

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
AMENDED AGENDA
August 19, 2025**

APPROVED 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: Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineer Russ Funk
City Attorney Jeremy Cook
City Recorder Trina Cooke
Chief of Police Parker Sever
Planner Jacob Roberts

Staff Participating Remotely: City Manager Matt Brower, Finance Director Sara Jane Nagel, Deputy City Recorder Robin Bond, Public Works Director Matthew Kennard, Engineer Kyle Turnbow, Planning Manager Jamie Baron, Planner Jacob Roberts, Human Resources Manager Cherie Ashe, and IT Director Anthon Beales.

Also Present: Greg Nelson, Ryan Dummer, Zach B, George Bennett, Cal Johnson, Zack Olsen, John Jansen, Willa Motley, Phil Jordan, Tori Broughton, Kent Shelton, Jason Glidden, C Moore, T Morales, John and Charlotte Scheid, Nick Lopez, Cassie Harrison, Shane Harrison, Craig Hancock, Naomi Kisen, Andrea Clayton, Kasey Plourde, Bill Stender, Wade Hansen, Sarah Avery, Andy Avery, Pat Sweeney, Jerry Duke, Joshua Jewkes, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (Names are shown as signed in online) Jamie Whittier, John, Ken Davis, Lori Rutland, Matt, Michael Glenn, Shane, Sheila Drasnoff, Andrea Clayton, B, Catherine, Christian, Clara Hatcher, D, Dwayne Giles, Gary Bush, Grace Doerfler KPCW, H, J F K, Jake H, Jami Hewlett, Jen, Jill Van Leeuwen, JS, Katie, Ken Davis, Kenneth Roberts, KJ, Myke Plourde, Nick Lopez, Norah Mclellan, PM, Ralph, Randall Williford, RP, S, SRH, and Zach Butterfield.

1. 100 West Design Follow-up (Russ Funk, City Engineer) - 45 min

City Engineer Russ Funk introduced Greg Nelson, Willa Motley, and Ryan Dummer with Horrocks Engineering. Mr. Nelson provided the 100 West road design project update including parking, landscaping, and safety measures as included in the attached meeting materials. Mr. Funk recalled the Council's initial goal to provide a walkable, safe street. He said the Council's priority had later shifted to maximize parking. Council further discussed their own visions and design suggestions for 100 West.

Horrocks staff shared the estimated cost to underground the power-lines between 100 South and 300 South along 100 West. Mr. Funk explained the need for Council direction in order to continue forward-motion with the project. Council Member Johnston felt the surrounding blocks needed to focus on parking.

2. Ordinance 2025-08 adopting the Central Heber Overlay Zone (CHOZ) (Tony Kohler, Community Development Director, John Janson, Planning Consultant) - 45 min

Community Development Director Tony Kohler provided background for the Central Heber Overlay Zone (CHOZ) project. Over the years, the intent of the zone had shifted to focus more on infill. He shared the public outreach efforts including workshops and public hearings held, to maximize public input and feedback. Council discussion regarding the proposed overlay zone included policy questions, deed restriction enforcement, flag lots for housing, and language within the proposed document. Mayor Franco asked to review certain policy questions such as who would oversee the proposed deed restrictions in certain areas.

3. Springs at Coyote Ridge Phase 5 (Jamie Baron, Planning Manager) - 20 min

Council Member Phillips disclosed that Legend Engineering was a client and he worked on their financial portfolio.

Calvin Johnson with Legend Engineering and Zack Olson with Thrive Development introduced themselves. Planning Manager Jamie Baron reviewed the commercial concept plan for the Springs at Coyote Ridge phase five, including town-homes, a public road, and office space, as attached to the meeting materials. He explained the applicants request to bring the Marelko property into the Springs at Coyote Ridge development zone and draft a development agreement with the City.

City Engineer Russ Funk described the benefit to the City of the completion of a through-road that this proposal would bring. Council discussed the roads, the design concept, potential uses, parking, and affordable housing.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Franco called the meeting to order at 6:30 p.m. and welcomed everyone present. The audio in the recording was muted for the first six and a half minutes of the Regular Meeting. The Call to Order, the Pledge of Allegiance, and the Prayer/Thought were the agenda items not captured.

2. Pledge of Allegiance (Sid Ostergaard, Council Member)

Mayor Franco led the recitation of the Pledge of Allegiance as Council Member Ostergaard was not present in person at the time.

