

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
January 20, 2026**

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 Morgan Murdock
Council Member Sid Ostergaard

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Airport Manager Travis Biggs
City Engineer Russ Funk
Finance Manager Sara Jane Nagel
City Attorney Jeremy Cook
City Recorder Trina Cooke
Chief of Police Parker Sever
Human Resources Manager Cherie Ashe
Public Works Director Matthew Kennard

Staff Participating Remotely: Human Resources Manager Cherie Ashe, Engineering Technician Desiree Muheim, IT Director Anthon Beales, Planning Manager Jamie Baron, Public Works Director Matthew Kennard, City Engineer Russell Funk, Engineer Ross Hansen, Finance Director Sara Jane Nagel, Deputy City Recorder Robin Bond, and Accounting Technician Wendy Anderson.

Also Present: Wade Hansen, Lorrie Hansen, Randy Christ, Cannon Taylor, Randy Bird, Andrea Clayton, Naomi Kisen, Wyatt Woolley UDOT, Tori Broughton, Carol Johnson, Gabe Gubler, Tom Johnson, T. Jared Johnson, Jason Glidden, Jake Meibos, Ben Atwood, Nathan Jarvis, Michaela Jarvis, Maren Meibos, Heidi Atwood, Cole Sorenson, John McDonald, Mia Yue, Casey Lewis, Amber Sorenson, Kim Dickerson, Gaylen Latimer, Andrew Bernstein, Ryan Pratt, Mallory Pratt, Kylee Richards, Scott House, Seth Plaizier, Cheryl Fox, Kate Sattelmeier, Jason Wooton, Jentry Hardman, Rachelle She, Sara Tuney, Kerry Tuney, Paul Water, Jason Olsen, John McDonald, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Anna Simons, Cody W, Jami Hewlett, Kirk Langston, Lori Rutland, Michael Simons, Mike Bradshaw, Neil Richards, Nick Lopez, B, Brian W, Catherine, Dave B, Denna, Grace Doerfler KPCW, Guest, Jen, John, Laurel Bevans, Lindsay Letzelter, Matt W., Observer, Phone, Ramts78, Robert Madsen, S, Sara Turley, Sheriff Rigby, Shortcake5, Shorty5, Steph, and Tom & Tera Nye.

1. Strength, Weakness, Opportunities and Threat (SWOT) Presentations: - 35 min

- Airport SWOT - 5 min
- Public Works SWOT - 5 min
- Engineering SWOT - 5 min
- Police Department SWOT - 5 min
- Human Resources SWOT - 5 min

Airport Manager Travis Biggs presented the SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis for the Heber Valley Airport as included in the meeting materials. He explained that the Airport was self-funded and did not rely on taxpayer subsidization. The Airport provided services for small aircraft including gliders, small private planes, hot air balloons, and private jets.

Public Works Director Matthew Kennard presented the SWOT Analysis for the Public Works Department as included in the meeting materials.

City Engineer Russ Funk presented the SWOT Analysis for the Engineering Department as included in the meeting materials.

Chief of Police Parker Sever presented the SWOT Analysis for the Police Department as included in the meeting materials.

The meeting moved forward to agenda item three and returned to the Human Resources SWOT Analysis presentation after the UDOT presentation.

Human Resources Manager Cherie Ashe shared the SWOT Analysis for her one-person department as attached to the meeting materials.

2. Annual Open Public Meeting Act (OPMA) Training and Conflict of Interest Disclosures (Jeremy Cook, City Attorney) - 30 min

It was determined to hold the training either later in the meeting or by asking the Council to visit the State Auditor's website for an online training.

3. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update (Craig Hancock) - 45 min

Wyatt Woolley, Naomi Kisen, and Andrea Clayton, UDOT (Utah Department of Transportation) representatives, were present to deliver the EIS (Environmental Impact Statement) study results. They shared a presentation as included in the meeting materials. Ms. Kisen explained that the public comment period for the proposed bypass route was ongoing and members of the public, including the Heber City Council Members, who wished to submit a formal comment should visit the website for the [UDOT Heber Valley Environmental Impact Statement study](#). The public comment period was open from January 9, 2026, through March 9, 2026, at <https://hebervalleyeis.udot.utah.gov/>. State law did not allow for, or require, compensation be given to impacted neighbors unless land was being taken. The UDOT representatives invited the public to visit the website for more comprehensive information. There would be two public meetings hosted by UDOT: a virtual meeting was planned on January 27 from 6:00 p.m. to 7:30 p.m. and an in-person meeting on January 28 from 5:30 p.m. to 8:30 p.m.

4. Discussion on Text Amendment for Rear-Yard Setbacks (Mike Johnston, Council Member) - 10 min

This item was pushed to the General Business agenda for later discussion.

Council Member Johnston referenced an email sent to each Council Member from a resident who was prevented from extending the kitchen in his home due to the City's rear-yard set-back regulations. He felt it would be more appropriate for the Council to have a public discussion regarding the rear-yard setback variance request. He suggested exploring a broader policy approach that could apply uniformly, noting similar situations experienced by other residents. It was proposed that, rather than changing the rear-yard setback requirement, the Council consider a code amendment allowing limited exceptions for certain additions. Staff confirmed that would require a text amendment to the zoning code. Council directed staff to proceed with options for a code amendment for Council consideration.

Mayor Franco returned the meeting to Action Item two.

