

Hyde Park City Council Meeting
113 East Center Street
Hyde Park, Utah
Live & Electronic Meeting

November 8, 2023

City Council

The Hyde Park City Council meeting began at 7:00 and was conducted by Mayor Cox

City Officials Present Live & Electronic: Mayor; Cox, Council members; Kevin Flint, Stephanie Allred, Karl White, Tiffany Atkinson, and Gerald Osborne, City Administrator; Marcus Allton, North Park Police Lt Marchant and City Recorder; Donja Wright.

Others Present: Janna Findlay, Tom Findlay, Kelly Harmon, Kirk Brower, Skyler Jenks, Corinda Krebs, Matt Krebs

Thought / Prayer: Council member Osborne.

Pledge of Allegiance: Council member Osborne

Adoption of Agenda: Council member White made a motion to approve the agenda as presented for November 8, 2023. Council member Allred seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Minutes: Council member Allred made a motion to approve the minutes from October 25, 2023, as amended. Council member White seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Citizen Input: Jana Findlay approached the Council and informed them that she is disappointed with the waste management service (letter included). The Garbage is being picked up at varying times and days and the expectation that everything in the garbage is required to be bagged seems wrong since bags are so bad for our environment. She requested that the Council get some questions answered by waste management.

Kirk Brower asked the Council why waste management is not picking up the green waste.

Consider Development Agreement for Hyde Park Gateway Development. The Development is a mix of residential, retail, and commercial buildings located

at approximately 3800 North Hwy 91. Parcel 04-031-0002. Marcus Allton informed the Council that the Planning Commission reviewed the agreement last week at their meeting and then held another meeting tonight to review any recommended changes. They voted unanimously to recommend the agreement for City Council approval. The agreement comes with a legal portion and 3 exhibits: a) Site plan b) Benefits for the City and Developer c) Legal description of property. This agreement does not constitute subdivision approval. It basically creates a new zone. The developer will need to come back with each phase and go through the entire review process. The project will be heavy on the commercial element. The three commercial sites will be developed as interest occurs. Skylar Jenks, developer, informed the Council that if they were to develop the commercial property on speculation, it limits the ability to offer the space to be built to suit. It might not attract what the city wants. The mayor informed the Council that if developers build a CMPO road, the city can use the cost of the road as a match contribution for the COG grant.

Benefits for the City: (All benefits for both parties listed in Exhibit B)

- 1- More commercial Property
- 2- Public pickleball courts
- 3- An additional 42 parking spaces will be added to the existing parking lot.
- 4- 580 west street will be a public road.
- 5- Land swap for infrastructure of the CMPO road.

As part of the agreement, the developer is required to pay all impact fees, but it leaves the option to reduce the fees if there are other amenities that could benefit the city.

Marcus reminded the Council that this agreement is just a baseline. Either party can bring the agreement back through the process to get it changed throughout the development process.

The planning commission was concerned about the design of the buildings. The agreement was altered to allow a change to the design standards. New renderings were submitted prior to Council. The design can be changed if one of the parties is opposed to the design presented.

Corinda Krebs approached the Council and informed them that she is in support of the general concept but would like to see them sold rather than rented.

Council member Flint informed the Council that the planning commission's concerns were dealt with, and the commission was comfortable passing this on to the Council.

Marcus Allton informed the Council that this has been in the works for almost 2 years. The developer has been great to work with and willing to help the city. The agreement stays with the property regardless of who owns it. Council member

White made a motion to approve the development agreement. Council member Allred seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Consider Ordinance 2023-16 – An ordinance amending section 12-70 – parking & loading space / vehicle access regulations. As outlined in packet 7 from Rural Community. Marcus informed the Council that the Planning Commission changed the ordinance to require 1.5 parking spaces for 1 bedroom and 2 parking spaces for 2 plus bedrooms. Most of the changes to the ordinance included adding new parking regulations for types of development that did not exist before. Council member White made a motion to adopt ordinance 2023-16 – An ordinance amending section 12-70 – parking & loading space / vehicle access regulations. Council member Atkinson seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Consider Ordinance 2023 – 17 – An ordinance amending code 12.80 – Conditional uses. As outlined in packet 7 from Rural Community. Marcus informed the Council that the edits were created to be in compliance with state code. Council member Allred made a motion to adopt ordinance 2023-17 – An ordinance amending code 12.80 – Conditional uses. Council member White seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Consider a Memorandum of Understanding with Hansen Planning Group to provide a subdivision update as outlined in senate bill 174. Marcus informed the Council that the state set aside some money to help Cities come into compliance with new state mandates for subdivision approval. Council member White made a motion to adopt the Memorandum of understanding with Hansen Planning Group. Council member Osborne seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Departments:

Parks: Council member Atkinson informed the Council that she participated in a meeting with the Mayor, Charles Wheeler, Marcus Allton and Trigger Enterprises to discuss the plans for continuing the Booneville Shoreline Trail. The land will be donated by Roger Tew.

The sign for the new park took a little longer than anticipated to finish. Public works is assembling the posts and powder coating. It will be installed in the spring.

Streets: Council member Osborne informed the council that they are hoping to have center street opened next week.

Water: Council member White informed the Council that with the BOR grant there will be a lot of meters to get installed next spring. He recommended that the city

start working now on getting someone hired to install the meters. The Council discussed hiring someone to begin in March.

Administrative: The mayor informed the Council that the Council and Planning Commission have a combined meeting on November 29th at 7:00pm.

NPPD: Lt. Marchant informed the Council that last week they had 141 calls for service and 133 traffic stops. They have an officer that graduates on the 16th and are getting close to 100% staffed. They hired a new detective, the code enforcement officer started 2 days ago, and they hired a 2nd animal control officer. They had two DUI arrests this week as the officers are focusing on preventing DUI accidents. Shop with a cop will be on Dec 9th and they need help with gift wrapping from 9-11am.

Executive Session to discuss the purchase of real property – Council member White made a motion to move to executive session to discuss the sale of real property. Council member Allred seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Council member White made a motion to move out of executive session. Council member Allred seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Meeting Adjourn: Council member White made a motion to adjourn. Council member Allred seconded the motion. Council members Flint, Allred, White, Atkinson and Osborne voted in favor. The motion carried 5/0.

Meeting adjourned at 9:50pm

Minutes: Council member Atkinson made a motion to approve the minutes from November 8, 2023, as amended. Council member White seconded the motion. Council members Flint, White, and Atkinson voted in favor. The motion carried 3/0.



Donja Wright – City Recorder