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

Mayor Franco read a proclamation, as included in the meeting materials, to honor the fallen police officers from Tremonton, Utah, that had been killed in the line of duty the preceding weekend.

IV. CONFLICT OF INTEREST DISCLOSURE:

Council Member Phillips had previously disclosed during Work Meeting agenda item three that Legend Engineering was a client and he worked on their financial portfolio.

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

1. Public Hearing for Ordinance 2025-18 Plourde Annexation (Jacob Roberts, Planner)

Planner Jacob Roberts reviewed the annexation process for the Plourde project and stated that the public hearing was one of the final steps toward completion of the annexation. The project intended to develop an event center for weddings and other gatherings near the Jordanelle Reservoir. He reviewed the details of the development agreement, shared renderings of the site plans, including building design, and described the intended conservation easement dedication, as attached to the meeting materials. Council explained the requirements involved with the dedication of a conservation easement and provided additional language suggestions for the agreement to indicate the 32-plus acre area would not be developed.

City Engineer Russ Funk asked to ensure there was a clause in the development agreement that required Fire Department inspection.

Mayor Franco opened the Public Hearing at 7:03 p.m. With no one from the public coming forward to comment, the Public Hearing was closed at 7:04 p.m.

Moved: Council Member Cheatwood moved to approve with the changes as discussed in Clause 8 regarding the open space dedication of a minimum 32 acres to be preserved.

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.

VI. CONSENT AGENDA:

Motion: Council Member Phillips moved to approve the Consent Agenda.

Second: Council Member Cheatwood made the second.

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

Voting No: None.

The Motion Passed Unanimously, 5-0.

1. Approval of August 5, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Ordinance 2025-22 Scheid Development Agreement (Jamie Baron, Planning Manager) - 20 min

City Engineer Russ Funk recalled the 15-foot easement access requirement to allow access to a meter. Mr. Sheid shared that the school District had agreed to install a 15-foot gate for the City easement to access the utility meter.

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

Mayor Franco opened the public comment period at 7:09 p.m.

Sarah Avery expressed her concern about the intersection between Mill Road and Old Mill Drive, also referred to as 980 East. It was a major throughway for three different schools and she felt it was a very dangerous intersection with cars speeding through at 40 to 50 miles per hour. With Timpanogos Middle School, Old Mill Elementary, and the Wasatch County High School, there were thousands of students, teachers, and residents using that intersection every morning and afternoon while school was in session. There was a four-way stop at two other nearby intersections on Mill Road and Ms. Avery felt there should be a four-way stop at that intersection as well.

Ms. Avery had emailed the Council in May about her daughter's near-death experience in an intersection. She had others share their experiences with her and the crossing guards had said they feared for their lives. She did not feel the flashing lights deterred anyone from speeding. Ms. Avery feared for the safety of the children and felt it was not a matter of "if" but "when". She hoped the Council would consider installing a four-way stop at the intersection.

Joshua Jewkes thanked the Council for the work they did for the community. He was disappointed with the citizen discourse online attacking one another and the Council in politics. He felt there were vicious comments and information circulating that was blatantly false. He hoped that the community would try to be more respectful going forward and felt they owed it to themselves to be better. There was no place for the type of comments out there in an election year. He did not have a solution but asked that the community try to change the level of discourse when it came to politics and he just wanted to put that request out there. He then shared that the Wasatch Community Foundation was holding its annual fundraiser dinner. It was the 25th anniversary of the Foundation. He invited Council and the community to attend and support the cause. Alicia Stockman would be performing and it would be a good time.

Bill Stender, with Big D Construction, stated they were doing several projects in the community. He said he was local and wished to work with the City.

With no one further coming forward to comment, the Public Comment period was closed at 7:19 p.m.

Council discussed the safety concerns of the intersection on Mill Road. City Engineer Russ Funk shared that he was aware of the safety concerns of the intersection. He noted it was a collector road intended to convey traffic and did not feel a four-way stop was not the answer to the safety concerns. He described the unintended consequences of four-way stops. He described the flashing lights intended to slow traffic during school commuting time and the crossing-guard training that had taken place to provide traffic expectation clarity. He explained the research he had been doing to implement additional safety for the intersection. He hoped to install overhead flashing lights at the location and add more warnings.

Motion: Council Member Barney moved to extend the public comment period to allow Ms. Avery to respond.

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.**

Sara Avery described the traffic backup during winter and further described the challenges of the intersection. The trees were inhibiting drivers sightline of the flashing lights. She still felt a four-way stop would help.

