



Hyde Park City Council

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

October 23, 2024

City Council

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

City Officials Present Live & Electronic: Mayor, Bryan Cox; Council members; David Fowles, Stephanie Allred, Tiffany Atkinson, Gerald Osborne and Kirk Brower, City Recorder; Donja Wright and City administrator; Marcus Allton.

Others Present: Florence White, Reed Elder Jon Bennion, Emma Epperson, Robin Miller, Kathy Miller, Don McCulloch, Maureen McKay, Brad Seamons, Brenda McCulloch, Janette Kelly, Karl White, Stephanie Bennion, Chad Hardyman, Von & Sarah Krebs, Britan Martin, David & Sandra Pack, Connie Kirby, Melissa Whitehead, Hollie Rayfield, Charles Wheeler, Ashley Graham, Gregg Marshall, Dan Magda, Wes Elder, LuAnn Bladen, Becky Brenchley, Corey Goettsche, Mackensie Godfrey, Brady Rowser, Jerry Wurston

Thought / Prayer: Council member Osborne

Pledge of Allegiance: Council member Osborne

Adoption of Agenda: The Mayor recommended that agenda items 3 & 5 switch positions on the agenda. *Council member Fowles made a motion to approve the agenda as amended for October 23, 2024. Council member Atkinson seconded the motion. Council members Fowles, 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 October 9, 2024, as presented. Council member Atkinson seconded the motion. Council members Fowles, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

Citizen Input: No Input

Report on the Hyde Park wellbeing survey results: Emma Epperson from Utah State University presented the Hyde Park Well-being Survey results, emphasizing the project's role in maintaining community awareness and providing data for planning and decision-making. With

funding from multiple local departments, the survey revealed a fairly stable well-being sentiment among participants from 2021 to present. Discussion followed regarding discrepancies in needs and expectations voiced by residents versus their perception of executed city services. (Full slides included)

Consider a request from Britan Martin: Marcus informed the council that Mr. Martin is building a home on the east side of Hyde Park. He poured the foundation in the wrong spot. The city staff reached out to the city attorney, and he advised that the city not compensate Mr. Martin for the error since the contractor is ultimately required to follow code. Mr. Martin approached the council and informed them that he and the subcontractor asked the building department if the setback is 30' off 'back of curb'. The inspector responded affirmative. Mr. Martin was concerned about the placement of the foundation, and he reached out to the inspector again with the same question and received the same answer. Darrin Hancey, building inspector, informed the council that the building inspector received the phone call in the evening, and he did respond that he was pretty sure it was 30' off 'back of curb' but he would check in the morning. By the time he got there in the morning, the foundation was already poured.

The Council determined that this would not be considered for a variance and the council will not consider changing the code so the foundation will need to be removed and repoured in the correct spot. Council member Osborne made a motion to continue the discussion about compensation after they get some more information. Council member Fowles seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0. The Council requested this to be on the next agenda.

Consider Berry Hollow Ridge Subdivision Preliminary Plat & Consider Options for the bonus density / trail exchange. Marcus informed the council that in 2002 the Wurston subdivision was approved with the condition that the 575 E cul-de-sac be a temporary solution and eventually connect to 700 E. The subdivision ordinance limited cul-de-sacs to 600' in length. The Ordinance still limits cul-de-sacs to 600' in length. The city got a note put on the final plat showing where they wanted a road to go through, but a formal easement or property dedication for a future road was never completed.

Corey Goettsche approached the council on behalf of Ed Fisher – he asked why the city is considering a road going through the Wurston property. They did a title search and there is not a deed on the Wurston property.

Karl White – Read a letter from Dee & Bonnie Child (Included)

Charles Wheeler – Was on the city council at the time. He has 3 points:

1. The reason that there is a 600' limit to cul-de-sacs was for safety. If there is an emergency, it is difficult for emergency vehicles to respond if longer than that length. If the council does not provide for the road to go through, it never can, and the cul-de-sac will remain illegal.

2. Long-term there was a plan for a trail to go down berry hollow. He would like to see the trail system continue as planned.
3. He is opposed to this being a gated community because there is trail along this area that needs to remain open.

Jerry Wurston – Was not informed that a road would be going through his property. He has no intention of developing and does not want the road to continue through.

Robin Miller – Bought his property a few years ago and the plat did not show the road.

Dave Bell – Been there 32 years and has allowed pedestrians, bikes and horses the use of his land as a trail every day. He would like to see the property remain as is.

Jon Bennion – Enjoys the beauty of the area as is and does not want the possibility of the road ever punching through.

Kody Stoddard – Not advantageous to put a road through there.

Kathy Miller – Could the cul-de-sac be changed to dead end street?

Janette Kelly – The interest is in following code. But when she brought up the noise ordinance, it was ignored by the city staff.

Reed Elder – Long cul-de-sacs are allowed throughout other Cities. He recommended looking at the ordinance and changing it to allow longer cul-de-sac's where they make sense.

Council member Atkinson feels that there is no benefit to this road going through. The Council discussed growth on 575 east and limiting access through zoning.

Reed Elder – Would like to make the trail as accessible as possible and is looking at getting easements so the trails can never be closed. The Council discussed private roads and how it will work with an HOA. The Council discussed sidewalks in the subdivision. Council member Fowles would like the subdivision to follow all infrastructure requirements in city code.

Ed Fisher – Proposed a solution of purchasing the 2 lots on the west side of the canal for a reasonable price (not the \$450,000 / acre that was proposed). Likes the feel of a subdivision with curb, gutter & sidewalk.

Council member Brower made a motion to approve the preliminary plat as is. Council member Atkinson seconded the motion. Council members Atkinson, Osborne and Brower voted in favor. Council members Fowles and Allred voted in opposition. The motion carried 3/2.

Consider Ordinance 2024 – 23 – An Ordinance amending the parking requirements. HPC 12.070.020.

Council member Atkinson made a motion to approve Ordinance 2024 – 23 – An Ordinance amending the parking requirements. HPC 12.070.020. Council member Osborne seconded the motion. Council members Fowles, Allred, Osborne, Atkinson, and Brower voted in favor. The motion carried 5/0.

Consider Preliminary Plan for Warm Springs Commercial Development:

The council does not feel that this meets the commercial codes for parking and the building design was more conducive to industrial uses.

Council member Fowles made a motion to reject the preliminary plat for the Warm Springs Commercial Subdivision. Council member Allred seconded the motion. Council members Fowles, Allred, Osborne, Atkinson, and Brower voted in favor. The motion carried 5/0.

Departments

Council member Osborne informed the Council that he started a safety committee. They will be meeting again tomorrow. Asphaltting on 700 east is taking place. The city is looking for a grant to purchase speed trailers.

Council member Atkinson informed the Council that she is looking into some state money for the 'all accessibilities' playground equipment.

Council member Allred asked the council about 4 officers monitoring the pumpkin walk. The spook alley starts on Monday. Public works helped haul spook alley stuff and were wonderful.

Council member Fowles informed the Council that he is concerned about not having a city planner. He would like to discuss the general plan one item at a time. How is the city council going to help the city manage the growth and plan for the future?

The mayor informed the Council that they received a bid on replacing the pavilion at lower lions. Will work with NL and county to get BST trail. Dave Fowles is working with NL and police to come up with a solution for dealing with the urban deer.

Nov 6th at 6:00 – workshop with developers from Muir development.

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

Meeting adjourned at 10:43

Minutes: Council member Fowles made a motion to approve the minutes from October 23, 2024, as amended. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson and Brower voted in favor. The motion carried 4/0.

Donja Wright – City Recorder