II. BREAK - 10 MIN

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

1. Call to Order

Mayor Heidi Franco called the meeting to order at 6:14 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Heidi Franco, Mayor)

Mayor Franco led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Morgan Murdock, Council Member)

Council Member Morgan Murdock expressed gratitude for his new granddaughter being born in this free country where every child began life with God-given rights. He reflected upon the words of the Declaration of Independence indicating the right to "life, liberty, and the pursuit of happiness." He shared the following about the pursuit of happiness:

Jeff Rosen, CEO Emeritus of the National Constitution Center, explained that the founders viewed the pursuit of happiness as making wise choices and exercising self-mastery in order to achieve the wisdom and harmony necessary for true freedom.

Martin Luther King, Jr., taught that happiness was most often found not by seeking it for ourselves, but seeking it for others.

Dale Carnegie wrote: "Remember happiness doesn't depend upon who you are or what you have. It depends solely upon what you think."

Council Member Murdock noted the different perspectives about the elusive pursuit of happiness and felt that no matter what challenges and setbacks we faced in life, we could learn from the Founding Fathers, leaders, and writers, some important lessons about the pursuit of happiness. The following were lessons that he'd gathered: Cultivate a positive attitude, become more resilient, work hard, find strength in family, serve others, improve one's character, and most importantly, maintain a sense of humor. He hoped when his granddaughter was older, he would have the opportunity to share some of these ideas with her. He believed that, as we applied these principles, each of us could discover more happiness and fulfillment in our daily lives.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Mayor's Award for Sergeant Brayden Powers

The Mayor's Award for Brayden Powers was postponed to the next City Council meeting on February 3, 2026.

V. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts disclosed.

VI. CONSENT AGENDA:

Mayor Franco asked City Engineer Russ Funk to share the safety improvements being proposed for the intersection of 980 South and Mill Road. Mr. Funk described the proposed curb bulb-outs intended for traffic slowing and pedestrian visibility. There would also be flashing lights to warn of the upcoming cross-walks. He shared diagrams of the improvements as included in the meeting materials.

Motion: Council Member Cheatwood moved to approve the Consent Agenda as presented.

Second: Council Member Barney made the second.

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

Voting No: None.

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

1. Approval of January 6, 2026, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Contract Award to Woodward Co for Construction of the 980 South Mill Road Intersection Improvements (Russ Funk, City Engineer)

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

Kim Dickerson, President of the Wasatch County School District, wished to thank the Council for their efforts to improve safety for the children on the school routes. She congratulated the newly elected and reelected City officials.

Ben Atwood was representing the neighbors of the proposed Garbett homes project. He read a prepared statement listing the concerns of the neighbors. The group opposed changing the zoning and respectfully asked the Council to stick to the established zone. He noted there were already too many cars lining the streets and felt spot zoning for high-density housing would create a burdensome impact on the existing home-owners. Several of the neighbors had submitted comments by email that are attached to the end of the meeting minutes.

Tom Johnson stated that he was an adjoining property owner with the proposed Garbett Homes project and described an ongoing property line dispute with another neighbor. He was concerned that the project was unaware of the dispute. He shared that as a contractor, one of the largest concerns faced was offering enough parking, driveways, and garages.

Seth Plaizier said that he was not against development in general, as a resident, but he agreed with previous comments made. He felt there was ample space in the appropriate locations for the high-density housing proposed. He was opposed to the zone exception that he felt went against the Master Plan that the Council had adopted.

Jami Hewlett asked if the proposed Garbett homes was an Ivory homes project. It was not.

Neil Richards wished to be on record in support of the comments made by Ben Atwood.

Josh Hardman opposed rezoning for the reasons provided in Ben's statement. There were many children in the area and Center Street traffic was already a large concern. He understood the need for affordable housing but did not feel the proposed project property was the appropriate location. His primary concern was regarding the traffic and safety for the children.

Mike Simons was the father of a special needs child and expressed concern with the existing traffic on Center Street. He hoped smart decisions were being made and cited the zoning code that did not permit the requested density in the area.

VIII. GENERAL BUSINESS ITEMS:

1. Consolidation of Justice Court Discussion (Parker Sever, Chief of Police) - 30
min

Chief of Police Parker Sever provided a PowerPoint presentation as included in the meeting materials. He reviewed the pro's and con's of combining the local Heber City Justice Court with the Wasatch County Justice Court. He shared the benefits of retaining the Justice Court system within the City as well as the benefits of the two courts consolidating. He walked through the process and timing of consolidation. Concerns included the loss of employment for current staff but he proposed the possibility that the existing City Court staff could be absorbed by the County. He proposed alternative uses for the current Justice Court space such as converting the courtroom into a future Council Chamber and additional offices.

Heber City Justice Court Judge Randy Birch stated that Utah evaluated courts based on workload, determined by the number and types of cases filed, which were driven by enforcement actions and not controlled by the court. He reported that the City Justice Court was currently assessed at approximately 0.41 of a full-time court, while the County court was assessed at approximately 0.5 to 0.6. He cautioned that combining these caseloads could exceed the equivalent of one full-time court and might require additional judicial resources. He noted the Heber City Court Clerk would be retiring that year.

City Prosecutor Mark Smedley felt there were both advantages and disadvantages to consolidating prosecution and court services with the County. He cautioned that doing so would reduce local control and could diminish the personal, community-based approach inherent in a local justice court and prosecution system, which often represented a citizen's first interaction with government in lower-level matters. He emphasized that a local prosecutor and justice court allowed for stronger working relationships with law enforcement and greater personal engagement with the public, which he felt could be lost if cases were handled by the County.