Mr. Funk agreed to return to Council to present additional safety solution recommendations for the intersection.

VIII. GENERAL BUSINESS ITEMS:

1. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update for the Heber Valley Corridor (Craig Hancock) - *20 min*

Utah Department of Transportation (UDOT) representatives Craig Hancock and Naomi Kisen provided an update for the process of the ongoing Environmental Impact Statement (EIS) as included in the presentation attached to the meeting materials. The alignment of the bypass had been completed and the UDOT Engineers were working on defining the footprint. They were considering alternative routes for access from Midway and the Southfield Road neighborhoods. There was a protected flower, the Ute Lady Tress, that the study was required to seek out for three years. This was year three. He shared images of the proposed bypass route and the Midway and Southfield Road access options to the corridor. Council discussed the proposed bypass routes and suggested their preferences for alternatives.

Mr. Hancock shared the next steps for the public engagement process that would include a 45-day public comment period, a public hearing, and a question and answer session for the public.

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

Chief of Police Parker Sever provided the Public Safety Report, including speed mitigating measures, new-hire officers, and the number of call-outs for crimes and assistance.

3. Update on Strategic Development Plan and Market Study for the Sunset Ridge Amphitheater at Jordanelle Ridge (Phil Jordan, Matt Brower, City Manager) - *10 min*

City Manager Matt Brower stated that the purpose of the agenda item was to discuss the Sunset Ridge Amphitheater planned to be constructed on 40-acres designated as the art district near the Utah Valley University (UVU) Wasatch Campus. He was asking for feedback from Council regarding the following three points:

1. Would Council support funding the project with PID (public infrastructure district) money?
2. Would Council support using PID funds for a market study and due diligence?
3. Two Council Members would need to be nominated to serve on a project committee.

Phil Jordan, present in the capacity of a private consultant, shared a presentation detailing the proposed Arts Center and Amphitheater project as included in the meeting materials. He listed goals for the strategic development plan for the amphitheater, including a market study, and a proposed seven-person Amphitheater Advisory Committee. Mr. Jordan shared a timeline for the project.

Council Member Phillips clarified that the PID was funded by the new homes constructed in the area. It was not a City tax. Consensus of Council majority was to move forward the PID funding for the project. Council Members Cheatwood and Ostergaard volunteered to serve on the committee. Council Member Johnston would be designated as an alternate.

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

1. Ordinance 2025-08 adopting the Central Heber Overlay Zone (CHOZ) (Tony Kohler, Community Development Director, John Janson, Planning Consultant)
- 45 min

Council resumed discussion surrounding the Central Heber Overlay Zone (CHOZ) from the Work Meeting listing the changes they wished to see in regulations including: building height limits; design concept requirements; multi-unit structures; curb and gutter requirements; accessory dwelling units; garbage can location restrictions; flag lot guidelines; and mixed-use buildings rooftop amenities regulations.

X. COMMUNICATION:

Council Member Johnston asked for Council feedback regarding who served on the Housing Authority. He did not feel politicians should be the representatives sitting on the board and proposed a structural overhaul. He felt the Councils should have a liaison, or a non-voting member. He also felt it was important that all entities in the County contribute to the Housing Authority. Council Member Johnston felt the City should contribute to the Housing Authority board in the same manner it contributed to the library, recreation district, and the fire district.

Council Member Cheatwood asked for more honest campaigning from the incumbent candidates. He expressed concern with a business event that was to be hosted by the Mayor. He was concerned about a survey question distributed to the community. He challenged the three incumbent candidates that the posts for campaigns be clearly separated from City Council representative duties.

City Manager Matt Brower shared the following three items:

- Artists renderings of an eagle and nest for a roundabout art installation.
- The Columbarium ribbon cutting will be held on Friday, October 3, 2025. There would be a dedication plaque with former Parks and Cemetery Director Mark Rounds name listed on it. There would also be two plaques on the building to be unveiled.
- The Heber Leadership Academy class five would kick off on August 28, 2025. The date and time of the candidate forum October would be established then.

XI. CLOSED MEETING: (As Needed)

There was no Closed Meeting held.

XII. ADJOURNMENT:

Motion: Council Member Phillips made the motion to adjourn.

Second: Council Member Ostergaard made the second.

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

Voting No: None.

The meeting adjourned at 10:05 p.m.



Trina Cooke
Trina Cooke, City Recorder