

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

July 31, 2024

City Council

The Hyde Park City Council meeting commenced with Kevin Flint welcoming everybody to the Hyde Park City Council meeting. Kevin Flint acknowledged some delays due to missing attendees but decided to proceed.

City Officials Present Live & Electronic: Council members; Kevin Flint, Stephanie Allred, and Tiffany Atkinson, City Administrator; Marcus Allton, and City Recorder; Donja Wright. Mayor Cox and Council members Brower and Osborne were excused.

Others Present: Thayne Braegger, Clay Jensen, Blaine Hamblin, Mark Ashcroft, Barbara & Harold Thomas, Rich & Lynne Eckburg, Dan Balls, Mike Dahle, Teresa Dahle

Thought / Prayer: Council member Atkinson

Pledge of Allegiance: Council member Atkinson

Adoption of Agenda: *Council member Atkinson made a motion to approve the agenda as presented for July 31, 2024. Council member Allred seconded the motion. Council members Flint, Allred, and Atkinson voted in favor. The motion carried 3/0.*

Minutes: *Council member Allred made a motion to approve the minutes from July 10, 2024, as presented. Council member Atkinson seconded the motion. Council members Flint, Allred, and Atkinson voted in favor. The motion carried 3/0.*

Citizen Input:

- **Dan Balls** raised concerns about the minutes from July 10 and requested that a certain property be excluded from the evening's ordinance.
- **Thayne Braegger** expressed appreciation for a recent community celebration and raised concerns about parking regulations concerning mixed-use retail and residential areas.
- **Mark Ashcroft** discussed the issues with urban deer affecting his property and suggested that the city reconsider the contract with the Division of Wildlife Resources (DWR) to manage the deer population.

- **Harold Thomas** backed Ashcroft's concerns on the urban deer issue and also emphasized the unresolved matters about the property issue raised by Dan Balls earlier.

Consider New Ordinance 2024-18 – section 12.60.110 Nonconforming but Permitted Multiplexes – Marcus updated the council that he had a long conversation with the city attorney. The attorney does not feel there are serious legal ramifications if the ordinance is approved or not. The house that is being referenced does not match the other houses that are referenced in the ordinance. This property has not been operated as a multiplex until recently. Council member Allred informed the Council that Mr. Thomas came to the planning commission in good faith to separate his tax ID. He got permission from the city to proceed and in good faith felt he could proceed.

Council member Allred made a motion to approve Ordinance 2024-18 – section 12.60.110 Nonconforming but Permitted Multiplexes. Council member Atkinson seconded the motion. Council members Allred, and Atkinson voted in favor. Council member Flint voted in opposition. The motion failed.

Council member Allred made a motion to continue the consideration of Ordinance 2024-18 – section 12.60.110 Nonconforming but Permitted Multiplexes. Council member Atkinson seconded the motion. Council members Flint, Allred, and Atkinson voted in favor. The carried 3/0.

Consider Final Plat for the Hyde Park Gateway Subdivision – Council member Allred made a motion to continue the approval of the final plat for the Hyde Park Gateway Subdivision until confirmation that wolf pack way is complete. Council member Atkinson seconded the motion. Council members Flint, Allred, and Atkinson voted in favor. The motion carried 3/0.

Discuss Heritage Land Development conceptual layout for possible development agreement project located at Wolf Pack Way 200 south. The developer, Clay Jensen approached the council. He presented a modified conceptual layout reflecting several council recommendations from previous meetings. Jensen laid out the benefits of the proposal related to affordable housing and first responder incentives. He also provided feedback from discussions with state representatives concerning attainable housing metrics. The current estimated threshold for affordable housing is \$450,000. The cost for the townhomes they are presenting will be around \$400,000.

Discussions followed about the feasibility, aesthetics, and implications of the proposed units, particularly parking and accessibility issues for commercial versus residential hybrid spaces. Meanwhile, Mike Dahle, another landowner in the project,

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proposed designating two acres in the southern roundabout for commercial development as part of a development agreement.

The council provided additional feedback, emphasizing the need for commercial elements and the avoidance of cookie-cutter designs. Details of development restrictions, variety in design, and HOA considerations were also discussed.

Departments:

Parks and Trails: Council member Atkinson announced the BST ribbon cutting on Saturday from 7:00am – 11:00am. She announced that the “Get Healthy Utah” designation application was sent off today.

City Celebration: Council member Allred reported on the successful city celebration, acknowledging the contributions from council members and others.

Planning Commission: Council member Flint reported the planning commission continued to have a full agenda, actively reviewing multiple projects within the city.

Police Commission: Council member Flint praised the police department for their managing of recent issues and announced that new Tahoe’s are now part of the fleet.

Council member Flint commended the quick response of the Smithfield Fire department to control the fire incident on Round Hill. He recognized the severe threat posed and appreciated the effective management of the incident by public safety officials.

Administrative: Marcus informed the Council that the new website is up and going and everyone should have their new .gov emails.

Adjourn: Council member Atkinson made a motion to adjourn. Council member Allred seconded the motion. Council members Flint, Allred, and Atkinson voted in favor. The motion carried 3/0.

Meeting adjourned at 8:50

Minutes: Council member Allred made a motion to approve the minutes from July 31, 2024, as presented. Council member Flint seconded the motion. Council members Flint, Allred, and Atkinson voted in favor. The motion carried 3/0.

Donja Wright – City Recorder