Mayor Franco asked how the funding would transpire. Chief Sever advised he had yet to receive the numbers for the cost from the County, but he had been communicating with them regarding drafting a memorandum of understanding (MOU).

City Manager Matt Brower described the administrative and financial reasoning for seeking alternatives for the City's Court system, including increased efficiency. Council Member Johnston felt it was better for the community to keep a local justice court and did not believe that consolidating the courts would save the City any money. Chief Sever agreed to return with additional information, including cost comparisons.

2. Jordanelle Ridge Open Space (Matt Brower, City Manager) - 30 min

Cheryl Fox and Kate Sattelmeier, with Summit Land Conservancy, Mia Yue, with the Wasatch Trails Foundation, and Mike Bradshaw and Cody Winterton, with Jordanelle Ridge were present to participate in the discussion. City Manager Matt Brower provided the background of the annexation, including the total acreage, and acreage in the annexation agreement that would be dedicated as open space. The County and City had been negotiating a tri-party agreement with Jordanelle Ridge for an open space and recreation designation. The proposal was to have a designated third party included for additional oversight, such as the Summit Land Conservancy. He provided the points that Jordanelle Ridge was seeking to have in the agreement, in order to allow a conservation easement.

City Attorney Jeremy Cook read the State Code that defined a conservation easement. He detailed the background of the negotiations to date, and reviewed the current agreement. He noted that the property owner had maintained the trail system for over 20 years. He felt the area could be more accurately described as a park than a conservation easement. Mr. Cook explained that with the current structure of the agreement, the HOA would own, maintain, and care for the trails, the City would provide enforcement, and the County would provide backup enforcement. He proposed an agreement that could potentially be changed in the future, if the change was deemed beneficial, contingent upon the agreement of all parties. He acknowledged that allowing the potential flexibility came with some risk. One of the benefits of the HOA owning the land was tax revenue to the City.

Jordanelle Ridge representative Mike Bradshaw explained the land calculations to arrive at the total number of dedicated open space acreage. Discussion continued regarding forthcoming developments with open space and parks dedication, as well as HOA versus City ownership, and the seven points requested by the Jordanelle Ridge development.

Summit Land Conservancy representative Cheryl Fox described the purpose of the protections provided by a Land Conservancy. The Conservancy held many easements that included recreation space. Their protections allowed for change within certain parameters. Kate Sattelmeier explained the collaborative community effort the Conservancy attempted to facilitate. Discussion continued.

Mia Yue advised that the Wasatch Trails Foundation would continue to advocate for trails as long as the trails remained open to the public. She recognized Heber City's support for the trail maintenance crew by granting funding through the TAP (Trails, Art's, and Parks) tax.

Consensus of Council majority was to proceed with seeking a mutually beneficial agreement and to include a third-party land trust protection for added future oversight.

Mayor Franco moved the meeting back to discuss Work Meeting agenda item four.

3. Affordable Housing University: Topics for Future Affordable Housing Discussions (Matt Brower, City Manager) - *10 min*

This item was postponed to a future meeting.

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

1. North Village Views MDA (Denna Woodbury, Planning Consultant) - *20 min*
2. Garbett Homes potential zone change at 811 East Center (continued from January 6, 2026, Council meeting) (Tony Kohler, Community Development Director, Jacob Ballstead) - *15 min*

Community Development Director Tony Kohler provided background for Garbett Homes negotiations working towards an equally beneficial development in effort to provide a more affordable housing option in the community. If Council supported proceeding, the proposed project would begin the City process, starting by going before the Planning Commission and holding a public hearing. Mr. Kohler clarified that the project did not need Council support to begin the process, but staff felt it would be appropriate to gauge Council's interest prior to embarking on the complete process required. Mr. Kohler shared the updates to the proposal that had been made based upon Council feedback from the previous meeting. Project representative Jacob Balstaedt thanked the Council and advised that he had tried to implement all the Council's requests into the updated design model.

Council Member Johnston wished to address the public comments made earlier in the meeting. He shared the Council's previous discussions that addressed residents' concerns brought forth that night. Council had held lengthy discussions to reduce building height, increase parking, protect existing trees, and promote tenant ownership. He hoped to keep communication open with the concerned residents. Council Member Ostergaard added that Heber City was in need of the "Missing Middle" housing for essential workers within the community. Council Member Barney conceded the need for "Missing Middle" housing, but reiterated her hesitancy to support any high-density housing. Council Member Murdock lived a few blocks from the proposed project and shared the concern for the safety of the children. He too, liked the trees. Mayor Franco expressed concern with the short driveways. Mr. Balstaedt advised the short drives would not be utilized for parking. Mayor Franco recalled the large number of town-homes that had been approved in the North Village. She felt the City should keep the R1 zone. She felt if the Council wished to up-zone the property, the General Plan should be updated. Council discussion continued regarding the lack of, and need for, affordable housing in the community, parking, the trees and trail on the property, existing zoning, and the concerns expressed by the neighboring residents.

Motion: Council Member Barney made the motion to extend the meeting to 10:30 p.m.

Second: Council Member Cheatwood made the second.

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

Voting No: None.

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

Mayor Franco opened the ten-minute public comment period at 9:39 p.m.

Jake Meibos said that the property was literally in his back-yard. He recognized Council Member Ostergaard's vision but did not feel that the proposed design met the expectation. He had looked at the plans and did not see how two to three bedrooms could fit into the proposed two-story units. He acknowledged the two parking stalls per unit but asked how many people could fit two cars in their own two-car garage with all their stuff. He did not feel the design or location was appropriate for the area or the type of family Heber wanted to bring into the community.

