

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
December 16, 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 4:02 p.m. and welcomed everyone present, wishing them a happy holiday.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Aaron Cheatwood - remotely|in person 7:28 p.m.
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
City Attorney Jeremy Cook
City Recorder Trina Cooke
Finance Manager Sara Jane Nagel
Chief of Police Parker Sever
Airport Manager Travis Biggs
Public Works Director Matthew Kennard
Building Official Curt Davis
Enforcement Officer Travis Price

Staff Participating Remotely: IT Director Anthon Beales, Engineering Administrative Assistant Desiree Muheim, Public Works Director Matthew Kennard, City Engineer Russ Funk, Engineer Kyle Turnbow, Human Resources Manager Cherie Ashe, Administrative Assistant to the City Manager Lainee Meyers, Planning Administrative Assistant Meshelle Kijanen, Deputy City Recorder Robin Bond, Finance Director Sara Jane Nagel, Airport Manager Travis Biggs, and Accounting Technician Wendy Anderson.

Also Present: Planning Commissioner Tori Broughton, Parks Open Space Trails and Trees (POSTT) Committee Chair Mia Yue, Planning Commission Chair and Arts and TAP (Trails, Arts, and Parks) Tax Committee Chair Phil Jordan, Heber City Public Information Officer (PIO) Ryan Bunnell, Adelia Marsh, Grace Doerfler KPCW, Kristy Bond, Todd Anderson, Mountainlands Affordable Housing Consultant Jason Glidden, Cal Johnson, John McDonald, Jacob Ballstaedt, Randy Christ, Dave Johnson, Russ Watts, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Marissa, Paul Watson, A, B, Cannon Taylor, Catherine, Cody W, Denna Woodbury, Grace Doerfler kpcw, Jen, Keegan Quintana, Logan Johnson, Mary, Morgan Murdock, Shorty5, SRH, and ZO.

1. Committees 2025 Year End Report (70 min)

- Planning Commission (Tony Kohler, Community Development Director) - 40 min
- POSTT (Parks, Open Space, Trails, and Trees) (Mia Yue) - 15 min
- Arts/TAP Tax Committee (Phil Jordan) - 15 min

Committee Chairperson Mia Yue presented on behalf of the POSTT (Parks, Open Space, Trails, and Trees) committee. She shared the vision and commitment of the committee and provided a presentation, as included in the meeting materials, that detailed all the committee's collaboration and accomplishments of 2025. Max Sterling, member of the POSTT committee, shared that he had joined the committee because he felt the health of communities depended on parks. Marissa Stanger, Vice Chair of POSTT, described the committee's recommendations for park improvements and potential grant opportunities.

Planning Commission Chairperson Phil Jordan and Vice Chair Tori Broughton advised that the Planning Commission had met the State's training requirements. Community Development Director Tony Kohler reviewed the 2025 policy updates, development agreements, and annexations that had been achieved in 2025 as included in the presentation attached in the meeting materials. He asked Council to consider what would be forthcoming in 2026. Discussion continued regarding moderate income housing, the missing middle, and neighborhoods with open space.

Committee Chair Phil Jordan listed the Arts Advisory Committee members and reviewed the TAP (Trails, Arts, and Parks) Tax grant application review process as outlined in the attached presentation. He listed the grant recipients and the dollar amount each had received in 2024 and 2025. Mr. Jordan provided the process timeline for 2026 and outlined the eligibility requirements established by the Committee for TAP tax applicants. The committee recommended the City adopt an Arts Master Plan and consider raising the annual TAP Tax grant amount. The Committee also proposed an MOU (Memorandum of Understanding) with Midway and Wasatch County, to combine

TAP Tax funds for projects that benefited the entire community.

2. Staff SWOT (Strengths, Weaknesses, Opportunities, Threats) Reports (15 min)

- Police Department - 5 min
- Finance - 5 min
- Airport - 5 min

The staff SWOT presentations were pushed to the January 6, 2026, City Council Meeting.

3. Resolution 2025-22 to include a Communication Policy in the Rules of Order and Procedure (Ryan Bunnell) - 30 min

The Communication Policy discussion was bypassed due to time constraints and would take place during the Regular Meeting.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Heidi Franco called the meeting to order at 6:28 p.m. and welcomed everyone present. She recalled a poem by Sir Alfred Tennyson about the years dying, "ring out the old, ring in the new, ring out the darkness of the land."

2. Pledge of Allegiance (Aaron Cheatwood, Council Member)

Mayor Franco led the recitation of the Pledge of Allegiance as Council Member Cheatwood had not yet arrived.

