

2025 ELECTION COVERAGE

GENERAL ELECTIONS

Park City Mayor & Council

Kamas Council

Coalville Mayor & Council

Hideout Mayor & Council

Oakley Mayor & Council

Heber City Mayor & Council

Francis Mayor & Council

Midway Mayor & Council

**Voter
Guide**

PRESENTED BY:



The **Park Record.**

91.7 | 91.9 | 88.1 | APP | .ORG 

VOTER INFORMATION

IMPORTANT DATES

Election Day for the 2025 General Election is Tuesday, Nov. 4. Early voting varies by county: In Summit County, early voting runs Oct. 29-Nov. 1. In Wasatch County, early voting runs Oct. 28-31.

CHANGES TO UTAH ELECTIONS

The clerk's offices for any election must receive your ballot by 8 p.m. on Election Day (Nov. 4) in order for it to count. In previous years, ballots had to be postmarked the day before Election Day. If you are mailing in your ballot, check with your post office to make sure the clerk's office for your county will receive it in time.

Ballots now include a section where voters can opt in to receiving ballots by mail going forward. After 2029, voters must opt in if they wish to receive mail-in ballots.

Finally, ballots now have a section for voters to put their driver's license number or the last four digits of their Social Security Number. In 2029, this method will replace signature verification.

REGISTRATION DEADLINE

The deadline to register and receive a vote-by-mail ballot for the 2025 General Election is Oct. 24 at 5 p.m. The easiest way to register (if you have an up-to-date Utah driver's license) is to go to voter.utah.gov.

Voters who are not registered by Oct. 24, but are otherwise eligible to vote, may vote provisionally in person during early voting and on Election Day on Tuesday, Nov. 4.

BALLOT TRACKING

Sign up to receive notifications on the status of your ballot using BallotTrax: trackmyballot.utah.gov/voter.

Additionally, voters can view their voter registration, as well as other election information, at vote.utah.gov.

SUMMIT COUNTY

Up-to-date information on the Summit County 2025 General Election is available online at summitcountyutah.gov/281/Voter-Registration-Elections.

WHEN IS THE SUMMIT COUNTY 2025 GENERAL ELECTION?

The 2025 General Election for Summit County will take place on Tuesday, Nov. 4. Early voting for Summit County is also available from Wednesday, Oct. 29, to Saturday, Nov. 1.

IN-PERSON VOTING LOCATIONS

In-person voting for Summit County will be available on Election Day, Tuesday, Nov. 4, from 7 a.m.-8 p.m. at the following locations:

Coalville City Hall

Council Chambers

10 N. Main Street, Coalville

Summit County Library Kamas Branch

Main Floor Conference Room

110 N. Main Street, Kamas

Summit County Health Department

Lower level conference room

650 Round Valley Drive, Park City

SUMMIT COUNTY DROP BOX LOCATIONS

If you are an active, registered voter in a Summit County municipality holding an election, you will receive a ballot by mail. The Summit County Clerk's Office began mailing ballots to voters on Oct. 14.

The Summit County Clerk's Office must receive your ballot by 8 p.m. on Election Day (Nov. 4) in order for it to count (a new change this year per the Utah Legislature).

Drop your ballot at any of the following locations:

**Summit County
Courthouse**

60 N. Main Street Coalville
(Northwest Corner)
Monday-Friday

**Summit County Library
Coalville Branch**

82 North 50 East Coalville
(East Side of Building)
Open 24/7

Park City Library

1255 Park Avenue, Park City
Open 24/7

The Market at Park City

1500 Snow Creek Drive,
Park City
During store's open hours

**Summit County Health
Department**

Lower level conference room
650 Round Valley Drive
Open 24/7

**Summit County Library
Kamas Branch**

110 N. Main Street, Kamas
(East Side of Building)
Open 24/7

Francis City Hall

2317 Spring Hollow Road,
Francis
Open 24/7

Henefer Town Hall

150 West Center Street,
Henefer
Open 24/7

Oakley City Hall

960 W Center Street, Oakley
Monday-Thursday, 8 a.m.-
4:30 p.m.

Summit County Library

1885 W Ute. Blvd, Park City
Kimball Junction Branch, by
DMV entrance
24/7

**EARLY VOTING IN
SUMMIT COUNTY**

Early voting for the Sum-
mit County 2025 General
Election will be available
from Wednesday, Oct. 29,
through Saturday, Nov. 1, at
the following locations:

**Summit County
Health Department**

Oct. 29-31 and Nov. 1 from
8 a.m.-1 p.m.

**Summit County
Courthouse (Coalville)**

Oct. 29-31 from 8 a.m.-
4 p.m.
Nov. 1 from 8 a.m.-1 p.m.

**WHAT ELECTIONS
ARE HAPPENING IN
SUMMIT COUNTY?**

Sample ballots for each
precinct voting are avail-
able at [summitcountyutah.
gov/elections](https://summitcountyutah.gov/elections).

In Summit County, there
will be an election held for
the following positions:

**Coalville Mayor (2
candidates, vote for 1)**

Rory Swensen
Lynn Wood

**Coalville City Council (4
candidates, vote for 2)**

Matthew Boyer
Andrew Nelson
Jeff Peterson
Steven Richins

**Henefer Mayor (2
candidates, vote for 1)**

James Alfred Rees
Kay Richins

**Francis City Council (4
candidates, vote for 2)**

Riley Atkinson
Shana Fryer
Clayton Querry
Lynsi Stone

**Francis Mayor (2
candidates, vote for 1)**

Byron Ames
Jeremie Foreman

**Park City Mayor (2
candidates, vote for 1)**

Jack Rubin
Ryan Dickey

**Park City Council (3
candidates, vote for 2)**

Jeremy Rubell
Tana Toly
Diego Zegarra

**Kamas City Council (3
candidates, vote for 2)**

Steve Cyr
Michael Georgi
David Darcey

**Oakley Mayor (2
candidates, vote for 1)**

Zane Woolstenhulme
Steven Wilmoth

**Oakley City Council (3
candidates, vote for 2)**

Amy Regan
Kerbee Leavitt
Christopher L. Dillman

**Summit County Service
Area No. 3 Upper (2
candidates, vote for 1)**

Jon Nowoslawski
Derek Price

**Summit County Service
Area No. 3 Lower (5
candidates, vote for 2)**

John Ball
Justin Shea
Caroline Gleich
Richard Parisi
Ashley O'Hara

West Hills Incorporation
Shall the area described as
West Hills be incorporated
as the town of West Hills?

**North Summit School
District Bond Election**

BOND ELECTION — Shall
the Board of Education of
North Summit School Dis-
trict, Utah, be authorized
to issue General Obliga-
tion Bonds in a principal
amount not to exceed
\$121,000,000 for the pur-
pose of paying all or a por-
tion of the costs to acquire
land; acquiring, construct-
ing, furnishing and equip-

SUMMIT COUNTY CONTINUED

ping new school facilities; improving or rebuilding existing facilities; and the authorization and issuance of the Bonds due and payable with a term not to exceed twenty-one (21) years from the date or dates of issuance of the Bonds? Property Tax Cost of the Bonds — If the Bonds are issued as planned, without regard to the taxes currently levied for outstanding bonds that will reduce over time, an annual property tax to pay debt service on the Bonds will be required over a period of twenty (20) years in the estimated amount of \$887.71 on a \$722,055 residence and in the estimated amount of \$1614.01 on a business property having the same value. If there are other outstanding bonds, an otherwise scheduled tax decrease may not occur if these bonds are issued. The foregoing information is only an estimate and is not a limit on the amount of taxes that the District may be required to levy to pay debt service on the Bonds. The District is obligated to levy taxes to the extent provided by law in order to pay the Bonds.

HOW DO I KNOW WHICH SUMMIT COUNTY PRECINCT I LIVE IN?

House Bill 27 required counties to change the names of precincts to match a naming convention designated by the Lieutenant Governor. Summit County accomplished that by adding 22 to the name of each precinct.

Summit County has an online interactive map that helps voters identify their voting district: <https://www.summitcountyutah.gov/285/Precinct-Maps>.

Voters can view their voter registration at vote.utah.gov.

WHAT IF I'M ASKED TO VERIFY MY SIGNATURE?

If you received a letter or email from the Summit County Clerk's Office asking you to verify your signature for your ballot in the 2025 General Election, you must complete a Voter Declaration Form and return it to the Summit County Clerk's Office by noon on Monday, Nov. 17. Complete declarations may be submitted any of the following ways:

Emailed to elections@summitcountyutah.gov by Nov. 17 at noon

Mailed to PO BOX 128, Coalville, UT 84017. The Clerk's Office must receive the declaration by Nov. 17 at noon

Delivered in-person to the Summit County Clerk's Office, located at 60 N. Main Street, Coalville, UT 84017, by Nov. 17 at 5 p.m.