Maren Meibos wished to add perspective. There were already cars lining streets in the neighboring cul-de-sac. Her neighbor was a single family that had six cars and parked in front of her home. She appreciated the comments regarding the trees and canal. She wanted to reiterate that they were a special, natural feature that the neighbors all enjoyed.

Carol Johnson's property bordered the property on the side of the open space shown on the image of the proposed project. She felt fewer units would hold less of a shock value for the neighbors. She proposed there should be two entrances and exits for emergency response and questioned access for the response vehicles if the streets were lined with cars on both sides. She recalled debris build-up within the canal and water breaching the debris. She was concerned with water management. She did not feel \$500,000.00 was an affordable option. She had a son who could not afford that amount and said that if he could, he would want his own piece of property, not a townhome.

Gabe Gubler had previously worked for Heber City and pointed out that public utility trucks could not be parked in any of the units shown in the design. He noted that any first responder or public utility worker that was on-call would not be able to take their work vehicle home to park at any of the proposed units. He stated that he was friends with the Johnsons. He said that there were multiple families living in single-family homes in the community and asked how the City could tell him that would not happen in the proposed units as well.

Someone who did not give their name asked how snow removal vehicles, garbage trucks, and delivery vehicles would be able to access the proposed development.

Thomas Johnson had been pre-approved for \$335,000.00 for a home. He worked as a diesel mechanic and could not afford a town-home in Heber. He had friends that had left Heber because they could not afford housing. He did not feel the proposed housing would be good for anyone. He felt the housing and land value in Heber should be re-assessed and revised.

Motion: Council Member Cheatwood moved to extend the public comment for ten more minutes.

Second: Council Member Murdock made the second.

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

Voting No: None.

The Motion Passed Unanimously, 5-0.

Cole Sorenson thanked the Council for listening and said he was completely opposed to any zone change, or spot-zoning, on the proposed property. He felt the zone should remain as it was listed in the City's master plan. He felt that he and his neighbors had worked hard to afford to live in the area they did, hoping they had found their forever homes. He understood the need for high-density but did not feel that the proposed location was appropriate.

Kylee Richards wanted to give a mom's perspective. She wanted to address the trail that currently ended at her neighbor's house across the street. Her kids were little and played in the cul-de-sac. She agreed with the zoning and traffic concerns previously mentioned. She was concerned about the fast electric bikes and scooters on the trail and did not wish to see the trail extended.

Seth Plaizier confirmed the granted parking requirements in the existing zone. He acknowledged that there were many large vehicles driven by residents and recognized that he was asking Council to not build in his back yard but he felt there were many other areas in the community that were more appropriate for the high-density proposed. He did not feel the proposed project would solve the issue, nor did it meet the City's long term goals.

Neil Richards asked if there were rentals being proposed. He noted that owner-occupied requirements would not prevent room rentals which would increase the parking overflow into the cul-de-sac. He shared that he and his wife both worked full-time jobs to afford their home in Heber, where they had chosen to live. He called the current proposal very out of touch.

Casey Lewis had reviewed Envision Heber 2050 and did not believe the proposed project fit into the vision. He read an excerpt from the plan as follows: "Envision Heber 2050 is intended to guide development decisions by prioritizing neighborhood compatibility, transportation safety, pedestrian connectivity, and quality of life."

Motion: Council Member Cheatwood moved to extend the public comment period for another five-minutes to allow those participating online an opportunity to speak.

Second: Council Member Murdock made the second.

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

Voting No: Council Member Johnston.

The **Motion Passed 4-1.**

Nick Lopez, a firefighter, said he was concerned about all high-density developments. He felt that not more than one firetruck would be able to access the proposed development, which could potentially put both residents and firefighters at risk. He thought that a fire-truck would be unable to turn around. He outlined other logistical concerns for firefighting or emergency situations and responders.

Anna Simons owned an adjoining property and had a hearing impaired son. She was very concerned about the traffic. She noted that the master plan zoning had been very intentional. She was concerned about the precedent that a zone exception would set for future developers. She hoped the Council would listen to their constituents. She felt it was not only their neighborhood that would be affected, but the whole community, if the Council were to set a precedent by making a zone exception.

Council expressed appreciation for the constituents in attendance for sharing, provided feedback for the proposed project, considered how to obtain the missing middle housing product needed in the valley, and reviewed the existing or impending multi-unit housing elsewhere in Heber City.

Motion: Council Member Cheatwood moved to continue agenda item one for the North Village Views with the specific guidance to come back with elevations that would answer staff report questions about the overlays and garages; to approve agenda item three for the CAMS agreement for professional services; and for agenda item four for the USU survey questions to be handled by email amongst the Council.

Second: Council Member Ostergaard made the second

Voting Yes: Council Member Ostergaard.

Voting No: Council Member Johnston.

Motion: Council Member Barney moved to continue item three in order to bring it back for discussion.

Second: Council Member Murdock made the second.

Discussion: Council Member Johnston felt it was wrong for Council to make an applicant sit for four and a half hours and not allow time for a discussion due to Council's inability to manage meeting time. He also did not feel it was appropriate to discuss the survey questions through email. Mayor Franco said there was not a magic wand to keep time and felt everyone needed to be allowed the opportunity to speak. Council Member Cheatwood proposed using some of his time at the Council Retreat, coming up that Saturday, to discuss item three for the CAMS agreement. City Manager Matt Brower advised that item three needed to proceed as there was work that needed to begin.

