

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

September 11, 2024

City Council

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

City Officials Present Live & Electronic: Mayor; Bryan Cox, Council members; Kevin Flint, Stephanie Allred, Tiffany Atkinson, Gerald Osborne (via Zoom) and Kirk Brower, City Administrator; Marcus Allton, and City Recorder; Donja Wright.

Others Present: Florence White, Bob Christensen, Scott & Sherry Tolentino, David Fowles, Michael Brown, Jacob Given, Issa Hamud, David Nielsen, Thayne Braegger, Dustin Carr, Dave Fowles, Todd Horman, Wyatt Clegg, Corbin Allen, Dave Vannatter, Cami Fowles, Mark Lynne, Melinda Lee

Thought / Prayer: Council member Flint

Pledge of Allegiance: Council member Flint

Adoption of Agenda: *Council member Atkinson made a motion to approve the agenda as presented for September 11, 2024. Council member Brower seconded the motion. Council members Flint, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.*

Minutes: *Council member Allred made a motion to approve the minutes from August 28, 2024, as amended. Council member Osborne seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

Citizen Input: No Input

Consider resolution 2024-19 – A Resolution approving existing leases for the North Park Police Department. The mayor informed the Council that the NPPD updated their leasing agreement to replace all existing agreements.

Council member Flint made a motion to approve Resolution 2024-19 – a resolution approving existing leases for the North Park Police Department. Council member Brower seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.

Consider a policy defining City Council Meeting Rules and Procedures. *Council member Brower made a motion to approve a policy defining city council meeting rules and procedures. Council member Atkinson seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

Consider Resolution 24-18 – A resolution expressing Hyde Park City’s intent to adjust its common boundary with North Logan. Public Hearing will be held on November 13, 2024. Council member Allred made a motion to approve a Resolution 2024-18 – A resolution expressing Hyde Park City’s intent to adjust its common boundary with North Logan. Council member Atkinson seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.

Consider Cedar Rock Holding Rezone

Consider a rezone application submitted by Dustin Carr of Kairos Real Estate: 7.69 acres at about 500 W 600 N, Parcel ID: 04-006-0035, from Commercial to Mixed-Use. Council member Flint informed the Council that Mark Lynne had a concern about approving a rezone prior to the CMPO being installed. Council members discussed ensuring appropriate utilities could facilitate future developments. Dustin Carr of Kairos clarified that Cedar Rock Holding had engineering studies underway to source utilities adequately.

Council member Allred made a motion to approve a rezone request for Cedar Rock Holding. Council member Brower seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.

Consider RCNC Properties Rezone

Consider a rezone application submitted by Dustin Carr of Kairos Real Estate: 7.86 acres at about 500 W 550 N, Parcel ID: 04-006-0020, from Commercial to Mixed-Use.

Council member Allred made a motion to approve a rezone request for RCNC Properties. Council member Atkinson seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.

Consider Two Brothers/Todd Horman Revised Preliminary Plat

Consider revised plat for a new subdivision located at approximately 200 N 1300 E, covering 13.5 acres across 2 parcels. RE-20 zone, Parcel IDs: 04-001-0006 and 04-049-0002.

Marcus informed the council that this subdivision has significant sensitive slopes. The new plat has a large ravine running through the middle of the subdivision. They would like to fill in the ravine like what was done in the subdivision adjacent to them. They will put in a storm water burrito to deal with the water from the ravine. The council needs to decide if they are going to allow the ravine to be buried. The power line road should be required to be put in but Mr. Horman would like a written agreement allowing him to put off installation of the road until there is future development. Todd Horman approached the council and informed them that there is currently no reason for the road until future development goes in. The council discussed how to ensure the road goes in and is not pushed off to a future landowner or developer.

Council member Allred made a motion to continue the consideration of the Preliminary plat to the next meeting. Council member Flint seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.

Council member Atkinson made a motion to adjourn and begin interviews for the City Council vacancy. Council member Allred seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.

Interviews for City Council position – Donja outlined the process for the interviews for City Council and asked for an introduction for each candidate. The Council then asked 5 questions in random order to each candidate.