A signature may not be verified because it was not included on a ballot envelope or the signature did not match the Clerk's Office records. Signing and returning the Voter Declaration allows the Clerk's Office to process and count your ballot for the 2025 General Election.

VOTING ASSISTANCE IN SUMMIT COUNTY

If you or someone you know are temporarily or permanently disabled and need an accommodation to vote in Summit County, call 435-336-3040 or email elections@summitcountyutah.gov.

WASATCH

Up-to-date information on the Wasatch County 2025 General Election is available at wasatchcounty.gov/voting-elections-services.

WHEN IS THE WASATCH COUNTY 2025 GENERAL ELECTION?

The 2025 General Election for Wasatch County will take place on Tuesday, Nov. 4. Early voting for Wasatch County is also available from Tuesday, Oct. 28, through Friday, Oct. 31, from 9 a.m.-4 p.m. at the Wasatch County Admin Building.

IN-PERSON VOTING LOCATIONS FOR WASATCH COUNTY

In-person voting will be held Tuesday, Nov. 4, from 7 a.m.-8 p.m. at the Wasatch County Administration Building, 25 N Main Street, Heber City.

The Wasatch County Clerk's Office encourages voters who received a mail-in ballot to submit the ballot and their vote via a drop box, but any registered voter can still opt to vote in person if they prefer.

COUNTY

DROP BOX LOCATIONS FOR WASATCH COUNTY

The Wasatch County Clerk's Office must receive your ballot by 8 p.m. on Election Day (Nov. 4) in order for it to count (a new change this year per the Utah Legislature). The Clerk's Office began mailing out ballots Oct. 14.

Drop your ballot for the Wasatch County 2025 General Election at any of the following locations by Nov. 4 at 8 p.m.:

Charleston Town Hall
3454 West 3400 South,
Heber City

Midway City Offices
75 N 100 W, Midway

**Wasatch County
Admin Building**
25 North Main St.,
Heber City
Back parking lot or in the
Clerk's Office

Wasatch County Library
465 East 1200 South,
Heber City

Hideout Town Hall
10860 N Hideout Trail,
Hideout

EARLY VOTING IN WASATCH COUNTY

Early, in-person voting in Wasatch County will be held for anyone who did not receive a ballot or needs assistance at the Wasatch County Administration Building (25 N Main Street, Heber City) from Tuesday, Oct. 28, through Friday, Oct. 31, from 9 a.m.-4 p.m.

WHAT ELECTIONS ARE HAPPENING IN WASATCH COUNTY?

Sample ballots are available on individual city's websites. Find a full list at wasatchcounty.gov/voting-elections-services.

**Charleston Mayor (3
candidates, vote for 1)**
Jan Wilson
Shawn Taylor
Doug Clement (write-in)

**Charleston Town
Council (3 candidates,
vote for up to 2)**
Michael Bauer
Marc L. Mair
Scott Todd Solum

**Heber City Mayor (2
candidates, vote for 1)**
Heidi Franco
D. Scott Phillips

**Heber City Council (4
candidates, vote for up
to 2)**
Yvonne M. Barney
Corey Noyes
Morgan Murdock
Nick Lopez

**Midway Mayor (2 can-
didates, vote for 1)**
Craig Simons
Miller Thomas Wright

**Midway City Council (3
candidates, vote for up
to 2)**
Andy Garland
Genene Probst-Miles
Jared (JC) Simonsen

**Hideout Mayor (2 can-
didates, vote for 1)**
Chris Baier
Ralph Severini

**Hideout Town Council
(4 candidates, vote for
up to 2)**
Tanya E. Brady
J.D. Cronin
Brian George Cooper
Doug Silver

Interlaken Mayor
Greg Harrigan (unop-
posed)

**Interlaken Town
Council**
Erin Merryweather
Susan O'Nan
Matt Hermann

**Wallsburg Town Council
(3 candidates, vote for
up to 2)**
Terry A. Eisel
Peter J Nielsen
Elliot Anderson

HOW DO I KNOW WHICH WASATCH COUNTY PRECINCT I LIVE IN?

A map of voter precincts in Wasatch County is available online at tinyurl.com/256fub7v

VOTING ASSISTANCE IN WASATCH COUNTY

Anyone who did not receive a ballot or needs assistance voting in Wasatch County can receive help at the Wasatch County Administration Building (25 N Main Street, Heber City) during early voting (Tuesday, Oct. 28, through Friday, Oct. 31, from 9 a.m.-4 p.m.) and on Election Day (Tuesday, Nov. 4, from 7 a.m.-8 p.m.).

Park City Mayor		From the list below, rank the first 5 issues/decisions the Park City Council must take up or complete			What is the least priority of the list above?	What must be included on the 5-acre site at Bonanza Park?	Do you support redevelopment of Swede Alley	
In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member		• Main Street revitalization • Clark Ranch affordable housing • Bonanza Park zoning • Prepare for the Olympics • Tighten budget • State route negotiations with UDOT • Improve public transit • Improve regional planning • Purchase open space • Wildfire mitigation	• 5-acre parcel • Senior center • Planning for 2034 Olympics • Staff evaluation • General plan update • Set park and rides • Aerial transit plan • Rehome Recycle Utah • Facilitate Snow Park renovations • Reduce carbon emissions	• Add workforce housing projects • Strengthen relationships with ski resorts • Prepare for downturn in tourism • Add to child-care scholarship funding • Tighten restrictions on short-term rentals • Financially support nonprofits				
 RYAN DICKEY		As mayor, I'll bring positive leadership to move Park City forward — solidifying our vision, advancing community priorities, and delivering results for our community.	• Improve public transit • 5-acre parcel • Planning for 2034 Olympics • Strengthen relationships with ski resorts • Senior center			General plan update	The only “must” is a clear decision serving the community’s vision — whether arts-focused mixed use development or a park-like community space that transforms an eyesore into a lasting asset.	Swede Alley isn’t my top priority, but replacing the failing China Bridge garage is a chance to move parking underground, add local charm, boost walkability, and improve an eyesore at our entry.
 JACK RUBIN		As mayor, I will champion the voice of residents in transparent public process and coalesce a Council in support of policy and decisions that reflect the will of the people.	• Rehome Recycle Utah • Senior center • Clark Ranch affordable housing • Bonanza Park zoning • Wildfire mitigation			General Plan update-it's done	Workforce housing, small scale retail and restaurants, public gathering space, underground parking, pedestrian and bike connections	Swede Alley is just that - an alley and parking. It's the perfect buffer zone for small scale commercial & affordable food to complement options on Main Street. But I'm against 600 room hotels here.
Park City Council								
INCUMBENT  JEREMY RUBELL		I'll continue defending open space, reducing taxpayer spending, repairing & improving vital infrastructure, prioritizing locals, advancing stalled projects, & more. I'm about proven results, not talk.	• Wildfire mitigation • State route negotiations with UDOT • 5-acre parcel • Rehome Recycle Utah • Senior center			General Plan (it's completed)	Community gathering spaces, small-scale mixed use incl. affordable workforce housing, preserving views, community & Arts Council input on programming/ design, Kimball annex, transit & parking solutions	Only in ways that complement Main Street's historic character/unique culture. Highest priority improvements are to promote pedestrian/bike uses with a safety focus and bring locals back to Old Town.
INCUMBENT  TANA TOLY		Finish what we've started-continue to strengthen relationships on the Wasatch Back and at the state, complete the senior center, protect open space, deliver traffic solutions, advance Olympic planning	• Senior center • Planning for 2034 Olympics • Set park and rides • 5-acre parcel • Rehome Recycle Utah			General plan-its been approved	Vibrancy and Fun: A botanical garden, open space, splash pad, roller rink, arts woven in, something unique and inviting for locals	Thoughtful historically sensitive improvements: fix car and pedestrian issues, bury power lines, and add small business spaces, redevelop China Bridge & Brew Pub lots. Create outdoor activity spaces
 DIEGO ZEGARRA		Represent locals' voices and move projects forward. Both the 5-acre parcel and the senior center are projects that have stalled - let's get them across the finish line and make our community proud.	• Improve public transit • Planning for 2034 Olympics • 5-acre parcel • Senior center • Set park and rides			Staff Evaluation	A primary focus on locals - open space, housing, vibrant art activation opportunities, and some local businesses. A place where families and neighbors can come together.	I support *some* redevelopment of Swede Alley so it aligns with the Main St culture & aesthetic. The focus should be on accessibility, transit, and historic preservation.