Motion Withdrawn: Council Member Barney withdrew her motion.

Replacement Motion: Council Member Cheatwood wished to replace his previous motion and continue item one with the direction to return to Council with elevations; to approve item three; and to discuss agenda item four during the Annual Council Retreat scheduled for the upcoming Saturday.

Second: Council Member Barney made the second.

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

Voting No: None.

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

3. Professional Services Agreement with the Community Alliance of Mainstreet (CAMS) (Matt Brower, City Manager) - *15 min*
4. Discussion and approval of extra questions for USU (Utah State University) Wellbeing Survey (Heidi Franco, Mayor) - *20 min*

5. Election of Mayor Pro-Tem (Heidi Franco, Mayor) - 3 min

Action Item five would return on the next meeting agenda.

X. COMMUNICATION:

XI. ADJOURNMENT:

Motion: Council Member Barney moved to adjourn.

Second: Council Member Cheatwood made the second.

The meeting was adjourned at 10:38 p.m.




Trina Cooke, City Recorder

VII. PUBLIC COMMENTS: (Received by email)

From: Nathan Jarvis [REDACTED]
Sent: Monday, January 19, 2026 5:34 PM
To: CC Public Comments <ccpublic@heberut.gov>
Subject: (EXTERNAL) Input for Garbett Homes potential zone change

Dear City Council,

There's a growing concern in our neighborhood regarding the Garbett Homes development proposal for Center Street and 830 East. I'm all in favor of seeing the property in question transformed into something useful and less unsightly.

For the record I understand the need to provide more housing in the valley. However I question the reasons for entertaining a zone change to allow the creation of the proposed island of high density units. I look forward to learning more via the City Council meeting scheduled for January 20, 2026.

I am very curious about the developer's solution for adequate parking and impact on traffic. From the plan I have seen there are only 11 guest parking spots. I'm curious about how many vehicles are allowed for per unit. Based on the plans that are floating around there would be 26 units squeezed onto the lot. 26!

I appreciate the hard work the City Council does for the community. I look forward to learning why this kind of zone change would be considered. So far I have not received any official communication from the city.

Sincerely,

Nathan Jarvis

[REDACTED]

Heber City, UT 84032



"Three things in human life are important. The first is to be kind. The second is to be kind. And the third is to be kind." —Henry James

From: Cole Sorenson [REDACTED]
Sent: Tuesday, January 20, 2026 11:07 AM
To: Heidi Franco <hfranco@Heberut.gov>
Cc: City Council <citycouncil@heberut.gov>; CC Public Comments <ccpublic@heberut.gov>
Subject: (EXTERNAL) Re: Garbett Home Discussion - Actual Density in Code and General Plan

Thank you for responding

On Jan 20, 2026, at 10:29 AM, Heidi Franco <hfranco@heberut.gov> wrote:

Council,

I believe it's important to stick to our actual city code zoning in the Garbett Home discussion tonight.

See this current zoning at and around the Garbett Home parcels at map below.

Garbett's existing parcels are the last part of the R-2 zone on Center street--see below.

More R-2 is directly **west & north** of the Garbett homes parcels. **Directly east and south of the Garbett's parcels are R-1 zoning.**

Medium orange is R-2. Light orange is R-1. Picture came from

city: <https://experience.arcgis.com/experience/f911108560b6e47f59b48009aea09a4f1>

Here's the **existing** city code purposes for R-1 and R2, as well as the general locations for R-3/COSZ. Go to:

https://heber.municipalcodeonline.com/book?type=planzone#name=18.52.010_Purpose_And_Objectives

18.52.010 Purpose And Objectives

A. The objective in establishing the **R-1 residential zone** is to encourage the creation and maintenance of residential areas within the city which are characterized by large lots on which single-family dwellings are situated, surrounded by well-kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions.

B. The objective in establishing the **R-2 residential zone** is to provide a residential environment within the city which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1 residential zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.

C. The objective in establishing the **R-3 residential zone** is to provide appropriate locations within the city for high density residential development. In general, this zone is located in the central part of the city, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1 and R-2 zones.

Here's a larger overview of the zones on this side of the city. There are no 'commercial areas' close to the Garbett Homes parcels, only more R-1 and R-2 residential. Traffic generated would not be 'consonant' with adjacent use of land as said in the R-3 purpose.

Let's follow the existing zoning which has been in place for decades. Land purchases knew this density also.

Plus the future General Plan vision is to have this same area be a 'medium density residential zone' or MDR sometime in the future (which hasn't been passed yet).

The future density allowed there ***if an ordinance is ever passed to match this General Plan vision***, was only 3-6 units per acre, not the densities being asked for by Garbett.

See: <https://envisionheber.com/wp-content/uploads/2024/10/2023-General-Plan-Update-101224-SMALL.pdf> ; pg. 25 at top/20 on pg for map, and 29 up top/or 24 on the actual page for the MDR zoning goal.

Garbett is asking for much more density than in the current code and future general plan vision, plus much more impact to the existing R-1 residential around it who expect the City to follow existing zoning code.

