Council Member Aaron Cheatwood led the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Sid Ostergaard, Commissioner)

City Council Member Sid Ostergaard presented a thought on the 250th anniversary of the US Army. He encouraged people not to take their freedoms for granted.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Oath of Office for Heber City Police Officer Bryan Cuthbertson

Deputy City Recorder Robin Raines-Bond administered the Oath of Office for new Police Officer Cuthbertson.

Cuthbertson.

2. Mayor's Award Presented to Police Department Staff for the Annual Community Easter Egg Hunt and a Citizen Nomination for the Building Department Staff

Mayor Franco presented the Mayor's Coins to members of the Heber City Police Department and the Building Department.

Jordan Moss, Kelly Rogers, and Curt Davis were nominated by Citizen David Balm.

V. CONFLICT OF INTEREST DISCLOSURE:

None.

VI. PUBLIC HEARINGS: (Council May Take Action Following Public Comment and Upon Conclusion of the Public Hearing)

1. Public Hearing and Possible Adoption of the Final Budget Amendment for Fiscal Year 24-25 Resolution 2025-10 (Sara Nagel, Finance Manager)

Mrs. Sara Nagel, Finance Director, presented changes that had been made to the Final Fiscal Year 24 -25 Budget. She explained the amendments. All documents were included in the packet for this meeting. Notable changes were \$445,000 that moved from the general fund to a newly created TAP Tax fund and \$223,000 for prior amendments such as roof repairs, Kimball Legacy Foundation donation, and heating installation.

Public Comment Opened –

Jami Hewlett asked if the budget would be adopted tonight. Mayor Franco answered that it could be after the public hearing was closed. Mrs. Hewlett commented that she was unable to navigate the website to find the financial and budget materials and was not able to tell others where to find the information. (This information is located on our website at <https://www.heberut.gov/190/Finance-Budget>. The information was also included in the agenda packet materials for this meeting and each public hearing that was held.) Mrs. Hewlett was confused about budget transfers. She questioned columbarium funds. She wanted budget materials moved to the main page of the

website instead of the Finance & Budget section on the website where all the information currently resides.

Public Comment Closed.

Motion: Council Member Scott Philips motioned to pass Ordinance 2025-10 as presented with the amendment of \$73,000 for the water fund for irrigation fees and \$87,000 for the PI fund for irrigation fees.

Council Member Aaron Cheatwood seconded the motion.

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

No: None.

Motion passed 5 to 0.

2. Public Hearing and Possible Adoption of the Consolidated Fee Schedule Ordinance 2025-15 (Sara Nagel, Finance Manager) -

Pubic Comment Open:

Citizen **Steve Gibson** inquired why the fee for dog fighting was higher than the fee for animal cruelty. Chief Sever explained that "dog fighting" involves humans fighting dogs, not dogs fighting dogs in a natural altercation. Chief Sever noted that the listed animal control fees were inaccurate and would be corrected. (The Consolidated Fee Schedule has the correct fees listed. It could be viewed at <https://heber.municipalcodeonline.com/>)

Public Comment Closed.

Council Member Scott Phillips expressed opposition to increasing business license fees. Council Member Johnston asked for clarification on planning fees related to a Master Development Agreement (MDA) on page 22, and Mr. Baron responded that those could be clarified with language.

Motion: Council Member Cheatwood moved to adopt the consolidated fee schedule 2025 - 2026, Ordinance 2025-15 with redline changes and these agreed upon changes mentioned including adding "per month" to the utility fee schedule on pages 21,24, and 25 where applicable, adding on page 22 - line three- the MDA to the category, adding the animal services fines that were presented by Chief Sever.

Council Member Ostergaard seconded the motion.

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

No: none

Motion passed 5-0.

3. Public Hearing: Wasatch County Admin Building Annexation Ordinance 2025-19 (Jacob Roberts, Planner) -

A public hearing was held to consider the annexation of 20.8 acres located at the southwest corner of 100 South and Southfield Road. The property includes three parcels and lies within Heber City's Annexation Policy Plan. The purpose of the annexation is to allow Wasatch County to construct a new county administration building in the Institutional and Public Facilities Zone.

Jamie Baron presented the annexation process, which included a notice of intent, certification, a protest period, and a positive recommendation from the Planning Commission. The annexation is necessary due to the requirement that county administrative offices be located within the county seat.