Questions

1. Hyde Park is forced to comply with a state mandate to create more housing options. We have made new zoning to allow for smaller lots, townhomes and apartments. The city is starting to grant rezones for these new housing options to encourage housing diversity and comply with the mandate, but many residents are opposed to the changes. How would you deal with public scrutiny as you're faced with controversial decisions that may be unpopular with your friends and neighbors?
2. The City Council functions as the legislative branch for the city focusing on updating city codes or creating new ones. City council members often need to work together to create new ordinances that deal with difficult issues. How would your skills and experience help the council and community in this collaborative process?
3. What do you believe are the key elements to attract commercial and industrial businesses to our community? How would you help our community increase our economic viability?
4. City code allows the city to negotiate development agreements that benefit developers but have benefit for the city. Do you think the city should work with developers to get specific benefits for the community? What would you consider a great benefit to the city?
5. Many people have differing views on quality of life in Hyde Park. What does quality of life mean to you? What would you do to improve the quality of life for Hyde Park City residents?

Wyatt Clegg:

Intro: The city is dealing with growth. He would like to see growth considered when looking at transportation etc. He is a renter and brings that perspective.

1. Recommended looking closely at the costs and quantify the costs so the public can understand.
2. Believes in the ability to get everything out in the open. The ability to disagree openly and politely can be healthy and differences are good especially for a legislative body.
3. Encourage business along wolf pack way along the road as well as the highway. Build a business center in Hyde Park that is not on the highway, specifically around Green Canyon High School.

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4. Work with developers but in a way that the city does not take on additional liabilities. One of the benefits is the developer can take on risks that the city doesn't want to take on. Developers can help create green spaces.

5. "A man's house is his castle" Hyde Park is a safe community with friendly neighbors. Improve walking lanes, sidewalks, and trails.

Scott Tolentino:

Intro: Lives in Hyde Park but came from Garden City. He is fully retired and has time and dedication. Served on Board of adjustments for 20 years. Served on P&Z for 8 years. Been through many different trainings. Chose to live in Hyde Park.

1. Being open with citizens, public open house would be helpful to inform people. Being open and honest and letting people vent.

2. As a member of P&Z they were tasked with reviewing all the ordinances. Regularly review ordinances to make sure they still make sense. Working with city council and planning commission to get input.

3. Create zoning for commercial development. Working with the County and bordering cities. Work cooperatively with neighboring communities on projects such as the inland port.

4. Yes, been involved with developers in garden city. Benefits: water rights, open space, trails with connectivity.

5. Wake up in the morning and be comfortable where he is living. Maintain what we currently have in Hyde Park. Having a community that is livable and affordable.

Issa Hamud:

Intro: Lived in Hyde Park for 22 years. Civil Engineer. Worked with Logan City for 10 years. He would like to give back to the community. Background as an engineer and finance. Has experience in planning.

1. Affordable housing does not have to impact the citizen's way of life. Look at the citizens' concerns and how we can alleviate those concerns. Focus on educating the public and helping the citizens overcome their concerns.

2. Worked on the landfill for Logan City. The citizens were very concerned. Educating the public continuously and addressing the public's concerns. Open discussions among the council members.

3. Looking for business that doesn't create additional traffic. Attract businesses that complement the community as it is.

4. Yes, Greatest benefits to any city is water, open space, parks,

5. Charming small town with the amenities of a big city. Parks, trail and municipal services. Continue to be able to offer the services we do now well into the future.

David Nielsen:

Intro: Goes by DJ has been here for 15 years. CPA – for several years an auditor for several cities. Management experience. Would like to be part of helping with the growth of the city. Would like to understand better how decisions are made.

1. First key is communication and education. Other communication such as social media and newsletter etc.
2. Start-up company – constant collaboration. Sometimes there are no right answers. Through collaborative solutions, they have survived difficult times.
3. comprehensive package to have a reason to relocate. A task force to determine what kind of business we want. Tax exemptions, cost reductions etc. is a very big benefit to businesses. City operating as a landlord for a space.
4. Yes, partner with developers. should be of benefit to the city. Enjoys green space and walking paths. Build in trails etc. as part of the development.
5. Spending time with family in a safe and clean environment. Recognizing that quality of life is very different for each individual and finding ways to find what is important to others.