Thank you for considering,

Heidi Franco

Transparency & Accountability to Citizens

<email-signature-
logo_89199529-
05e2-4546-8309-
c98edbae6877.jpg>

Heidi Franco
Mayor

[Heber City](#)
[75 North Main Street, Heber City, UT 84032](#)
Phone: [435-671-8244](tel:435-671-8244)
Email: hfranco@Heberut.gov

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From: Tom Johnson [REDACTED]

Sent: Monday, January 19, 2026 11:13 PM

To: City Council <citycouncil@heberut.gov>; CC Public Comments <ccpublic@heberut.gov>; PC Public Comments <pcpublic@heberut.gov>; Anthony Kohler <tkohler@Heberut.gov>; Yvonne Barney <ybarney@heberut.gov>; Aaron Cheatwood <acheatwood@heberut.gov>; Sid Ostergaard <sostergaard@heberut.gov>; Mike Johnston <mjohnston@heberut.gov>; Morgan Murdock <mmurdock@heberut.gov>; Heidi Franco <hfranco@Heberut.gov>

Subject: (EXTERNAL) PROPOSED Subdivision near Broadhead Estates

Hi Council Members,

I'm writing in regards to the proposed subdivision near Broadhead Estates and Millroad Estates located at 830 East Center street, that's been presented by GarBett Homes. I'm opposed to the property at that location being subdivided to include 26 two story town homes. The current property has one residential home and should be limited to a max of 2 primary residence homes at that location. I don't agree with the proposed zoning change to this location to allow for 26 two story town homes. If this proposed subdivision is approved it will lower the property values of the surrounding homes, increase traffic on Center street, and disrupt the local wildlife. In addition, the proposed plan doesn't include enough parking for the housing units on the plan. It's also important for the committee to know that the property boundary on the East side of the North property that borders lots 1, 2 and 3 of the Ivory Millroad Estates is currently in a property boundary dispute that has yet to be resolved. I'm the owner of Lot 2 of the Ivory Millroad Estates located at 70 S Miller's Mile Road and have been in contact with Mike and Jolene Austin owners of the North Family Trust, trying to resolve the correct property line between our property. The owners of Lot 1, Ivory Millroad Estates recently resolved their property boundary dispute and purchased additional land west of their property to the canal from the North Family Trust. The property line bordering lot 1,2 and 3 of Ivory Millroad Estates has been surveyed multiple times as recently as 2025 and the exact line has been surveyed and pinned by Elevate Engineering.

This type of subdivision with two story town homes is more suited for properties closer to Main street and should not be allowed to be approved/built beyond 300 East. To my knowledge, no other small lot subdivision has been approved this far East with this many units. The existing development's in this area are single family homes with reasonable lot sizes, adequate parking and wide streets to allow for parking for guests and snow removal. I don't understand why the planning commission and the City Council are entertaining the idea of changing Zoning for these small lots to be developed with 2-3 story town homes jam packed side by side without adequate parking. It's also a joke to state that these are low income/affordable housing units. \$500k is NOT affordable. I have a 23 year old son who couldn't afford to buy a \$500k town home and if he did spend that kind of money he would buy a single family home on it's own parcel of land

I hope that you will read this email with an open mind and take into consideration the desires of the current tax payers that will be affected by this Proposed Subdivision.

Respectfully,

Tom and Carol Johnson

Owner of Lot 2, Ivory Home Millroad Estates

[REDACTED]

Heber City, UT 84032

Cell [REDACTED]

From: William Damron [REDACTED]

Sent: Monday, January 19, 2026 10:56 PM

To: CC Public Comments <ccpublic@heberut.gov>; PC Public Comments <pcpublic@heberut.gov>; City Council <citycouncil@heberut.gov>; Morgan Murdock <mmurdock@heberut.gov>; Yvonne Barney <ybarney@heberut.gov>; Mike Johnston <mjohnston@heberut.gov>; Sid Ostergaard <sostergaard@heberut.gov>; Aaron Cheatwood <acheatwood@heberut.gov>; Anthony Kohler <tkohler@Heberut.gov>; Jamie Baron <jbaron@Heberut.gov>; Jacob Roberts <jroberts@heberut.gov>

Subject: (EXTERNAL) Proposed Rezoning of property for Garbett Homes Development off of Center Street

Dear Planning Commision and Heber City Councilmen,

We would like to voice our concerns along with our neighbors in Broadhead Estates about the proposed rezoning for the Garbett Homes development. We have lived in our home here for 10 years and Rachele grew up here and is a long time resident of Heber City. We have watched our beautiful community grow and progress and we realize that

change is inevitable and that the town will continue to grow. However, we object to the proposed rezoning of the property that lies directly behind our home at 43 South 750 East for the 26 housing units. This seems extremely out of place and is not appropriate for the area. As cited by our wonderful neighbors, we also have concern for the additional traffic load this will bring to Center Street, as well as the overflow parking that will likely spill on to Center Street. As the community has grown with each new development there is an increase with traffic and construction vehicles. Our development already receives an overflow of traffic. We have construction trucks and even diesels barreling down our streets at high speeds not to mention just additional traffic. This is also a concern for children walking to school in the school zones as well.

We have loved the view of the trees and would hate to see those taken out, not to mention the wildlife that is located along the creek being displaced. At looking at Garbett Homes designs, the style that has been proposed looks very modern and is very out of place in an area that has older homes and newer builds. The high density units are not a good fit for the area and are sorely out of place. We would love to see the integrity of the homes not being invaded by a random out of place housing development. **We strongly oppose the rezoning of the property and the Garbett Homes development** that is proposed for the site. Please consider our recommendation for the overall good and structure of the community. Sincerely, Bill and Rachelle Damron, [REDACTED], Heber City Utah, 84032 [REDACTED]

From: Mallory Pratt [REDACTED]

Sent: Monday, January 19, 2026 9:57 PM

To: CC Public Comments <ccpublic@heberut.gov>

Subject: (EXTERNAL) Garbett Homes potential zone change at 811 East Center - Public comment

Public Comment Regarding Proposed Garnett Homes Townhome Development

Approx. 830 E Center Street

My name is Mallory Pratt, and I am a resident of Broadhead Estates. I am writing to express serious concern regarding the proposed high-density townhome development by Garnett Homes at approximately 830 E Center Street.