The city and county have coordinated to include several infrastructure and planning considerations, including:

- Dedication of land for the widening of 100 South and Southfield Road in coordination with UDOT.
- Continuation of an irrigation water line and development of a regional trail along Southfield Road.
- Coordination with UDOT and Heber City to align future trail plans.
- Easements for existing sewer lines and connection to a specific sewer trunk line west of the property.
- A new provision allowing phased dedication of water rights as development progresses.

Richard Breitenbeker, representing Wasatch County, confirmed agreement with the city's terms and expressed appreciation for the opportunity for public input.

Public Comment Opened:

Jamie Hewlett expressed confusion and concern over the proposed annexation, stating that the area in question was designated open space for a past development and is the only remaining open space in Heber City. She questioned why the county was using city-designated open space for their new building rather than utilizing their own land or existing facilities. She raised concerns about the financial cost of constructing a new county building, especially given the current economic uncertainty and shifting workforce needs. As a property manager, she noted that many homes are currently occupied by construction workers and expressed doubt about long-term demand once construction slows. She also questioned how the annexation complies with legal requirements for park space, noting the city's obligation to provide 14 acres of parkland per 1,000 residents.

Public Comment Closed

Mr. Breitenbeker, County representative, provided context on the parcels in question, which are currently under County jurisdiction. These parcels were purchased by the County years ago with the intent to preserve a corridor for a future bypass route. The

land has been leased for farming, primarily by Ernie Giles, who will continue to farm the unused portions until the Heber Valley Corridor is complete.

The County is planning a new 55,000 to 60,000 sq. ft. facility to house various County services. Building on the current site was deemed cost-prohibitive due to the need for a parking structure, which would significantly increase the project cost. The estimated cost for the new facility is approximately \$43–\$45 million.

Relocating also allows the City to expand on the current site, which the County cannot economically develop further. Additionally, the County anticipates new revenue sources from development in the Jordanelle area, which could fully fund the new facility without relying on existing County taxpayers.

It was clarified that the land was never placed under a conservation easement as open space, as its long-standing intended use has been for the bypass route.

Motion: Council Member Cheatwood motioned to accept and approve the Wasatch County Admin Building Annexation Ordinance 2025-19.

Council Member Phillips seconded the motion.

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

No: none.

Motion passed 5-0.

VII. CONSENT AGENDA:

1. Approval of May 20, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)

Mayor Franco requested an amendment to the minutes on page 7 to include a discussion with the Housing Authority regarding a pledge to help find funding for a full-time housing director in 2027. There was some debate among council members about whether a formal pledge was made or whether it was simply an agreement to continue discussions. Ultimately, a motion was made to amend the minutes to reflect that the council made a commitment to continue discussion with the intent of finding a financial solution for a housing director position at the county level.

2. Reallocation of TAP Funds (J. Mark Smedley, Asst. City Manager)

3. Found Property Purge (Parker Sever, Chief of Police)

4. FY 2025 Fraud Risk Assessment (Sara Nagel, Finance Manager)

Motion: Council Member Cheatwood motioned to accept the May 20, 2025 meeting minutes with one addition to the minutes on page 7 reflecting that the City Council made a commitment to continue discussion in trying to find a financial solution to the need for a housing director at the County level.

Council Member Ostergaard seconded the motion.

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

No: None.

Motion Passed 5-0.

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

Steve Gibson addressed the council with concerns about the lack of enforcement of dust control regulations on development sites. He described a severe wind event on January 7th that created a dust bowl effect due to unmitigated dust from raw land, including a 25-acre school parcel. He stated that during the event, visibility was so poor it resembled a fire, prompting calls to the fire department. He emphasized the need for better oversight and enforcement. Gibson also questioned the continued issuance of building permits when city and county departments are already overwhelmed. He raised concerns about ongoing weed abatement issues, stating they recur each year without resolution. He urged the council to protect the Historic North Fields from further development, expressing frustration that while historic buildings are being lost, commercial projects continue to expand. Gibson also discussed the public health risks of unmarked irrigation ditch water systems, especially after property transfers, and recommended signage in subdivisions to warn residents. He suggested the city and county coordinate better communication to residents through consistent messaging, possibly using the tax system. Finally, he expressed safety concerns near the new Smith's store, citing traffic hazards and access problems for a homeowner unable to safely turn in or out of her driveway. He urged the council to consider reducing speed limits and restricting left-hand turns at the store's south exit.