David Fowles:

Intro: 20-year active duty army veteran. Applying for the vacancy because he feels it is important to serve in the community. Spent several years reefing and coaching soccer. Quick learner. Brings the perspective of a newcomer to Hyde Park.

1. Key is to make sure the city does their best to inform people. Informal town halls. Engage with community members. Open, honest communication on all issues.
2. With his military experience, he has been part of this collaborative process. He is a planner by nature. Conducted many operations. Willing to adjust.
3. Need to be careful with how fast we bring in commercial business. What is working for other communities. How are other communities working with businesses. Engage community members to be involved in that process.
4. Yes, but in the end, it needs to be a benefit to the city. Represent the residents – what do the residents want. Would like to see more green space. Staying power and job opportunities.
5. Education, Health Care etc. Older people could use greater social connections. If not of the dominant faith, feel left out. Monthly gatherings, bike lanes and cross walks. Encourage more physical activities.

Bob Christensen:

Intro: Lived in Hyde Park for over 60 years. He has seen a lot of change. Served 3 terms on the city council and 1 year as mayor. Aware of how city government works. Would like to be part of the change.

1. It would cost the city greatly if the city doesn't follow the mandates. This is a benefit and will not affect their way of life.
2. Would work with the council to work through changes. As the city changes, a better service needs to be provided.
3. Commercial district easy to get in and out of. Incentives from the city to get the type of businesses the city wants.
4. As City works with developers it creates a cohesiveness. The city has a wish list of things they can't afford. Developers can use their resources to help the city with their wish list.
Trails.
5. Friendliness of everyone. Safety, and a great place to raise your family. Part of a community. Opportunity to express your views.

Roll Call Vote:

Gerald Osborne: David Fowles

Kirk Brower: David Fowles

Tiffany Atkinson: David Fowles

Stephanie Allred: David Fowles

Kevin Flint: David Fowles

Council member Allred made a motion to continue with the agenda. Council member Atkinson seconded the motion. *Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

Consider Updated Zoning Map: The Council discussed the A-1 zone on the north side. The council discussed changing the A-1 parcels on the north end to R-4. Council member Brower made a motion to approve the zoning map with the changes on the A-1 parcels on the north end to R-4 and the addition of the rezones approved tonight. No second. motion fails.

The Council discussed the transition zone along wolf pack way but decided it could be considered for a rezone as developers came to council. discussed the A-1 zone on the north side. The council discussed changing the two A-1 sections to R-4. Council member Brower made a motion to approve the zoning map with the changes on the parcels on the north end

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to R-4 and the addition of the rezones approved tonight. Council member Osborne seconded the motion. Council members Flint, Brower and Osborne voted in favor. Council members Allred & Atkinson voted in opposition.

Consider Updated Future Land Use Map: Council member Atkinson made a motion to approve the future land use map. Council member Allred voted in favor. Council members Flint, Allred, Atkinson, & Brower voted in favor. Council member Osborne voted in opposition.

Consider Ordinance 2024-21 – An Ordinance amending Hyde Park City code 12.70.030 Parking Space for Non-Dwelling Buildings. Marcus informed the Council that the changes to the parking ordinance included additional parking spaces in most areas and limiting spaces in some areas.

Council member Allred made a motion to approve ordinance 2024-21 – and ordinance amending Hyde Park City code 12.70.030 Parking Space for Non-Dwelling Buildings. Council member Atkinson seconded the motion. Council members Flint, Allred, Atkinson, Osborne & Brower voted in favor. The motion carried 5/0.

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

Meeting adjourned at 10:50pm

Minutes: *Council member Brower made a motion to approve the minutes from August 11, 2024, as amended. Council member Fowles seconded the motion. Council members Flint, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

Donja Wright – City Recorder