3. Prayer/Thought by Invitation (Yvonne Barney, Council Member)

Council Member Yvonne Barney shared the story of her dog being taken from her front yard. The community had come together to search for and help return the dog to her family. She hoped that during the holidays the community would continue to take care of each other and reminded everyone to check in on each other. She read a quote that stated "this Christmas, it was important to mend a quarrel, seek out a forgotten friend, dismiss suspicion, and replace it with trust, write a letter, give a soft answer, encourage youth, manifest your loyalty and word and deed and keep a promise, forego a grudge, forgive an enemy, apologize, try to understand, examine your demands on others, think first of someone else, but most importantly be kind." She wished everyone a Merry Christmas.

Mayor Franco moved the meeting forward to Action Item two.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Recognition of Scott Phillips Four Years of Service on the Heber City Council

Mayor Franco recognized the sacrifice of Mrs. Phillips while Council Member Phillips had served on the Heber City Council for the past four years. She presented Council Member Phillips with a plaque to acknowledge his service to the City.

2. Mayor's Award to Jamie Baron and Curt Davis for Work on Building Remodel

Community Development Director Tony Kohler had nominated the Planning Manager Jamie Baron and Building Official Curt Davis to recognize the work they had personally done for the second-floor renovation of the City's Admin building. Mayor Franco read the nomination as included in the meeting materials.

V. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts disclosed.

VI. CONSENT AGENDA:

Council Member Johnston asked staff to return in a future meeting for further discussion to consider reduced planning fees that would better encourage private citizens who wished to build infill homes or small commercial site plans.

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

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.**

1. November 18, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Resolution 2025-21 to Update the Process for calling Special Meetings of the Heber City Council in the Rules of Order and Procedure (Trina Cooke, City Recorder)
3. Ordinance 2025-32 Modifying the Consolidated Fee Schedule to Amend Planning and Airport Fees (Jamie Baron, Planning Manager, Travis Biggs, Airport Director)

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

Randy Christ expressed his concern over the loud engine brakes on Highway 40 by his house. He described the constant noise caused by the trucks. He had looked at the sign on the far end of River Road indicating that engine brakes were restricted. He stated that he had called the powers that be and was told there was no definition for "restricted." He felt that some drivers intentionally made as much noise as possible and hoped the City would impose an ordinance that would prohibit the air brakes through town in order to be enforceable.

Kristi Bond expressed gratitude for the job the Council did and read the email she had sent to the Council the previous Sunday regarding parking striping that had been painted in front of her home. The email is attached to the end of the meeting minutes.

VIII. GENERAL BUSINESS ITEMS:

1. North Village Views Master Plan Amendment (Tony Kohler, Community Development Director) - *30 min*

Planning consultant Denna Woodbury shared the information as included in the meeting materials and presentation. She noted the many adjustments the development had needed to make to accommodate UDOT (Utah Department of Transportation) road alignments and the City. City Engineer Russ Funk informed the Council that the development had made modifications at the request of City Staff. He felt it was important that the Council understood the request before Council that night was due to the applicant accommodating the requests initiated by City Staff. Ms. Woodbury shared that a public hearing had been held during the Planning Commission meeting on October 28, 2025. The Planning Commission had forwarded a positive recommendation to the Council. She reviewed the zone requirements that the developer was no longer able to comply with due to the modifications made to the road alignment. Council discussed the density proposed, the amount of discretion given to staff in the agreement, setbacks, and design requirements.

2. Garbett Homes presentation on proposed Bluestone development located at approximately 830 East Center Street (continued discussion from November 18) (Tony Kohler, Community Development Director, Jacob Ballsteadt) - *30 min*

Planning Manager Jamie Baron shared the modifications the applicant had implemented based on Council's previous direction. Jacob Ballstaedt further explained the project's density reduction and additional modifications made to provide Council with a project they would support. Mountainlands Affordable Housing consultant Jason Glidden felt the project would provide an affordable opportunity for the community. The Council discussed deed restriction options, owner-occupied requirements, design considerations, layout for the units, trail alignment, and expressed appreciation for the applicants' efforts to comply with Council's requests.

City Engineer Russ Funk reminded Council that public utility easements would be needed in the development and the difficulty to install the lines with limited space.

Mr. Ballsteadt confirmed the Council's request to keep the units owner-occupied. Mr. Brower added that the annual Council retreat would offer an in-depth affordable housing presentation.

3. Discussion of Options to Advance Construction Timeline of Preferred Corridor Alignment (Scott Phillips, Council Member) - *10 min*

Council Member Phillips impressed the importance of supporting the installation of a bypass around downtown Heber City. He felt a bypass was desperately needed and asked for the Council to provide a letter of support to UDOT (Utah Department of Transportation) in effort to advance the City's position on UDOT's project priority list. Council discussed the status of the bypass project as well as options to expedite the onset of the bypass construction.