Randy Christ, a resident on North Highway 40, thanked the council and commended Officer Price for resolving a lighting issue at a nearby commercial building. He noted that the all-night lights were now off and praised the remaining landscape lighting as appropriate. He suggested Officer Price be nominated for a Mayor's Award. Christ reported a new concern at 1776 North Highway 40, where recently installed building sconces reflect off white surfaces, causing glare similar to previously resolved issues. He stated Officer Price is aware and investigating. Christ then addressed the proposed UDOT bypass project, explaining that he had received communication from UDOT indicating the overpass at Coyote Lane will run north-south along Highway 40, not across it. He was surprised to learn the structure would be approximately 40 feet tall at its peak and expressed concern about the visual and functional impact of such a large structure in Heber Valley. He questioned the feasibility of such an overpass and the disruption it would cause to the landscape and local traffic. Christ opposed the current highway widening plan, referred to as Plan A, and voiced strong support for Plan B, which would route the bypass to the west near 600 West, preserving the valley's scenic and historic character. He concluded by encouraging the council to support that alternative.

Dennis Van Leeuwen began by affirming his love for the country, state, and city, appreciating local governance by the people. However, he voiced frustration that

residents' concerns, particularly regarding preserving open lands and opposing a bypass through the North Fields, are being ignored. Despite many meetings and strong public opposition, he believes UDOT is proceeding with predetermined plans, leaving citizens feeling powerless. He urged city leaders to defend Heber's heritage, environment, and rural character, highlighting the ecological and agricultural significance of the North Fields.

Wade Hanson, a longtime resident and former state compliance officer, echoed concerns about traffic safety, particularly the lack of graduated speed limit reduction entering town from the north. He described a fatal accident near his property and advocated for an immediate lowering of the speed limit before Coyote Lane for public safety. Regarding the bypass, while sympathetic to preserving the North Fields, he stated that with rapid growth, especially east of Highway 40, some sort of bypass may be unavoidable to accommodate future traffic.

Alicia Richardson, a resident west of the Back 40, also stressed the danger of turning onto Highway 40 due to high speeds and poor visibility. She shared her fears for her grandchildren's safety and supported previous commenters' concerns. Additionally, she criticized the unchecked high-density development on the east side of the valley and questioned the city's future vision if similar development expands westward. She urged leaders to consider alternative bypass routes and to genuinely listen to property owners and long-term residents.

IX. GENERAL BUSINESS ITEMS:

1. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update (Craig Hancock) - 20 min

Craig Hancock, UDOT Project Manager, along with Environmental Manager Naomi Kisen and HDR Consultant Andrea Clayton, presented an update on the Heber Valley Corridor Environmental Impact Statement (EIS). The presentation covered recent progress, current activities, and the next steps in the EIS process.

EIS Progress and Overview

- UDOT presented updates on the Heber Valley Corridor Environmental Impact Statement (EIS), including recent outreach, current studies, and future milestones.
- The Alternatives Screening Report was released in April. UDOT met with Heber City, Daniels Town, Midway, and Wasatch County councils.
- Two alternatives remain:
 - **Alternative A:** Follows US-40, with interchanges at 900 North and College Way.
 - **Alternative B:** Passes through the North Fields and ties in at Potter Lane, avoiding significant commercial impact.
- Both alternatives are identical South of 900 North.

Design Features

- North segment will be a six-lane freeway with frontage roads and trails.
- Elevated 900 North spur (~25 ft) will connect to 1300 South.
- Interchanges limited to designated points; access controlled to preserve surrounding land and discourage uncontrolled development.
- Frontage roads will be paved and connect to existing driveways; some minor parking loss expected for west-side businesses.
- College Way interchange design was discussed, with concerns about traffic volume, snow removal, and grade impacts.

Environmental and Community Considerations

- UDOT addressed concerns related to wetlands, water tables, stormwater, and noise impacts. Final studies and visual renderings will be included in the draft EIS (Environmental Impact Study).
- UDOT can only acquire land necessary for construction or environmental mitigation, not for future development prevention.
- Draft EIS will be released Fall 2025, followed by a 45-day public comment period and public hearing.
- The EIS will assess impacts to land use, wildlife, farmland, water quality, and community resources.

Additional Requests and Public Involvement

- Council and public requested 3D visualizations and design comparisons to similar corridors (e.g., Legacy Highway, West Davis).
- Public awareness efforts will include city/county newsletters.
- Concerns raised about routing the bypass near residential areas and schools; UDOT stated alignment is based on performance modeling to relieve Main Street congestion.

Barrier Project and Speed Study Discussion

- The City Council reiterated support for the UDOT Highway 40 barrier project, noting mixed initial support from the County. The project is still proceeding.
- Deputy City Recorder Raines-Bond confirmed the public comment link was included in the City newsletter and the project has a dedicated website.
- Traffic safety concerns were discussed, particularly between Coyote Canyon Parkway and 900 North:
 - A traffic signal at Coyote Canyon remains on schedule for installation by end of 2025.
 - Council discussed potential speed limit reductions to 35–45 mph due to safety concerns and recent fatalities.
 - Concerns included driver impatience, enforcement needs, and maintaining traffic flow.