How much of a threat to the economy is Deer Valley Resort’s East Village? a) Tremendous threat. We must do all we can to support projects such as Snow Park and Main Street revitalization b) It’s overstated. Park City will always be special and stand out.	What do you make of both deputy city managers and the city manager leaving in the past year?	What is your best idea in summary to ease traffic congestion?	Park City is better off a) Focusing on regional solutions to common issues such as affordable housing. Individual governments will be less effective. b) Focusing on what Park City controls in Park City. The region will take care of itself.	Some tourism projections for ski season and beyond are down. Is this actually a good thing? a) Yes! Park City need to right size to what the ski resorts and community can actually handle. b) No! As tourism goes, so does everything economically speaking for the city. We depend on tourism, our gold.	What is the one thing full-time residents need from city government?	What grade do you give the Park City municipal staff over the past two years?	Are the days of open space purchases over now?
b) It’s overstated. Park City will always be special and stand out.	Park City needs positive leadership that builds a healthy culture at City Hall — one that rewards innovation, enables high performance, and delivers results.	Keep day-visitor cars out of town by pairing fast, frequent buses on dedicated lanes with world-class park-and-rides people actually love to use.	a) Focusing on regional solutions to common issues such as affordable	b) No! As tourism goes, so does everything economically speaking for the city. We depend on tourism, our gold.	Residents need a City Hall that listens and delivers — tackling strategic priorities and everyday needs with proven, positive leadership that moves Park City forward.	The past two years brought cultural challenges and key departures. But Park City retained a core of mission-driven staff and fresh, new talent. We are poised now to revitalize our city culture.	While much in-town land is preserved and key purchases increasingly happen outside our borders, Parkites will always value protecting land — it remains central to our community’s vision and heritage.
b) It’s overstated. Park City will always be special and stand out.	Overall, the City has seen less staff turnover than usual in the last few years. Exciting opportunities ahead with two very capable women at the top and a growing depth on staff.	To ease congestion: enforce skier capacity & create dedicated bus lanes. To prevent worsening: reject blanket up-zoning & implement parking/ transit plans before approving 2500+ housing/nightly units.	a) Focusing on regional solutions to common issues such as affordable	a) Yes! Park City need to right size to what the ski resorts and community can actually handle.	Representation. For too long, outside interests have called the shots while locals are left out of decision making. Park City belongs to its people - not developers, not resorts, not the legislature.	I’ve only interfaced with Mayor/Council. Mayor Worel: C for sidestepping tough issues when leadership was required. Council: B+ for protecting Mine Bench & ending costly consultants at Bonanza Park.	It’s never over if sensible deals present. But instead of spending taxpayer money on new acquisitions, let’s first focus on enforcing zoning & conservation on the open space we already acquired.
a) Tremendous threat. We must do all we can to support projects such as Snow Park and Main Street revitalization	Each is unique. One deputy was not the right fit for Park City. Another had a long-planned retirement. City Mgr tenure was 2x industry average & took a private sector opportunity too good to pass up.	Regional, State (incl. UDOT), and Chamber collaboration while advocating for PC’s unique interests. High value projects using existing road footprint such as a directional flex lane on 248/Kearns.	a) Focusing on regional solutions to common issues such as affordable	b) No! As tourism goes, so does everything economically speaking for the city. We depend on tourism, our gold.	A Council that advocates policy for all of us in terms of roads, safety, water, infrastructure, police, fire, open space, affordability, community; Officials not influenced by special interests.	A- ... Staff has undergone an organizational transformation to serve us better & leadership has terminated some personnel. New staff are working well w/Council on advancing key projects/ priorities.	We are currently working to acquire more open space at no taxpayer expense. We also continue to pursue opportunities for workforce housing. It requires careful fiscal analysis & strategic planning.
a) Tremendous threat. We must do all we can to support projects such as Snow Park and Main Street revitalization	DCM’s wrote letters to the editor about experience, I encourage everyone to read them. Need a mayor who knows City Hall day 1 & can work cohesively w/a new manager rather than spend 2 yrs getting up to speed	Park once philosophy, Park & Rides(start w/ Gordo),flex lanes, BRT on 248/224, AI-supported traffic flow, intersection upgrades, & regional planning w/UDOT, resorts, city, chamber and county together	a) Focusing on regional solutions to common issues such as affordable	b) No! As tourism goes, so does everything economically speaking for the city. We depend on tourism, our gold.	Park City is a phenomenal place to live, and it is not broken. City government should focus on keeping residents safe, protecting what we love, and elevating daily life, not restricting it	What matters is culture. In the past 2 years, we’ve lost too many talented staff who felt stifled, unsupported,& unable to fully contribute their creativity and expertise, lets keep our talented staff	no - open space is part of the fabric of the town. Nature is our export, preserve it.
b) It’s overstated. Park City will always be special and stand out.	That we have talented staff that have opportunities elsewhere - we should do all we can to recruit and keep talent in Park City, including working on the culture at City Hall.	To be thoughtful and strategic about how to address access to our town via 248: the idea of bus rapid transit + park & rides could have a positive impact in getting vehicles off our roads.	a) Focusing on regional solutions to common issues such as affordable	b) No! As tourism goes, so does everything economically speaking for the city. We depend on tourism, our gold.	There’s not just one thing. Residents need safety, investments in transportation solutions, infrastructure, trails & open space, etc.	Of the 100s of staff at Park City, it’s hard to quantify a grade that embodies the great services of the library, the MARC, the ice arena, police, etc. Always room for improvement, but I’m satisfied.	We should all be proud of what we’ve done as a community to preserve open space - it makes our community special. I believe we can always be on the lookout for opportunities to protect open space.

Coalville Mayor



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	First, I'd create a safe space where all voices are heard. Our strength comes from building unity of purpose through diverse perspectives, then moving forward with a community-driven strategic plan.	I'll unite Coalville with accountable leadership, strategic growth planning, and investment in infrastructure that protects our heritage while preparing for the future.
How would you reduce conflict between the Coalville City Council and the mayor's office?	By clearly defining the roles and responsibilities of our six-member council form of government and restoring council committees, we can share responsibility, reduce tension, and promote teamwork.	I'll foster collaboration with clear communication, respect for roles, and a shared focus on what benefits Coalville residents, not personal agendas. Conduct Council Meetings on topic and focused.
Do you agree with the council denying an annexation petition for the Hidden Meadow Village project?	Yes, at the time LHM requested annexation, Coalville lacked adequate advisors and policy guardrails to effectively negotiate an annexation application in a way that secured the best outcome.	I believe it was a hasty decision that did nothing to protect Coalville, and instead put it at risk. There were better ways to handle it, and this vote is one of the larger failures of this Council.
If elected, what would you prioritize to achieve your vision for Main Street?	I'd refocus and expand the "Making Main Street" initiative into a stronger, more inclusive plan that supports small businesses and builds community identity.	Introduce form-based zoning, ensure local business support, historic preservation, and infrastructure upgrades that make it Coalville's welcoming center and full of life and vitality.
What kind of development do you want to see?	I support slow, steady growth—affordable housing, new business development, and amenities that preserve Coalville's character while protecting the rights of our agricultural community.	Balanced growth: housing for families, more services for seniors, attract small businesses and services that fit Coalville's scale—while protecting open land and rural character.
What role, if any, would a strategic planner play in Coalville's future?	The strategic planner is responsible for guiding the City's long-term growth policy and creating a strategy to ensure growth is in alignment with the public's vision and community needs.	The recent personnel audit and survey revealed more pressing needs in our Public Works department and other city staff. A strategic planner at this time is more appropriate on a limited basis.
What investments or improvements are most needed in infrastructure and public services?	We must improve sidewalk and street maintenance, and as funds allow, extend Main Street upgrades north and south to open more space for local businesses.	Water and water management (such as ditches and drainage), ensure the sewer connections match demand, and roads/road maintenance.
What is the one thing residents most need from city government?	Trust – residents need to know their voices will be respected, that leaders will take time to review issues thoughtfully, and that decisions will put the needs and wants of existing residents first.	Trustworthy leadership—transparent, responsive government that listens, communicates clearly, and puts Coalville residents first.
What three decisions must Coalville make now?	Coalville must immediately appoint a city attorney, hire a strategic planner to guide growth, and complete Rules of Procedure to govern public meetings.	Water security, smart growth strategy, and Main Street revitalization—choices that will define Coalville's next generations.