4. Consider Recommendation to UDOT (Utah Department of Transportation) to Name the Intersection of Highway 40 and State Road 32 as Hathcock Junction (Scott Phillips, Council Member) - *10 min*

Officer Travis Price proposed the intersection of Highway 40 and River Road be named for fallen officer G. Scott Hathcock. Prior to the traffic signal being installed at the intersection, there had been a 3-way stop sign. Foreseeing the imminent dangers of the intersection, Officer Hathcock had advocated for a traffic signal. Ever since the traffic signal had been installed, local law enforcement had referred to the intersection as Hathcock Junction. Officer Price had spoken with the family and was acting with their blessing. Council Member Phillips recognized it was a UDOT intersection but proposed the City Council recommend UDOT rename the intersection in honor of Officer Hathcock. Council expressed a general consensus to support Staff moving forward and looking into the process.

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

1. Heber City Review of Term-Sheet with Celebration Housing at approximately 350 East 1200 South (Tony Kohler, Community Development Director) - *30 min*

Russ Watts, with Celebration Workforce Housing, shared a financial analysis with the Council. Council discussed the options to keep rental costs down to offer attainable housing at different level AMIs (Average Median Income), whether the City would allow the deferment of impact fees to assist with the project implementation, and the details of the proposed Term-Sheet.

Motion: Council Member Phillips moved that the City enter into an agreement with Celebration Workforce Housing based on the terms discussed that day, and to defer

what impact fees the City was able to, up to 3.1 million dollars at a 4% interest rate to be paid back to the City within up to 12 years.

Discussion: City Attorney Jeremy Cook felt there were several details that would still need to be addressed prior to approving the deal. He said he would be more comfortable with Council supporting Staff moving forward with further analysis and continue to work towards a deal. Council Member Phillips moved to adjust his motion to reflect what was recommended by the City Attorney. Mr. Cook clarified the motion that the Council would support Staff moving forward to analyze giving up to 3.1 million dollars in deferred impact fees, looking at all the other specifics, identifying possible risks, working with Celebration Workforce Housing, and returning to Council with a final recommendation.

Amended Motion: Council Member Phillips amended his motion to give staff the opportunity to negotiate the details of the City loaning the amount to cover impact fees at a 4% rate and what that looked like finalized, to bring that final document back to Council, and locking in the impact fees rate as of today for this particular project based on the applicants willingness to follow deed restriction rules and be 100% affordable housing.

Second: Council Member Cheatwood made the second.

Discussion: City Engineer Russ Funk expressed concern that all developers in the future would ask for retro-active impact fees rates.

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

Voting No: None.

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

2. Ordinance 2025-30 Springs at Coyote Phase 5 Development Agreement (Jamie Baron, Planning Manager) - 30 min

Planning Manager Jamie Baron shared the details of Ordinance 2025-30 for a development agreement with phase five of the Springs at Coyote as outlined in the attached meeting materials.

Mayor opened the discussion to the public for comments.

Randy Christ asked if the commercial lighting had been considered. Mr. Baron reviewed the City's dark sky policy and the sign ordinance.

Motion: Council Member Phillips moved to accept Ordinance 2025-30 for the development agreement with the Springs at Coyote phase five.

Second: Council Member Barney made the second.

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

Voting No: None.

Council Member Cheatwood was absent.

The **Motion Passed 4-0.**

3. Resolution 2025-22 to include a Communication Policy in the Rules of Order and Procedure (Ryan Bunnell) - 40 min

Motion: Council Member Phillips moved to extend the meeting to 10:30 p.m., if necessary.

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.**

Council discussed the proposed communications policy, when it was appropriate to use City branding and emails, City Newsletter content, and suggested alternative language in places.

Motion: Council Member Cheatwood moved to continue the agenda item to a future meeting.

Second: Council Member Barney made the second.

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

Voting No: Council Member Phillips.

The **Motion Passed 4-1.**

X. COMMUNICATION:

City Manager Matt Brower reminded the Council that the 2026 Annual Retreat would take place on Thursday and Saturday, January 22nd and 24th. The agenda and times would be forthcoming. He would be out of town the following week, visiting family for the holidays. He wished everyone a safe and happy holiday season.

XI. ADJOURNMENT:

Motion: Council Member Cheatwood moved to adjourn.

Second: Council Member Ostergaard made the second.

The meeting adjourned at 10:30 p.m.




Trina Cooke, City Recorder

(EXTERNAL) Public Parking on First East between 300 and 400 North

From Kristy Bond <>
Date Sun 12/14/2025 8:06 PM
To CC Public Comments <ccpublic@heberut.gov>

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Dear City Council Members,

I am writing to express my concern regarding the recently installed angled public parking lines along First East, specifically in front of our property at 380 North 100 East.