- The barrier project will eliminate certain left turns (e.g., Back 40 area), requiring U-turns at signalized intersections like 900 North.
- Council discussed coordinating a new speed study with the barrier project.

Next Steps

- Draft EIS release and public comment in Fall 2025.
- Continued coordination with stakeholders and affected property owners.
- Next interlocal meeting with Wasatch County scheduled for July.
- Ongoing public engagement and review of traffic safety, access, and environmental considerations.

X. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA

BOARD:

Council recessed as the City Council and reconvened as the Community Reinvestment Agency (CRA).

Motion: Council Member Ostergaard motioned to recess as the City Council and reconvene as the CRA. **Council**

Member Cheatwood seconded the motion.

Yes:

Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: None.

Excused: Council Member Phillips.

Motion Passed 4-0.

1. Community Reinvestment Agency (CRA) Project Area Update (Matt Brower, City Manager) - 20 min

City Manager Matt Brower and staff presented two revised Community Reinvestment Agency (CRA) project boundaries to help facilitate interlocal agreements with the County and School District. The proposed boundaries are smaller than the originally adopted 2021 area, with the larger of the two expected to generate approximately \$7.7 million in tax increment. Council expressed support for this revised boundary, which focuses on commercial redevelopment in the downtown core, aligns with the Envision Central Heber plan, and minimizes residential impact.

Councilmembers emphasized the importance of clear public communication to build support and understanding. They requested better outreach and explanation of CRA impacts, similar to past efforts on the tap tax. Staff confirmed both legal and administrative feasibility of using a smaller area within the adopted boundary.

The possibility of a separate CRA request from a private developer (the Ritchie Group) was raised as a concern, particularly regarding public perception and prioritization of

citywide benefit. Council members expressed hesitation about supporting developer-specific CRAs and emphasized that CRA funds should benefit the broader community.

Staff will proceed with additional analysis on the preferred boundary, including updated projections, and return to Council with a formal proposal.

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

Motion: Council Member Cheatwood motioned to adjourn as the CRA and reconvene as the City Council.

Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: none.

Excused: Council Member Phillips.

Motion passed 4-0.

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

1. Resolution 2025-09 Adopting Fiscal Year 2025-2026 Final Budget Including the CRA (Community Reinvestment Agency) Budget (Sara Nagel, Finance Manager, Cherie Ashe, Human Resources Manager) - 20 min

Finance Sara Nagel presented highlights of the budget. The Council considered and adopted the final budget for Fiscal Year 2025–2026, including the Community Reinvestment Agency (CRA) budget, in compliance with the state's June 30 submission deadline. The budget reflects input gathered from numerous strategic meetings, workshops, public hearings, and staff recommendations.

Key elements of the adopted budget include:

- Reaffirmation of the TAP tax allocation
- Approval of two new full-time positions (FTEs)
- Transition to a citywide nine-step wage schedule
- Transition to PEHP for employee health insurance
- Modification of the employee safety incentive bonus to \$500 annually
- Implementation of the Capital Improvement Plan (CIP)
- 2.8% CPI-based increase in business license fees
- Utility rate adjustments per the 2024 Zions Bank study
- Removal of the Heber Light & Power dividend
- No property tax increase for FY26

Statutory requirements were met, including a public hearing held on June 3 and proper public notices.

Highlights from the ClearGov summary:

- Projected FY26 revenues: \$17.68 million (12.8% increase)
- Projected FY26 expenditures: \$17.93 million (14.4% increase)
- Maintained a \$6.55 million surplus (approx. 37% of revenues)
- Annual debt service: \$3.95 million
- 63 capital improvement projects totaling \$39.6 million (including administrative costs)

A hyperlink to the full budget was provided in the staff report.

<https://heberut.gov/190/Finance-Budget>

Public comment was opened following the presentation. There were no public comments.

Motion: Council Member Johnston motioned to adopt Resolution 2025-09 adopting the 2025 -2026 Final Budget, including the CRA Budget.

Council Member Ostergaard seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: none.

Excused: Council Member Phillips

Motion passed 4-0.