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Coalville City Council		 MATTHEW BOYER	 JEFFREY M PETERSON	 ANDREW NELSON	 STEVEN BINGHAM RICHINS
In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	As a council member, I will bring civility back to city hall. I am committed to helping Coalville meet challenges on our terms and guiding growth so that our city is a place we can all be proud of.	As a council member I will try to work with residents as well as developers to achieve the best possible outcome for Coalville and its residents. Also try to achieve improvements to Coalville	Champion transparency, protect Coalville’s small-town character, and guide responsible growth with honesty, accountability, and a deep respect for the community’s values.	Candidate did not answer in time for press	
How would you reduce conflict between the Coalville City Council and the mayor’s office?	I would start by communicating openly. All of us serve because we love Coalville, and that is common ground for us to start from. We need to develop a cohesive vision of Coalville’s path forward.	I believe the public’s input is crucial in decisions the council needs to make, as well as the mayors decisions. Bringing the 3 together I think will reduce tension between all involved.	Foster honest communication, restore trust through transparency, and respect each role’s authority putting Coalville’s unity and values above political division.	Candidate did not answer in time for press	
Do you agree with the council denying an annexation petition for the Hidden Meadow Village project?	Disagree with the council’s decision. If we enter negotiations with developers, I believe we can find ways to grow that benefit Coalville. The council did not open those negotiations.	I believe that growth in Coalville is going to come. As council members we can work with developers to find a common ground that works for Coalville and it’s residents as well as the developers.	Yes, because it conflicts with Coalville’s small-town feel, conservative values, and locally guided growth. The county denied the development, reinforcing the need to preserve our community character.	Candidate did not answer in time for press	
If elected, what would you prioritize to achieve your vision for Main Street?	Pedestrians must feel safe crossing Main Street. We should revisit some of the pedestrian safety ideas presented more than a year ago. Some areas could benefit from improved lighting at night.	I believe that fixing current sidewalks as well as some streets will help. And limiting the wasteful spending on stuff that doesn’t really help the residents of Coalville.	I would prioritize transparency, support local businesses, preserve Coalville’s charm, and guide responsible updates that reflect our values not outside agendas and ask for community input.	Candidate did not answer in time for press	
What kind of development do you want to see?	I want to see development that provides housing options in an attainable price range for those of the rising generations that want to return to their hometown.	I would like to see developments that are cost-effective for the young residents of Coalville. I do not want to see a lot of multimillion dollar homes that are only lived in two months out of the year	Development that benefits the community, promotes small-town values, and honors Coalville’s legacy ensuring growth that reflects who we are, not what outsiders want us to become.	Candidate did not answer in time for press	
What role, if any, would a strategic planner play in Coalville’s future?	A strategic planner should only be employed on a consultancy basis when expertise is needed that is not possessed by current city staff.	I believe that developers should have all infrastructure in place before starting their builds and a strategic planner would play a definitive role in that process.	A strategic planner should only guide growth with data-driven insight while preserving Coalville’s historic, rural, and family friendly character through community rooted, conservative planning.	Candidate did not answer in time for press	
What investments or improvements are most needed in infrastructure and public services?	Streets all over town need serious work. Likewise, sidewalks need to be improved where they exist and installed in those places where they are currently missing to facilitate all types of traffic.	Coalville is based on farming and recreation. I would like to see more done to preserve what we have as well as providing improvements to recreational areas	Understand water sources for development; invest in roads, utilities, and emergency services prioritizing essentials, fiscal discipline, and lasting value for Coalville families.	Candidate did not answer in time for press	
What is the one thing residents most need from city government?	Residents need a city government that respects all of them and respects the role and limits of government. Residents deserve a government they can trust to act in the best interest of Coalville.	I believe the public wants to have a voice. And I don’t feel like the current government is allowing that in a way that the public feels that they are being heard.	Residents need honest, transparent leadership that protects Coalville’s values, strengthens families, and delivers essential services without waste or political agendas.	Candidate did not answer in time for press	
What three decisions must Coalville make now?	Will we take an active role in shaping our future, or will the future happen to us? What kind of town are we going to leave our children? How do we build a town where we all thrive?	1. Are they happy with the way things have been run in our government. 2. Voting in people that get along. And can make informed decisions. 3. Installing trust in the members they have voted in.	Coalville must navigate risky development projects, manage Wohali responsibly, and oppose perceived “Outside” values to protect small-town character and conservative community priorities.	Candidate did not answer in time for press	

Oakley Mayor



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	1)Finalize the city Capital Improvements plan and update the city impact fee schedules; 2) Focus on updating city ordinances and personnel policies; 3) Approve development plan for the city center.	What I would like to accomplish as Mayor in our town is transparency and collaboration and share ideas in a productive way. To bring back to our city a strong united front, working in one direction.
Beyond the Oakley Rodeo, what opportunities do you see to strengthen Oakley’s economy?	Opening of new businesses related to the development of the city center is the Oakley’s greatest opportunity to strengthen our economy. Completion of the Weber River Pathway will be helpful.	I believe that we still need to work toward a city center to not only offer Oakley a nice tax base, but also jobs. We also have a wonderful arena that I think could be used for additional events.
What is your position on the current plans for the Oakley City Center area?	Development of the Oakley City Center has been a priority of mine ever since the rodeo relocated to its current venue about 20 years ago. I fully support efforts to bring new business to Oakley City.	I think that the current plans are simply a starting point. I would like to see things become more of a pointed approach rather than a shot gun approach. We have one chance to make this right.
What, if anything, could the city have done to help keep the Elk Meadows Assisted Living and Memory Care facility?	It was sad to see the facility close. We also support the free market. The city cannot compel a business owner to continue operating if it is decided to close or sell the business/property.	City officials cannot interfere with the rights of a property owner to sell. In the future, strengthening relationships between city leaders & Businesses can invite trust for future city plans.
What kind of development do you want to see?	Development that is in keeping with the city general plan. Strong business development to support managed residential development is essential. Attainable housing is also a priority for me.	I Envision the same thing that Oakley has placed value on for years. Building from the inside out responsibly with an improved infrastructure to support the growth.
What is the top issue affecting the quality of life in Oakley?	Growth is usually what comes to mind, but we really haven’t seen a lot of growth due in large part to the cost of housing. Housing that our children/grandchildren can afford is the top issue for me.	Growth in and around Oakley. With growth comes a potential loss of the qualities of a small town feel we have honored for years. We need to prepare in order to preserve what we value as a community.
What investments or improvements are most needed in infrastructure and public services?	The recently received draft Capital Improvements Plan identifies about \$1,000,000 in water projects and \$126,000 in sewer projects as high priorities. We continue to monitor law enforcement support.	The water has been secured and in great working order. There are concerns in the sewer plant that need to be addressed right away. We also need to look at bridge repairs and road improvements.
Is the idea for a green cemetery dead?	The idea of a green cemetery is currently at peaceful rest. Although, I’m supportive of resurrecting the idea if it’s in the best interest of the city and there is council and community support.	To my knowledge the proposal green cemetery on the previously identified city owned parcel in not warranting further discussion. As a council member I am unaware of any additional proposals.
What three decisions must Oakley make now?	1) We must decide on the City Center Development Plan. 2) We must decide what are our priorities for Capital Improvements. 3) We must decide on a financial plan to address those priorities.	Infrastructure repairs and future needs, Code review, and addressing citizen’s safety concerns.

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Oakley Council



AMY REGAN



KERBEE LEAVITT



CHRISTOPHER DILLMAN

In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	I hope to help guide the City Center project into something that serves our residents, as well as strengthening our infrastructure and making sure we are planning for our future needs.	I'll honor Oakley's past, protect its rural charm & bring our community together by listening, collaborating & making sure residents voices help guide decision that shape our shared future.	Be a voice for the people to ensure residents are heard and represented. Support responsible growth that protects the citizens of Oakley.
Beyond the Oakley Rodeo, what opportunities do you see to strengthen Oakley's economy?	The Rodeo has carried us for many years, but need to diversify and find other sources of commerce. A larger grocery store, along with limited village retail stores and office space will help our base.	Beyond the Oakley Rodeo, community festivals, concerts, and other events can attract visitors, boost local businesses, and strengthen Oakley's economy through increased tourism & community engagement	We have opportunity to increase city revenue through utilization of our existing facilities.
What is your position on the current plans for the Oakley City Center area?	I am in favor of developing the City Center, and have been actively engaged in learning about the evolving proposals and talking with my neighbors about it. I have concerns about the size and scope.	I support a balanced Oakley Center plan that honors our past, preserves rural charm, and embraces thoughtful planning while upholding the values that make Oakley unique	Current plans are more than I am comfortable with. I am extremely concerned with the City Center Development changing the look, feel, and culture of our city.
What, if anything, could the city have done to help keep the Elk Meadows Assisted Living and Memory Care facility?	Unfortunately, the city had very little leverage over what happened with Elk Meadows. Both Elk Meadows and Chateau Health & Wellness are allowed uses in city code under a conditional use permit.	No comment	I think the city was a good partner with Elk Meadows and am not aware of anything that could have been handled different.
What kind of development do you want to see?	Some form of limited village retail, attainable housing, and more pedestrian friendly infrastructure could better connect our community, and allow people who grow up here to make Oakley their home.	I oppose high-density housing & new commercial projects, favoring preservation of Oakley's rural, family-friendly character & support for existing local businesses & long-standing community resources	Managed development. Slow enough to ensure we can support with city infrastructure and that does not detract from the great parts of the city.
What is the top issue affecting the quality of life in Oakley?	Increasing growth pressures are affecting the quality of life in Oakley, as in all of Summit County, and this has many implications. More growth brings more traffic and more pressure on our city.	I believe, overdevelopment risks Oakley's rural charm. Growth should be carefully balanced to protect the space, peace, & traditions that make the community unique and maintain a high quality of life.	Infrastructure is a concern for many within the city.
What investments or improvements are most needed in infrastructure and public services?	The city recently completed the new well, which addressed a critical need for new sources of culinary water. Other needs include increasing the capacity of the sewer system and assessing old lines.	Improvement ideas in Oakley are sewer and water systems. Road maintenance is also important, but upgrading & maintaining essential utilities should be the top priority for long-term sustainability.	Sewer treatment plant and existing waterlines.
Is the idea for a green cemetery dead?	The city did not take direct action on the green cemetery proposal, but it is no longer being actively considered. The council had many concerns, including the water table and rocky terrain.	No comment	I am not sure.
What three decisions must Oakley make now?	What do we want to look like in the future? How do we make that happen? How do we retain our small town character and rural feel as we make these decisions?	Deciding whether to prioritize sewer or water system upgrades, determine the future of the City Center & evaluate improvements or expansion needed at the recreation complex to serve residents & others	What the citizens want to see for the City Center. What to do with the Sewer treatment plant. How to increase city revenue.

