



Hyde Park City Council

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

January 8, 2025

City Council Workshop

The Hyde Park City workshop began at 6:30 and was conducted by Mayor Cox.

City Officials Present: Mayor; Bryan Cox, Council members; David Fowles, Stephanie Allred, Tiffany Atkinson, Gerald Osborne and Kirk Brower, Planning Commission Members; Mike Mowes, Ryan Brady, and Ned Hansen, and City administrator; Marcus Allton.

The City Council and Planning Commission had a workshop to discuss mixed use zones and private communities.

City Council

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

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

Others Present: Thayne Braegger, Braden Seegmiller, Dustin Carr, Ron Bushman, Chelsie Carr, Tyler Howland, Jon Moe, Tom Hill

Thought / Prayer: Council member Allred

Pledge of Allegiance: Council member Allred

Adoption of Agenda: *Council member Brower made a motion to approve the agenda as presented for January 8, 2025. Council member Allred 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 December 11, 2024, as amended. Council member Fowles seconded the motion. Council members Fowles, Allred, Osborne, Brower, and Atkinson voted in favor. The motion carried 5/0.*

Citizen Input: Ron Bushman introduced himself as Hyde Park's representative on the Cache Valley Transit District board, now rebranded as Connect. He invited the council to the grand opening of the new transit facility on Friday at 8:30 AM at 1400 North 300 West. Mr. Bushman shared that he has a professional background in public transportation management and offered to be a resource for any transit-related questions or concerns.

Mayor Cox explained that North Logan and Hyde Park now share a representative on the transit board, as the committee structure was reorganized.

Advise and consent for new planning commission member to replace Ryan Brady upon his departure, renew existing commission member and appoint hearing examiners for an Administrative Enforcement Board.

Mayor Cox proposed DJ Nelson to fill the upcoming vacancy on the Planning Commission when Ryan Brady steps down. He also recommended reappointing Holly Baird for another term. The mayor explained that the Planning Commission has 5 members with staggered terms to maintain continuity. He sought the council's advice and consent on these appointments.

The council was in support of having Holly Baird and David Nielsen serve on the planning commission.

The mayor discussed the need for having an administrative enforcement board for code enforcement. He recommended Marcus Allton, Holly Baird, and Rachel Erickson to serve as the board.

The Council was in support of having the above members serve as the administrative enforcement board.

Public Hearing to take public comment on the proposed amendment to the fee schedule to update boring and excavation fees.

Marcus Allton provided background on proposed changes to the excavation permit fees. He explained that the current fee structure often results in refunding the full deposit, while not covering staff time spent on reviewing and managing permits. The proposed updates include:

- Adding non-refundable costs to cover staff time
- Increasing refundable deposit amounts
- Adding a higher fee for cutting new roads to discourage the practice
- Requiring work to be completed within 90 days of permit issuance

Council members asked clarifying questions about the fee amounts and rationale. There was some concern about the \$5,000 fee for cutting new roads being too high, but staff explained it is meant as a strong deterrent.

Mayor Cox opened the public hearing. There were no public comments.

Consider Resolution 2025-01 – A Resolution amending the Hyde Park City fee schedule to update boring and excavation fees. The Council discussed the fee for excavating a new road.

Council member Allred made a motion to approve resolution 2025 – 01 – A Resolution amending the Hyde Park City fee schedule to update the boring and excavation fees. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. Council member Osborne voted in opposition. The motion carried 4/1.

Consider the preliminary plat for the Bringhurst Village Subdivision:

Dustin Carr and Braden Seegmiller from Kairos Real Estate presented the preliminary plat for the Bringhurst Village Subdivision located at 4300 N Hwy 91. Key points included:

- Additional access points and areas for snow removal
- Mixed-use development with townhomes, apartments, and commercial space
- Planned access points and phasing over 5-8 years
- Underground water retention
- Amenities including parks, clubhouse, pool, and community gardens
- Commercial spaces along Highway 91

Council members asked questions about unit sizes, access, parking, and design variety. There was discussion about snow removal plans and how to address that in CC&Rs.

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

Consider the preliminary plat for the Brick Capital Assisted Living Project:

Marcus Allton presented the preliminary plat for the Brick Capital Assisted Living Project, explaining that it is a skilled nursing and assisted living facility planned north of the Oz development. He noted that while the use is allowed in the commercial zone with a conditional use permit, the subdivision of land requires council approval.

Council member Fowles made a motion to approve the subdivision of the plat for the Brick Capital Assisted Living Project. Council member Atkinson seconded the motion. Council members Fowles, Allred, Osborne, Atkinson, and Brower voted in favor. The motion carried 5/0.

Consider the preliminary plat for the Wolf Pack Place Subdivision:

Tom Hill from White Pine Engineering presented the preliminary plat for Wolf Pack Place Subdivision. Key points included:

- Located between Moon Light Diesel and Express Auto
- Mixed-use project with commercial area in front
- Cross-access agreements with neighboring properties
- Challenges with stormwater management

Council members asked about building designs, parking, and sidewalk widths. There was discussion about the need for architectural variety. Tom will change the sidewalk along wolfpack way to 8' on the final plat.

Council member Atkinson made a motion to approve the preliminary plat for the Wolf Pack Place Subdivision. Council member Fowles seconded the motion. Council members Fowles, Allred, Osborne, Atkinson, and Brower voted in favor. The motion carried 5/0.

Consider the RFP for the City property on Wolf Pack Way:

Marcus Allton presented a draft Request for Proposals (RFP) for city-owned property on Wolf Pack Way. The council discussed:

- Desire for sales tax-generating businesses
- Preserving and highlighting the waterway feature
- Potential for a public trail or park space
- Building height limitations (3 story maximum)
- Minimal residential components
- Focus on Hyde Park heritage

The council provided feedback on the RFP content and agreed to aim for publishing it within 120 days.

Mayor Cox discussed changes to how council responsibilities related to impact fees and infrastructure projects would be handled going forward, with more involvement during the budgeting process rather than ongoing oversight.

The council tentatively scheduled a full-day budget and planning meeting for March 10th.

At the end of the meeting, there was additional discussion about trail easements and property ownership along the upper canal trail. Mayor Cox agreed to have a conversation with a property owner about potential trail access before the next council meeting.

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

Meeting adjourned at 9:35