First, this proposal would require rezoning that is incompatible with the surrounding area.

The property in question sits adjacent to established R-1 zoned neighborhoods, including Broadhead Estates, Timp Meadows, and Mill Road Estates. The purpose of R-1 zoning is to

preserve low-density, single-family neighborhoods with larger lots and maintained open space. Introducing a 26-unit high-density townhome development in this location would directly undermine that purpose.

This proposal closely resembles spot zoning, which occurs when a single parcel is rezoned in a manner that is inconsistent with the surrounding zoning and contrary to the city's comprehensive plan. There are no comparable high-density developments in this immediate area, and approving one here would set a troubling precedent. Simply put, this development is out of character and out of place.

Second, the proposed "owner-occupied requirement" does not offer meaningful protection.

While the development is described as owner-occupied, the proposal includes 13 listed exceptions, effectively weakening the requirement to the point where owner occupancy is unlikely to be enforced. The city is already experiencing increased multi-family occupancy in single-family homes, and allowing a dense development with limited safeguards against rental or multi-family use will only exacerbate those issues. This raises legitimate concerns about long-term neighborhood stability and maintenance.

Third, traffic and parking impacts have not been adequately addressed.

The proposed parking count is insufficient to accommodate residents, let alone visitors. This will inevitably push overflow parking onto Center Street and the streets of Broadhead Estates—areas not designed for that level of congestion.

Additionally, the intersection of Center Street and 750 East is already known for high accident rates and frequent pedestrian crossings, including children. A development of this size could conservatively add 50–60 additional vehicles during peak hours, further increasing congestion, reducing visibility, and creating safety risks for existing residents.

Finally, this development will negatively impact property values and neighborhood appeal.

Residents of Broadhead Estates and surrounding neighborhoods chose to build here specifically because the area was designated for low-density residential use under the city's comprehensive plan. Approving this rezoning unfairly shifts the burden onto existing, tax-paying residents who relied on that plan when making significant financial investments in their homes.

It is the responsibility of the City Council and Planning Commission to use zoning as a legal tool to implement the goals of the comprehensive plan—not undermine them. I respectfully ask you to consider the long-term consequences of this decision and to uphold the zoning principles that protect established neighborhoods.

Thank you for your time and consideration.

Sincerely,

Mallory Pratt

From: Amber Sorenson [REDACTED]

Sent: Monday, January 19, 2026 9:30 PM

To: CC Public Comments <ccpublic@heberut.gov>

Subject: (EXTERNAL) Proposed zoning change center street

Dear Members of the City Council,

My name is Amber Sorenson, and I am a homeowner whose property is directly adjacent to the area proposed for rezoning and development. I am writing to formally express my strong opposition to the proposal to rezone a small parcel of land from R2 to R3 high-density residential use behind my home, which is currently zoned R1.

This proposed rezoning is deeply concerning. Our neighborhood was established and purchased under the reasonable expectation that surrounding zoning would remain low-density and consistent with existing residential use. Introducing an R3 high-density development directly behind R1 single-family homes is incompatible with the current character of the neighborhood and represents a significant disregard from responsible land-use planning.

I am particularly concerned that this proposal appears poorly thought out and reckless in its potential impacts. A high-density R3 development will increase traffic, parking congestion significantly, noise, and strain on local infrastructure, while also negatively affecting privacy, safety, and property values for existing residents. These consequences disproportionately burden current homeowners who relied on established zoning when choosing to live here.

Rezoning such a small area to R3 also raises concerns about spot zoning and sets a troubling precedent for future development decisions. Changes of this magnitude should be guided by comprehensive planning, transparency, and meaningful consideration of community input—not by short-term development pressures.

I respectfully urge the City Council to reject this rezoning request and protect the integrity of our neighborhood. Please prioritize thoughtful planning, existing zoning standards, and the voices of residents who will be directly impacted by this decision.

Thank you for your time and consideration.

Sincerely, Amber Sorenson

From: Maren Meibos [REDACTED]

Sent: Monday, January 19, 2026 8:44 PM

To: CC Public Comments <ccpublic@heberut.gov>

Subject: (EXTERNAL) Garbett Homes potential zone change at 811 East Center - Public Comment

Dear Council Member

My name is Maren Meibos. I live in the Broadhead Estates neighborhood in Heber City. (Roughly [REDACTED]) I am writing to you to express concern over the proposed Garbett Homes development going in behind my home/property on two vacant lots. The proposed number of 26 homes/townhomes for this development seems excessive to say the least. This is an established area with single family homes on reasonably sized lots. To approve this development would feel extremely out of place, and for lack of a better term, be an eyesore.

Any potential development should reflect and resemble the surrounding homes and neighborhoods. This feels as though someone has seen an opportunity to cram as many homes in as they can to make the largest profit possible, rather than attempting to put in a neighborhood that would blend in with the other surrounding neighborhoods and add value to the community. Current homeowners purchased their homes and property based on the understanding that the area was zoned for other single-family homes, not what I would consider high density housing. The traffic on Center Street would also be a major concern with this development. There are already parking issues in the current neighborhoods, with cars regularly lining the streets. The existing homes are on larger lots and less condensed. Imagine the potential problems with the proposed zoning change for this development, creating more homes in a smaller area.