Francis Mayor



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	I will balance preserving unique rural heritage with the need to support Francis’ growing population, protect property rights, promote local business, & create safe options for kids on bikes.	I will continue to lead the city with integrity with “doing the right thing” as the guiding principle in all decisions.
How would you vote on the two proposed hotel developments? Why?	I can’t change the past. I will focus on the future. Francis needs to make decisions that protect what’s great here while accepting that growth will happen.	I have voted in favor of both proposed hotel developments. There are several reasons for my vote which include, the uses are allowed by code, the developments will bring much needed tax revenue.
Should Francis have a true downtown?	Francis needs more commercial business for a tax base. If the businesses are in one or two key locations and support each other and keep a small town vibe, that’s a win for Francis.	I believe it is important for a city to have an identity and a downtown can be an integral part of that. I also believe it is important for a community to have an area where people can gather.
What are the top issues affecting the quality of life in Francis?	Population and housing growth, infrastructure/water, few housing options for our kids to stay here, few local jobs, and no way for kids to safely ride bikes/scooters around Francis or to Kamas.	Francis is in a unique position because property values are extremely high, there is a shortage of housing and there is also a distaste for development making it difficult to meet the needs of residents
What is the most pressing issue that no one is talking about?	We need to be better at promoting our local businesses. We also need to be better at promoting and maintaining our existing park resources.	Housing both in supply and affordability. If we want our kids to stay in the are and keep every home in the city from being a “trophy home” housing must be addressed.
What makes Francis unique compared to other eastern Summit County towns?	The layout of the city is unique. It isn’t a traditional Utah grid pattern. The history of how it became incorporated as a city created an odd shape that makes zoning and planning tricky.	Francis is surrounded by large tracts of open land within the city limits and within the annexation declaration area which makes Francis attractive to developers. Francis lacks commercial tax base
Describe your vision for future development in the community.	We need to make sure growth benefits rather than burdens our community. We need to be intentional and not reactive to developer pressure. We need to encourage appropriate commercial growth.	Francis needs a thriving commercial tax base to help ease the burden on residents to pay for infrastructure needs and place some of that burden on those that impact our city but don’t live here.
What do residents need most from Francis city government?	To protect resources and quality of life, promote community building through events, youth sports, parks, bike paths, trails, and support local businesses while respecting all property rights.	Leadership, transparency, honesty, and forward thinking balanced with tradition and remaining true to our identity and roots.
What three decisions must Francis make now?	What does a vibrant rural future for Francis look like? How do we ensure we have enough real water to support our city? Decide to vote for Byron Ames for the future success of Francis.	Affordable/attainable housing, commercial development, and preservation of our heritage.

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Francis Council



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	I'll work to make sure residents' voices are truly heard and that growth decisions reflect what people want for Francis, while protecting our small-town values.	As a council member, I'll fight for affordable housing, push to improve public infrastructure, support smart growth, and ensure every voice is heard in shaping our future.	I will take the time to carefully think through the decisions we are asked to make as council members. I will focus on keeping our rural identity while looking for opportunities that benefit Francis.	Keep Francis rural, while not overstepping property owners rights. Help get commercial in our town to offset set the taxes. Help Francis Frontier Days over Labor Day Weekend be a destination for all!
How would you vote on the two proposed hotel developments? Why?	I'm cautious about hotels in Francis, but I respect property rights. The council must listen to residents and do all it can within the law to preserve our small-town character.	I would vote to support the hotel developments. We need the tax base. However, they must support our residents, not just visitors- improve services, and protect our small-town feel.	I voted yes on both conditional use permits because that was the only legal option. Hotels were allowed in our city code when the applications were submitted. That has since been changed.	They are already approved, the council had to approve them, they were in code and property owners have rights to.
Should Francis have a true downtown?	Yes. A real downtown belongs at the heart of the city, with parks and gathering spaces that make it easier for neighbors to come together and strengthen our community.	I feel that Francis could benefit from a true "small-town" downtown that provides convenience and jobs and will strengthen our community. A downtown that feels like home.	Francis has a City Center zone in the master plan and zoning map. The goal is keep as much commercial as possible in this area and keep our open spaces along the edges of town. I support this.	Francis should have a city center with businesses
What are the top issues affecting the quality of life in Francis?	Rapid growth is changing the feel of our town. Our infrastructure isn't keeping pace, and we need careful planning to maintain the quality of life while addressing new demands.	I think the top issues in Francis include managing growth, affordable housing challenges, improving infrastructure, and traffic congestion and safety.	Over-development and loss of our agricultural heritage. I've focused on slowing down approvals and making decisions that will preserve as much of our rural way of life as possible.	I see many farmers growing old and their children not wanting to farm the land anymore I think they see the \$that they could get from developing it. This is where property rights come into play
What is the most pressing issue that no one is talking about?	I don't think there are pressing issues no one is talking about. Francis has a thoughtful, engaged community. That said, traffic and road safety remain concerns as we grow.	To me the most pressing issues is the long-term impact of rapid growth on water sources and supply.	We have a lot of residential homes and almost no commercial tax base. Like it or not, we need to have more commercial monies coming into the city to support our city's and resident's needs.	Everyone in Francis is talking about everything, most just don't know the laws, codes, and zoning restrictions the city must enforce and go by.
What makes Francis unique compared to other eastern Summit County towns?	Our agricultural roots, open spaces, and generational ties to the land create a strong sense of community you don't find everywhere else.	Francis is unique for its small-town charm, strong community, rural feel and easy access to outdoor recreation and highways- offering a quiet, family-friendly lifestyle.	Francis has had a large influx of new residents while having very little commercial growth. This places a lot of demand on our infrastructure without providing the balance of commercial support.	Francis Frontier Days has sold out for the rodeo the last 2 years. Francis is a fun place to come celebrate the last hurrah of the summer.
Describe your vision for future development in the community.	I envision balanced growth that honors Francis' rural roots, reflects the values of its people, and preserves open space while thoughtfully welcoming new opportunities.	I envision more affordable housing so future generations can stay, raise families, and thrive- while supporting community growth and preserving open space.	My desire is for Francis to retain as much of our small town way of life as possible amidst very heavy development pressure. Decisions on future projects should be deliberate and scrutinized carefully	We need to hold back on more development until we get what is already approved built. We do need businesses to help with the growing taxes.
What do residents need most from Francis city government?	Transparency, accountability, and real opportunities to share input. People should feel informed and involved in every major decision.	Francis residents need leadership that plans ahead, protects resources, supports housing, and listens to community needs while responding with clear communication.	Transparency and honesty are key. Residents should be confident city officials are taking their concerns and ideas to heart, as well as making decisions that hold up to legal scrutiny.	They need them to obey the laws and codes of the city, and make decisions that will be for the betterment of the city, while not infringing on property owners rights.
What three decisions must Francis make now?	How we manage growth, how we protect open space, and how we improve infrastructure so it supports both current and future residents.	Francis must manage development including smart commercial growth, build housing young families can afford and invest in infrastructure that will last the long-term.	-Resolve to do what's best for the city and residents during deliberations for new development. -Stay on top of city infrastructure needs. -Review codes and zoning to align with future goals.	Changes to our code, water, road maintenance