2. Ordinance 2025-13 Text Amendment to Chapter 18.110 Telecommunications

(Jamie Baron, Planning Manager) - 30 min

Council Member Cheatwood presented findings on antenna visibility around Heber City, recommending regular antennas over stealth "tree" designs, which often appeared more conspicuous. He noted roof-mounted antennas, such as at Chick's Cafe, were less noticeable, and that taller towers on the outskirts of town were also less visually intrusive.

Mr. Baron and Council discussed updates to the code on roof-mounted antennas and the "Monopoles and Towers" section. Council Members Ostergaard and Johnston supported clustering multiple carriers on a single pole. Johnston expressed concern about monopolies, while Ostergaard emphasized the community's need for improved service.

Council Member Barney raised health concerns and advocated for fewer towers with greater spacing, especially in open areas. She questioned the use of flags atop poles due to visibility. One telecommunications representative confirmed flags could hinder service upgrades. Council also discussed conditional use permits, stealth requirements, and preferred neutral-colored poles. Council consensus favored maintaining stealth requirements in residential zones and allowing some flexibility in commercial areas.

All poles are currently designed to accommodate up to three carriers. Mr. Baron confirmed there are no impediments to existing carriers.

Motion: Council Member Ostergaard motioned to extend the meeting to 10 pm.

Council Member Cheatwood seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: none.

Excused: Council Member Phillips

Motion passed 4-0.

Motion: Council Member Barney motioned to accept Ordinance 2025-13 text amendment to chapter 18.110 telecommunications and that we are removing stealth requirements within those areas that have already been changed per minutes. So your C2, your C4, BMP, I, industrial, all the industrial areas and so forth. So that's removed, and we're keeping them at the 2,000 feet distance and at 100 height. And that we have a step back of the roof mount antennas as proposed.

Council Member Cheatwood seconded the motion.

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

No: none

Motion Passed 5-0.

3. Ordinance 2025-12 Short-Term Rental Code Amendment (Tony Kohler, Community Development Director) - 20 min

Motion: Council Member Johnston motioned to approve Ordinances 2025-12 the short-term rental code amendment as presented earlier and also Ordinance 2025-17 the water dedication requirements that were presented to us two weeks ago.

Council Member Cheatwood seconded the motion.

Yes: Council Members Barney, Cheatwood, Johnston, and Ostergaard.

No: none.

Excused: Council Member Phillips

Motion passed 4-0.

4. Ordinance 2025-17 Water Dedication Requirements (Russ Funk, City Engineer) - 20 min

Approved in the previous motion.

XIII. COMMUNICATION:

City Manager Matt Brower announced the City had a CO (Certificate of Occupancy) for the Main Stage at the Heber City Main Street Park. There is an Open House tomorrow, June 18, 2025 from 6-8 pm. The public is welcomed to walk and view the building. Free ice cream and family lawn games would be available. Council would hand out the ice cream. The Main Stage Ribbon Cutting Ceremony would be Thursday, June 19, 2025, with the Heber Market on Main Event. It would be from 6:10 – 6:30 pm. Celebration

Swag for the event would be given out at 7:30 – 7:45 pm. He hoped Council would attend both events and participate.

The grand opening of Coyote Springs Park would be Saturday, June 21, 2025, at 9 am. A walk would be from Cove Park to Coyote Springs Park.

Safety Carnival would be June 26, from 11 am – 1 pm. The council would be welcome to cook and celebrate the safety improvements.

July 4, Heber City is sponsoring lunch at the Main Street Park from noon to 1 pm. The run starts at 7 am. Parade is at 9 am and the Patriotic Walk is at 8 am.

Motion: Council Member Ostergaard motioned to go into a closed meeting.

Council Member Cheatwood seconded the motion.

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

No: None.

Motion passed 5-0.

XIV. CLOSED MEETING:

1. Purchase, Exchange, or Lease of Real Property ()

The closed meeting was for the purchase of real property.

Motion: Council Member Barney motioned to end the closed meeting.

Council Member Cheatwood seconded the motion.

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

No: None.

Motion passed 5-0.

XV. ADJOURNMENT:

Motion: Council Member Barney motioned to adjourn.

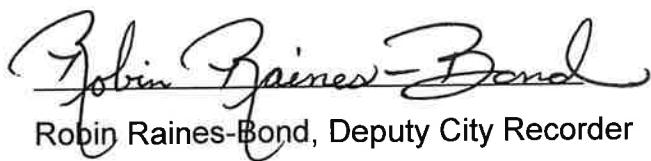
Council Member Cheatwood seconded the Motion.

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

No: None.

Motion Passed 5-0.

Meeting adjourned at 10:41 pm.



Robin Raines-Bond
Robin Raines-Bond, Deputy City Recorder