Additionally, I feel I can speak for the majority in our neighborhood when I say that the large, mature willow trees and canal that run through the property and along the trail are a special and unique feature to the area, and to remove them and cover the canal would be tragic. I understood and expected that these lots would eventually be developed, but the future developer should take the existing natural features into consideration, and integrate them into their plans. Heber is sought after by many for its charm, character, and rural setting. When you remove the large trees that have been there for years, and cover the

canal, the area loses its appeal to an extent. It is also visited frequently by various wildlife, including deer, geese, ducks, and other bird varieties. Please take into consideration the homeowners that are already here, and approve homes that would add to our current community, keep the beautiful mature trees, and would blend in with our neighborhood, rather than forcing in an overcrowded subdivision that is out of place. Thank you for your time and thoughtful consideration on this issue.

I appreciate your service to our community!

Sincerely,

Maren Meibos

From: caseytlewis81@gmail.com [REDACTED]
Sent: Monday, January 19, 2026 8:23 PM
To: CC Public Comments <ccpublic@heberut.gov>; PC Public Comments <pcpublic@heberut.gov>
Cc: City Council <citycouncil@heberut.gov>
Subject: (EXTERNAL) Garbett Homes Project (811 E Center St.) - Casey Lewis - [REDACTED]
[REDACTED]

Dear Members of the Heber City Council,

I am writing to respectfully share my concerns regarding the proposed Garbett Homes potential zone change at 811 E Center Street.

Heber City's General Plan, Envision Heber 2050, is intended to guide development decisions by prioritizing neighborhood compatibility, transportation safety, pedestrian connectivity, and quality of life. In reviewing this 26-unit proposal, I believe there are several areas where the project may not fully align with the city's stated goals.

First, access and safety are significant concerns. The site design appears constrained for emergency vehicles, waste management trucks, and snow removal truck or equipment, raising questions about safe and reliable access for essential services. In addition, the proposed sidewalk in front of the development does not connect to sidewalks to the east or to the west of the development because there aren't any sidewalks currently in place. The proposed pedestrian and trail connections terminate without linking to a broader, continuous sidewalk or trail network. This undermines the General Plan's emphasis on safe, connected pedestrian circulation.

Second, parking impacts are a major issue. The proposed density does not appear to provide sufficient parking for realistic household vehicle ownership. There is also no clear accommodation for wheelchair-accessible vehicles. As a result, overflow parking will likely spill onto a very busy Center Street and surrounding residential neighborhoods, creating congestion, safety concerns, and diminished neighborhood livability.

Third, the proposed R-3 zoning raises compatibility concerns. This site is surrounded primarily by R-1 and R-2 neighborhoods, not an established higher-density or mixed-use corridor. Introducing higher density in the interior of a low-density neighborhood risks disrupting neighborhood character and stability, contrary to the General Plan's context-sensitive growth and land use policies.

Finally, the loss of mature trees on city property for private development benefit raises concerns about whether the project delivers a clear and lasting public benefit, as envisioned in the General Plan.

I respectfully ask the City Council to carefully consider whether this proposed zone change meets the standards of Envision Heber 2050 and Heber City's zoning code, particularly with regard to emergency access, parking adequacy, pedestrian safety, and neighborhood compatibility.

Thank you for your time, service, and thoughtful consideration of these concerns.

Sincerely,

Thanks,

Casey Lewis

[REDACTED]

From: Tera [REDACTED]
Sent: Monday, January 19, 2026 8:13 PM
To: CC Public Comments <ccpublic@heberut.gov>
Cc: Tom Nye <tomnyejr@gmail.com>
Subject: (EXTERNAL) Opposition of re-zoning

Dear Mayor Franco, Members of the Heber City Council, and Planning and Zoning Committee,

We are writing to formally express my opposition to the proposed rezoning of the property located at 811 E Center Street in Heber City.

We are concerned that the requested rezoning would further contribute to an over concentration of high-density housing in Heber City, which is inconsistent with the existing character and zoning intent of the surrounding neighborhood. Continued increases in density without appropriate balance risk altering the community fabric and diminishing the quality of life for nearby residents.

In addition, increased residential density at this location would place additional stress on already impacted roadways and traffic patterns in the area. Center Street and surrounding roads experience regular congestion, and further development of this intensity is likely to exacerbate traffic safety concerns and access for residents and emergency services.

We also have serious concerns regarding the impact this rezoning and resulting development could have on city infrastructure, particularly utilities and water resources. As growth continues in Heber City, it is critical that existing systems—including water supply, sewer capacity, and related infrastructure—are not overburdened beyond their intended design or sustainable limits.

Rezoning this property may set a precedent for future developments that are not aligned with the City's General Plan and long-term land use policies. Thoughtful, measured growth is essential to ensuring Heber City remains livable, well-planned, and adequately supported by infrastructure.

We respectfully request that the City Council and Planning and Zoning Committee give careful consideration to these concerns and deny the proposed rezoning request. We urge the City to pursue development approaches that are compatible with existing zoning, infrastructure capacity, roadway safety, and the expectations of the community.

Thank you for your time, consideration, and service to Heber City. We appreciate the opportunity to share my concerns and ask that this email be included in the public record for this matter.

Sincerely,

Tom and Tera Nye