Hideout Mayor



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	I will put an end to our legal challenges, ensure that Richardson Flat lives up to its promises, have solutions for our water and infrastructure challenges, & promote transparency with our residents	As mayor, I will balance the immediate needs of the community with long-term vision. Smart growth, safer roads, quality of life.
What development belongs on the Richardson Flat annexation?	The annexation and its developer, LHM, has the requisite capabilities and will build what Hideout needs for our long-term financial stability and commercial amenities to support the town’s needs.	Hideout needs a town center serving as a hub of commercial activity and a place where people will congregate, socialize, and enhance our sense of community.
Should Hideout annex more land?	There is no hard and fast rule as each annexation should be weighed on its merits. I review each annexation for what it brings to the town (financial, amenities, and otherwise) vs its detriments/risks	Our town is unique in its location, in the extreme northern tip of Wasatch County yet flanked on both sides by Summit County, and the Jordanelle Reservoir. More annexation is needed to grow.
Is the town doing enough to prepare for wildfire risks?	By getting a fire station that responds quickly, we will also get a better ISO score for insurance rating purposes and lower premiums. We are considered a model wildfire town but still have lots to do	Hideout is participating in the Wasatch County Fire Home Hazard Assessment program, begun the process to update town code, but still needs to update the County Emergency Management Plan (CEPM).
What is the most pressing issue that no one is talking about?	There are legal matters subject to closed sessions that I am dealing with as mayor. Prior town officials lacked the executive skills to negotiate these potential landmines which is why I am running	Getting the permanent Fire Station 56 constructed as quickly as possible to serve Hideout as well as all of Wasatch County within the SR-248 corridor.
Hideout should focus on a) Creating more mixed-use spaces b)Creating more access to recreational opportunities	a) Creating more mixed-use spaces	a) Creating more mixed-use spaces
What should the relationship between Hideout and Park City be?	Partnership, integration, and connectedness are the keys. For several years now I have continually worked to repair and enhance how we work together on solving issues from transportation to wildfires	Both Hideout and Park City have a vested interested in the development of Richardson Flat. Transportation, smart commercial and mixed-use development, more diverse housing, and connected recreation.
What do full-time residents need most from Hideout city government?	It begins with transparency and strong leadership, fairness and respect for everyone, ensuring follow-through with developer commitments, and making sure that we have a sound fiscal future.	Shared infrastructure, sense of community and local land use control. A solution to the lack of public gathering spaces, more trails, greater sense of community and local identity.
What three decisions must Hideout make now?	Negotiate our legal issues while maintaining solid financial footing Plan for infrastructure, utilities, roads,& water deficiencies Decide on our best approach to make Ross Creek a meaningful resource	1) Elect effective leaders to take the town to its next chapter 2) Expand the staff to adequately cover code enforcement 3) Select top priorities from the Capital Facilities Plan (CFP)

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Hideout Council		 DOUG SILVER	INTERIM  JOHN DAVID CRONIN, JR.	 BRIAN COOPER	 TANYA BRADY
In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	Hideout needs to develop itself as a community, not a real estate development. We need to incorporate outcome-based decision making that is transparent and ethical on behalf of residents.	1. Ensure the Town’s processes and procedures are followed. 2. Will fight for and promote fiscal discipline for Hideout. 3. Make competency and follow-through a hallmark of our government.	I’m an engineer who cares and will apply my technical and strategic planning expertise to make smarter decisions for resilient infrastructure, improved public safety, and to cut wasteful spending	Smart growth, fiscal health, public safety, and legal stewardship—I’ll advocate for residents, protect property values, and guide Hideout through complex growth with strategic, balanced decisions.	
What development belongs on the Richardson Flat annexation?	Hideout needs to build the tax base with sustainable businesses. The RF land is part of a larger puzzle that requires a community-wide discussion inclusive of residents, developers, and businesses.	I believe the best use of Richardson Flat is mixed use development that has some commercial amenities (a grocer, some restaurants, and light commercial retail) along with some residential mixed in.	Grocery, casual dining, retail, workforce housing, mixture of housing types, senior center, assisted living, transit hub, community center, recreation facilities, gym, parks, trails and open spaces	Mixed use with commercial development bringing essential goods and services to nearby residents. Commercial tax revenue is critical for Hideout’s long-term fiscal viability.	
Should Hideout annex more land?	I think we would be better served by being a partner to our neighboring towns and county offices. Collaboration and cooperation is likely to build a longer lasting, sustainable future.	The annexation potential for Hideout is high. All annexation possibilities should be considered in light of what they could add to Hideout in terms of development opportunities and growth potential.	Not until current projects, Ross Creek, Richardson Flat, Elkhorn Springs, and Wildhorse, are completed and fully integrated into our infrastructure and services	Any annexation comes with benefits (growth, revenue) but also has risks (polarizing residents). It needs transparency and full support of the residents and must be strategically and legally sound.	
Is the town doing enough to prepare for wildfire risks?	No. For example, to my knowledge we have not run enough (if any) emergency response drills that show the impact of our narrow roads with first responders rushing in and people rushing out.	The symposium that took place highlighted the challenges we all face from wildfire risks. The addition of the fire station is helpful and distribution of evacuation maps would also be helpful.	We’ve made progress with Station 56 and Wildland-Urban Interface (WUI) code updates, but I support going further by encouraging fire-wise construction, HOA collaboration, and better emergency planning	There is lots of opportunity from creating defensible spaces, using fire resistant landscaping, upgrading water systems, and crisis management planning. Constant and consistent work is required.	
What is the most pressing issue that no one is talking about?	The ethical leadership to begin to unwind the quid-pro-quo relationships that are creating conflicts of interest. The “partnership” between the town and developers needs to be evaluated and monitored.	• Improving Hideout’s precarious financial state should be a high priority. Additional and diversified sources of revenue (commercial principally) are paramount to improving our fiscal situation.	With the turnover of 5 town engineers in 6 years, we have lost valuable infrastructure plans, wasting time and money. I bring the history, technical knowledge, and guidance we need to fix this	A town built solely on residential growth lacks economic resilience. Without commercial tax revenue, Hideout risks overburdening homeowners and underfunding services. We need sustainable planning.	
Hideout should focus on a) Creating more mixed-use spaces b) Creating more access to recreational opportunities	a) Creating more mixed-use spaces	a) Creating more mixed-use spaces	b) Creating more access to recreational opportunities	a) Creating more mixed-use spaces	
What should the relationship between Hideout and Park City be?	We are neighbors who should be partnering on transportation and shared goals for the region. With East Village emerging, this collaboration is vital to both cities.	I have always referred to this area as “Greater Park City”. We have much to partner with Park City. Smart growth should be the mantra of both towns and a need to work cooperatively to ensure that.	We should cooperate on connecting our trails, coordinate mass transit, and ensure development of non-competing commercial spaces, e.g., at Richardson Flat and Studio Crossing	We share regional challenges—traffic, fire risk, infrastructure, and growth. We need a cooperative relationship built on mutual respect, shared planning, and smart coordination. Strategic partnership.	
What do full-time residents need most from Hideout city government?	We need our government to be more communicative about issues the council and mayor are debating. Publishing agendas and meeting minutes are important, but residents need to better informed.	Reliable and consistent delivery of town services for which the Hideout is responsible. A transparent budget that is with easily understandable sources and uses of tax and other sources of revenue.	We should limit high density development, strictly enforce our building codes to improve public safety, and ensure residents are kept informed and have frequent opportunities to share input	Experienced leadership. Leaders with business acumen, strategic thinking, financial planning, and negotiation experience to proactively manage the complexities facing the town.	
What three decisions must Hideout make now?	How will the lift station and other existing projects get finished? What is the long term plan for roads and infrastructure? How can the county be a better partner?	1. Capitalize on commercial opportunities. 2. Follow through on our Master Plan. 3. Establish a fiscal margin of safety and operate a budget safely and be prepared for any financial difficulties.	How to raise funds for road maintenance without raising property taxes; What types of commercial to place at Ross Creek and Richardson Flat; How to inform and engage our community more effectively	1 - get its fiscal budget and short and long-term financial planning in order 2 - create constructive developer relationships (not adversarial) 3 - create defensible space, emergency route, crisis management.	