As property owners, we were not notified in advance that these parking spaces were planned or would be installed. Our family—including Phil and Kathryn Wright, and Kyle and Marie Kohler—currently owns, and has owned for over 100 years, a significant portion of the property along First East between 300 and 400 North. This area has remained a quiet, residential neighborhood throughout this time, and the lack of communication from the City prior to the installation of these parking spaces was both surprising and disappointing.

We recognize and appreciate the City's efforts to accommodate current and future parking needs, particularly in areas experiencing commercial growth. However, at present, there are no commercial businesses or apartment complexes located between 300 and 400 North. In this context, the addition of public parking within this block feels premature and inconsistent with the existing residential character of the neighborhood.

Additionally, our young grandchildren reside at 375 North 100 East, where public parking has now been marked directly in front of their home. Our extended family also maintains a garden directly across First East, which our grandchildren frequently cross the street to help care for. Increased public parking in this location raises legitimate safety concerns, particularly for young children navigating the street near parked vehicles with reduced visibility.

For these reasons, I respectfully request that the City Council reevaluate the decision to install public parking along First East between 300 and 400 North and consider removing these spaces until future commercial development warrants their use.

I plan to attend the City Council meeting on Tuesday and present this letter so it may become part of the public record. Please feel free to contact me with any questions or comments at

Thank you for your time and thoughtful consideration.

Kristy Bond

(EXTERNAL) For the Record Dec 16, 2025 concerning Festival Street/Downtown

From Catherine ✓

Date Fri 12/12/2025 1:16 PM

To CC Public Comments <ccpublic@heberut.gov>

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I feel as though the city is really trying to make homeowners life's so difficult, that we will sell our property to developers. So, that certain city council members, pet project of destroying the city park becomes a reality, soon than later! I love the park, watching families playing ball or flying a kite. I feel strongly that the city council is destroying the heart & soul of Heber City. The city council failed to take into consideration the residence who live near and around the park. The impact of over developing the city park, with the noise, people, vehicle, and air pollution that will now be part of the heart of Heber.

Just wondering if my new normal will be listening to a food truck generators from 5-9 on Thursday thru Saturday? That's on top of the loud noises from music, vehicles, & people! Will the new food court at the corner of 100W using generators.? Can't imagine listening to 8 food trucks until 10 pm.!

Surprisingly, the one food truck on Friday(5th) & Saturday(6th) night was louder than Thursday's Heber Market with many food trucks. The one food truck muted the entertainment. When the food truck was shut off, the music was so loud, we couldn't even enjoy watching TV in our living room!

Side note:

I having been watching city council meetings online. I was disappointed that the city council allowed the Station Seven representative to bully the council into agreeing to the CRA funding. This is my interpretation and not a good look for Heber City Council. Very disappointed.

Respectively submitted,
Catherine M.



Outlook

(EXTERNAL) Slope Development

From Barry donaher <

Date Tue 10/14/2025 5:54 PM

To CC Public Comments <ccpublic@heberut.gov>

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We are very concerned about the proposed Slope Development.
Please review our statement and give some consideration to our greatest asset, Open Space.

KEEP MIDWAY, MIDWAY

A Call to Protect Our Open Spaces

Our community stands at a crossroads. The greatest amenity of our village is not a shopping center or a subdivision — it is our **open space**, our **beautiful Provo River**, and the **surrounding hills and mountains** that define who we are.

These landscapes are more than scenery; they are the heart and soul of Midway. The **fields and pastures**, the **cows and horses**, and the **wildlife** that thrive here make our town truly special. They connect us to our rural heritage, offer peace and beauty, and remind us what genuine community feels like.

To replace these treasures with **cement, traffic, and pollution** would destroy the very character of our village. Once open space is gone, it's gone forever. Development may bring short-term profit, but it brings long-term loss — of natural beauty, quiet nights, clean air, and the sense of home that makes Midway extraordinary.

Fields, trees, and natural landscapes do not cause climate change.

They protect our environment, clean our air and water, and provide vital habitat for countless species. When we preserve open space, we are taking responsible action for the land, for wildlife, and for our children's future.

Have we not learned from the **atrocities of overdevelopment in Summit County**? Once-pristine valleys and pastures have been buried beneath congestion, noise, and endless construction. We must not repeat those mistakes.

We have something rare — something worth protecting. Let's keep Midway a place where open space still matters, where wildlife still has room to roam, and where the beauty of nature is valued above

unchecked growth.

Keep Midway, Midway.

Protect our land. Preserve our heritage.

For ourselves, for our children, and for the generations to come.

Thank you,

Barry and Cynthia Donaher, residents of Scotch Fields