Heber City Mayor		In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	Which bypass route do you prefer? Why?	How should traffic be managed if the bypass is not built in the next five to 10 years?	What is most important to you from this list? a) Revitalizing downtown b) Affordability for residents c) Building the bypass	Which of these should the City Council focus on? a) Reining in development and annexation b) Making Heber City a destination for residents and visitors
INCUMBENT  HEIDI FRANCO		-Get traffic solutions NOW for north-south, east-west travel. -KEEP air & water quality, sensitive lands protections in city code. -Protect open space, North Fields, improve new & existing Parks.	Alternative A for free-flow from 1500 South thru the River Road/ SR 32 intersection. -Allows fastest access for citizens with on/off ramps & overpasses. - Protects North Fields & water quality.	Improve: -100 East, 100 West, 500 East to easily go north-south. -1200 South westbound left & right turn lanes. -Get two lanes on South HWY 40 from 1200 S to Airport Road Plus new 150 East, etc.!	b) Affordability for residents	a) Reining in development and annexation
		My focus as mayor: collaboration, cooperation, and community—working together to solve traffic, protect water, guide smart growth, and preserve the small-town character that makes Heber special.	I support Alternative B for the bypass. It lowers costs, minimizes impact on homes and businesses, and ensures a 65-mph route to relieve Main Street traffic while planning for Heber's future.	If the bypass is 5–10 years out, we must improve traffic flow now with better signal timing, added turn lanes, improve alternate routes now working with UDOT and our community to ease Main Street.	c) Building the bypass	b) Making Heber City a destination for residents and visitors

Heber City Council						
INCUMBENT  YVONNE BARNEY		I will continue to be a voice for the people. Seek thoughtful solutions for issues that are affecting the community. Seek continued collaboration with Wasatch County Council; protect quality of life.	I would prefer to protect our iconic 'Central Park' of Heber Valley. Both options should be further explored and discussed with UDOT in order to make the best decision possible to protect our future	By exploring collectively on our current side street traffic; collaboration with Wasatch County and seeking implementation of higher safety standards on local streets.	b) Affordability for residents	a) Reining in development and annexation
		I will represent Heber residents with steady leadership, foster collaboration, address traffic and housing challenges, revitalize downtown, and preserve the unique character and rich history of Heber.	Undecided—still evaluating both alternatives; committed to listening to more residents and experts to make a well-informed decision that reflects Heber's values, long-term growth, and rural character	Implement effective solutions to improve north-south connectivity, specifically along 100 E, 100 W, 500 E, Center Street, 600 S, and 1200 S., build new 150 E. road (1200 S.-800 S.)	c) Building the bypass	a) Reining in development and annexation
 NICK ANTHONY LÓPEZ		I will place Our Residents first, in every aspect of the Office. By listening to, and placing value to the concerns of our residents, I will build trust and confidence in the job I'm sworn to do.	As a long time supporter of preserving the North Fields and Open Lands, Alternative A has the least amount of encroachment into vital agricultural and environmentally sensitive land.	Widening US40 and HWY 189 to 6 lanes, insuring that Main Street has designated right and left turn lanes, including working left turn lights. Building an over pass at River Road and US 40.	b) Affordability for residents	a) Reining in development and annexation
		I'll push to get the bypass built, keep growth reasonable, and make sure Heber stays a place regular families can actually afford to live.	I support the Potter Lane route. It removes fewer homes and actually fixes traffic long-term—do it right the first time, or we'll be stuck fighting this again in 10 years.	If the bypass stalls, we need smarter lights, turn lanes, and better Main Street flow. But truthfully, nothing replaces a real bypass—we can't kick the can 10 more years.	c) Building the bypass	a) Reining in development and annexation
 COREY NOYES						

What three adjectives best describe your leadership style?	Heber City’s government should: a) Take a more active role in creating affordable housing b) Work more with Wasatch County on housing c) Continue on the current trajectory	How can leaders make pedestrians safer downtown?	What is the top issue for Heber City that no one is talking enough about?	How well does the current City Council serve the city?	What are the top three decisions the City Council must make now?
Listener (Respectful & Outreach), Workhorse (Researcher & Persistent), Professionalism (In Behavior, Ethics, Integrity, & Accurate Documentation)	b) Work more with Wasatch County on housing	Collaborate with UDOT to get flashing light pedestrian crossings or overhead bridges on Main Street, 100 S, and 100 W.	Will Heber City be sold for Growth at ALL Costs? Will City budget subsidize multi-million/billion dollar businesses? Mayor should not “make better deals”with developers. I keep my oath to Code.	The majority serves growth at ALL costs with high budget risks. I will not. I will respect the voice of the citizens & build a future we CAN afford. I put citizens first, not special interests.	Will the City: -Annex EAST of Red Ledges w/high densities? I will not. -Subsidize multi-million or billion dollar businesses? I will not. -Keep air, water,sensitive land protections? I will!
My leadership style is collaborative, approachable, and principled. I listen to all sides, work cooperatively, and stay true to Heber’s values while guiding thoughtful solutions.	a) Take a more active role in creating affordable housing	Leaders can make downtown safer by adding crosswalks, better lighting, traffic-calming measures, clear signage, and working with the community to prioritize pedestrian safety. We can improve.	The top issue few discuss are water sustainability and sewer improvements in Midway. As Heber grows, we must invest now to protect resources and maintain safe, reliable infrastructure for the future.	It takes a council majority to decide, and I feel we’ve always worked with Heber’s best interest in mind. Even in disagreement, we come together to make tough, thoughtful choices.	The council’s 3 key decisions: will we work together or perpetuate divisiveness, support UDOT’s Heber Valley Corridor study, and move forward with C Street and park revitalization projects?
Resilient. Accountable, Authentic	b) Work more with Wasatch County on housing	More targeted safety crossings (ie...boldly striped ped-crosswalks, flashing lights etc.); more street lights for ped-intersections; speed tables vs. speed bumps for speed reduction; bold bike lanes..	Absent Landlords. Rentals controlled by nonresidential owners that force high occupancy and property neglect. Stricter regulations for rental property owners.	It’s not a matter of ‘how well ‘ but, where improvements can be made. Some improvements might include: County-City collaboration, better community outreach and more ALL will better serve our community	Better move ability for inner city traffic w/pedestrian safety; moratorium for old town/central Heber area; protecting quality by concentrating on needs and less ‘wants’ etc...
collaborative, ethical, proactive	b) Work more with Wasatch County on housing	Promote more safety education, high-visibility crosswalks and signage, adding more sidewalks and trails, adding bulb-outs, increasing signal walk times, more speed monitors, enhancing lighting	Affordable Housing: stronger city–county collaboration, full-time housing director, more ADUs, deed-restricted units, support for lower AMI, public-private partnerships, and more self-help homes	Reasonably well Strengths: Replacing water/sewer lines, proactive long-term planning, expanded parks, downtown revitalization Needs Improvement: communication, public trust, traffic/ housing solutions	1 Strengthen public trust, transparent decision-making, community involvement 2 Implement traffic solutions. 3 Ensure responsible growth: prioritize infrastructure needs, preserve Heber’s uniqueness
Selfless Steadfast Duty	b) Work more with Wasatch County on housing	By tactfully dictating to UDOT exactly what is required. Lower Speed Limits in some locations and Red Lights at Pedestrian Crosswalks. Making the safety of residents the number 1 priority.	Improving and assisting WCFD in their mission to provide the highest level of Fire and EMS services to our residents. Prevention, Response, Preparation, Life Safety of Firefighters and Public.	The Council is not meeting the expectations of the residents. Loss of trust, transparency, and overall integrity. Often dismissive towards the residents’ concerns.	It must decide on how to regain the trust and confidence of the residents, stop the free spending of wants over needs and return Mayoral Powers.
Reasonable, approachable, and transparent. I listen to residents, explain decisions openly, and work toward practical solutions that reflect the needs of our community.	a) Take a more active role in creating affordable housing	The best way to protect pedestrians is to get heavy traffic off Main Street with the bypass. Then we can make downtown truly walkable with safer crossings and slower speeds.	With Deer Valley expanding, investors will chase Heber homes for short-term rentals. If we don’t control it, affordability for local families gets even worse.	The Council has good people who care, but too often decisions get bogged down or not explained well. Residents deserve clearer communication and a stronger focus on real solutions.	Choose the Northfields bypass route. 2) Adopt short-term rental caps/zones before Deer Valley’s build-out. 3) Update zoning/fees to require attainable housing and match growth to infrastructure.

Midway Mayor



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	Through leadership and example provide a more open government with fiscal transparency, encourage collaboration in all city aspects, steer thoughtful and smart growth that protects Midway’s heritage.	My priority as mayor is simple: protect what makes Midway special while planning responsibly for growth, opportunity, and the future of our community.
How would you prioritize spending an open space bond?	Assist in identifying the pieces of existing available land and collaborate with the Open Space Committee and landowners to optimize and secure as much land as possible.	I will invest bond funds wisely to protect open space while supporting growth that keeps Midway attractive to residents, businesses, and future generations.
What renovations would you prioritize for Midway’s downtown?	Gathering spaces help to create community. Town Square is the perfect place to bring people together. Being proactive in maintaining and beautifying what we already have. Additional parking solutions.	I will invest in safe sidewalks/crosswalks, better lighting, and green spaces while preserving Midway’s historic character to keep downtown inviting for families and visitors.
How can the town better support small businesses?	This is simple! As a community, spend in Midway! Buying groceries, 2 gas stations, eating at the restaurants, shopping in stores, health and beauty services, adventure and outdoor activities and more!	Small businesses are the heart of Midway. I will help them thrive with easier permitting, better infrastructure, and shop local campaigns.
What if any infrastructural changes should be made to accommodate growth?	The infrastructure of Midway is in a good place and is proactively maintained. The area that needs the most attention and improvement is parking downtown.	I will focus on updating roads, water, and sewer to handle growth carefully, so Midway stays safe, reliable, and true to the town we’ve always loved.
What three adjectives best describe your leadership style?	Proactive, Ethical, and Collaborative	Caring, Honest, Collaborative
Which of these three should rank as the highest priority? a) Affordability for residents b) Open space preservation c) Economic vitality	b) Open space preservation	b) Open space preservation
What is the most pressing issue that no one is talking about?	With the preserving of land, thus reducing revenue from impact fees & building fees, it’s critical to keep city reserves healthy through wise planning & spending. Resort tax revenue is also critical.	Infrastructure strain and long-term planning
What should Midway be doing now in anticipation of the 2034 Olympics?	With an Olympic Venue in our backyard, engagement with the Olympic Committee early on will ensure Midways’ involvement in welcoming the world to our community.	Midway needs to invest in infrastructure, transit, and tourism planning so we are ready to welcome visitors during the Olympics without losing our small-town character.
How well does the current City Council serve the city?	The past 2 years I’ve focused on being fully engaged & involved in my areas of responsibility, learning all it takes to run the city. Better communication amongst council members & mayor is needed.	The Council has served Midway with dedication, but we face big challenges. I will bring fresh energy and long-term vision to protect our town’s values while planning smart growth.
What are the top three decisions the City Council must make now?	Usage of open space bond funds, review current code and zoning to manage growth, parking and transportation solutions in our commercial zones.	Right now, the Council must decide how to guide growth, protect water and infrastructure, and ensure housing stays affordable while preserving Midway’s characteristics.

Midway Council



ANDY GARLAND



JARED (JC) SIMONSEN



GENENE PROBST MILES

In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	My commitment is to preserve, protect our open space. I will prioritize responsible budgeting and transparent decision making	I will continue to prioritize open space, rural and historic preservation, low density development, safer roads and trails for families, and always acting with high efficiency to keep taxes low.	I will work with Council and Community to protect open space, plan smart growth and keep Midway’s small town charm through teamwork and transparency.
How would you prioritize spending an open space bond?	Funds approved by voters of Midway should be spent in Midway first, we should then consider adjacent parcels that border the City	Open Space is a top priority for me. In addition to that, Midway’s Open Space Committee provides needed legwork and input for potential projects that are ready to meet the goals of the General Plan.	I will ensure that open space funds are spent wisely, protecting land, improving access, and honoring community priorities.
What renovations would you prioritize for Midway’s downtown?	Parking. We need to address the current lack of parking	Continue encouraging UDOT to address safety concerns on Main Street. Encourage walkable streets with local eclectic businesses, and make more headway addressing some of the parking issues we face.	I would focus on walkability, lighting and gathering spaces while keeping Midway’s historical character alive. Parking also needs to be addressed immediately.
How can the town better support small businesses?	We need to make sure that where possible that City funds are spent at Midway establishments. We also should not be competing against them.	Keep listening to various concerns, trying to arrive at the best compromises between what are sometimes different and competing interests. Try to reduce or remove some barriers to entry.	I would simplify permitting, improve signage and parking. Create more local events that bring our community downtown. Supporting our small businesses keeps Midway vibrant and economy locally rooted
What if any infrastructural changes should be made to accommodate growth?	Infrastructure changes should be paid by developers not taxpayers. That is why it is important for the City to update the Infrastructure Fee Facilities Plan	Midway is ahead for most utility needs but I have concerns about the sewer processing and traffic. Some of my other preferences help to reduce these impacts, but we still need to plan carefully.	I would invest in roads, water, sewer and sidewalks so growth strengthens and not strains our community.
What three adjectives best describe your leadership style?	Collaborative, Transparent, Pragmatic	Considerate, Genuine, Analytical. I truly care, and I try to listen to different ideas and learn as I go. Facts matter. It can be hard but I know that leaders have to be decisive when the time comes.	Collaborative, practical, transparent
Which of these three should rank as the highest priority? a) Affordability for residents b) Open space preservation c) Economic vitality	b) Open space preservation	b) Open space preservation	a) Affordability for residents
What is the most pressing issue that no one is talking about?	Water, just like open space we need to make sure that we are not over using our current sources	We need manage the budget so we don’t raise taxes, even without the resort tax. We should continue to qualify for the resort tax, but not overshoot, and be financially ready to possibly lose it.	Aging infrastructure. Planning upgrades now prevents future costs and protects Midway’s quality of life.
What should Midway be doing now in anticipation of the 2034 Olympics?	Midway needs to have representation in discussions related to events at Soldier Hollow	The City should be looking for grants or other opportunities to improve things we want to improve either way, but at a lower citizen cost. We should avoid short term thinking or tunnel vision.	We should start preparing early for traffic, parking and visitor impacts while protecting Midway’s peace and beauty. Let’s prepare smartly and stay true to who we are and showcase our beautiful town.
How well does the current City Council serve the city?	They do pretty well, but it’s time for some new blood	I feel Midway has been lucky to have generally good leadership, including predating my time. Change is hard, but Midway has done better than most, so far.	They have worked hard to preserve Midway’s charm. I would like to build on that with more public input and openness.
What are the top three decisions the City Council must make now?	Parking, Open Space Preservation, Supporting our local businesses	* Keep prioritizing rural preservation so we can continue to enjoy happy, healthy lives. * Keep prioritizing safety for our families, as we grow. * Keep the City maintained, with a managed budget.	How to manage growth, (especially traffic) invest open space funds and maintain essential infrastructure

Kamas Council



In 200 characters (~30 words) or less, highlight what you will accomplish as mayor or a council member	I will create a better community for the permanent residents of Kamas City. While all are welcome here, my priority is the families who spend their day-to-day making this community wonderful.	Candidate did not answer in time for press	I will continue to focus on planning, providing my expertise on budgets, and securing Summit County RAP tax grants for our town. Please view past council meetings to judge my accomplishments.
Would you vote for or against the West Hills incorporation if you lived in the boundaries? Why?	As I have not been involved, I cannot speak for or against it at this time. However, I always support outcomes that increase the number of attainable homes for young families and permanent residents.	Candidate did not answer in time for press	Due to the threat of litigation I must forgo this question, but I will answer generally to any development in the valley. No new development should prey on unwitting or unwilling neighbors to succeed.
How should Kamas address its housing needs while maintaining small-town characteristics?	While we can't violate landowner rights, we need better legislation that encourages realistic home prices for young families and long-term resident purchases, not 1+ million dollar secondary homes.	Candidate did not answer in time for press	Modify our development code to encourage affordable housing for legacy families and community builders. We cannot sacrifice our heritage to relax the code for development of unaffordable homes.
What role, if any, should Kamas have in supporting or managing the growth of the agricultural tourism industry?	We should actively support industries that build up local business owners and permanent residents of Kamas City, including agricultural tourism when it meets this standard.	Candidate did not answer in time for press	I am proud to have helped get AG tourism into both the Kamas and eastern Summit County development codes. I support boutique farming that maintains open space and preserves our Meadows and Aquifer.
What is the most pressing issue that no one is talking about?	While it has been mentioned before, the most pressing issue is enabling young families to be able to afford to live in our city and the surrounding Kamas Valley.	Candidate did not answer in time for press	Culture loss. Our quality of life is being threatened in the name of growth, profits and the loss of surrounding open space. I love Kamas' small town feel and community and don't want to lose it.
What is the top issue affecting the quality of life in Kamas?	We need more amenities for our citizens and we need a responsible increase in the amount of commercial space so we can enable more local small business owners to grow and thrive here.	Candidate did not answer in time for press	Drive by tourism traffic and encroaching growth from other surrounding communities have resulted in increased noise, less open space and even the inability for our kids to cross Main Street safely.
What investments or improvements are most needed in infrastructure and public services?	Better public education here in the valley, better amenities like paved trails and all-abilities parks, and more priority given to our water and power infrastructure needs.	Candidate did not answer in time for press	Part of the reason for the increased sewer rates this year is that it is only a matter of time before our sewer infrastructure either ages out or is no longer allowed under increasing regulations.
What do residents need most from Kamas city government?	Educated and data-supported smart decisions for the good of the local community, not emotional ones.	Candidate did not answer in time for press	Providing best-in-class life essentials: clean water, sewer, and police protection. Also actively engaging in thoughtful long-term planning that balances property rights against the impacts of growth.
What three decisions must Kamas make now?	How are we going to get more young families in Kamas? How are we going to discourage secondary homes and encourage full-time residency? How are we going to navigate inevitable growth - not fight it?	Candidate did not answer in time for press	Code changes to incentivize affordable housing utilizing infill development on vacant land. Permanent short-term rental regulations that maintain our sense of community. Upgrading our streets.