



Mayor - Bryan Cox  
City Council - David Fowles  
City Council - Stephanie Allred  
City Council - Tiffany Atkinson  
City Council - Gerald Osborne  
City Council - Kirk Brower

Hyde Park City Council  
113 East Center Street  
Hyde Park, Utah

June 11, 2025

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

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

**Others Present:** Clay Jensen, Cody Zohner, Rod Thompson, Jake Thompson, Jayden Smith, Rich Nichols, Craig Winder

**Thought / Prayer:** Council member Fowles

**Pledge of Allegiance:** Council member Fowles

**Adoption of Agenda:** *Council member Fowles made a motion to approve the agenda as presented for June 11, 2025. Council member Allred seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.*

**Minutes:** *Council member Fowles made a motion to approve the minutes from May 28, 2025, as presented. Council member Allred seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.*

**Citizen Input:** No Input

**NPPD Update:**

Chief Goodrich presented the police department update. He explained that he had been asked to break down the statistics for the department's activities in Hyde Park specifically. For the

past week, there were 147 calls between North Logan and Hyde Park, with 29 of those calls in Hyde Park.

Chief Goodrich detailed the types of calls, with animal problems representing 20.7% of the total. He also mentioned accident property damage, medical calls, traffic offenses, and a vehicle burglary. There were 15 traffic stops in Hyde Park, resulting in a 67% warning to 33% citation ratio.

The Chief compared the current year's call volume to the previous year, noting a 5.5% increase in calls. He attributed this to the city's growth and increased officer activity.

Chief Goodrich also provided an update on staffing, mentioning that they had hired one new officer and extended an offer to another. If both positions are filled, the department will still be two officers short.

The Chief addressed concerns about e-bikes, noting that it has become a major issue due to lack of training and licensing requirements. He mentioned that he had brought this concern to the Utah Chiefs of Police Board of Directors, and a legislative work committee has been formed to address the issue.

Council members inquired about the effectiveness of the speed trailer. Chief Goodrich confirmed its positive impact, noting that it helps calm traffic and provides valuable data for enforcement decisions.

Regarding the deer mitigation plan, Chief Goodrich reported that it had been signed and they were waiting for the registration number from the Division of Wildlife. The harvest is scheduled to begin on August 1, focusing on heavily impacted areas.

### **Mayor/Staff Reports**

Marcus Allton, representing the city staff, reported that the new city planner would start the following week. He also mentioned plans for a "meet the candidates" night for city council candidates on September 25th.

### **Presentation from On-Point Surveys:**

Ron Gailey from On-Point Surveys presented information about their survey services. He explained his background in research and how he adapted his skills to help cities make informed decisions.

Gailey showcased examples of surveys conducted for other cities, including Tremonton and Farmington. He demonstrated how the surveys provide actionable data on various city services, amenities, and resident priorities.

The presentation included details on survey methodology, distribution methods, and typical timelines for conducting surveys. Gailey emphasized the importance of gathering comprehensive data to guide city decision-making.

Council members expressed interest in potentially using On-Point Surveys' services for future city planning efforts, particularly for parks and general city services. Gailey provided pricing information and explained the benefits of multi-year survey agreements.

**Consider the final plat & plan for Wolf Pack Heights Subdivision (Planning Commission recommended no approval)**

Marcus Allton provided a summary of the Wolf Pack Heights development, explaining its history and the concerns raised by the Planning Commission. The main issues included insufficient common open space and the placement of amenities.

Jake Thompson, representing the developer, presented modifications to the plan in response to the Planning Commission's concerns. These changes included the addition of three pocket parks, relocating the playground, and adjusting the pickleball court location. Council members expressed concerns about the overall density, the size and usability of the proposed open spaces, and pedestrian connectivity within the development. They also discussed the commercial aspects of the project and the need for varied housing designs. After extensive discussion and clarifications, the council decided to move forward with conditional approval.

*Council member Fowles made a motion to approve the plat & plan with the following conditions: correct stormwater pond calculations, city review of CC&Rs, addition of open space as shown in the exhibit, sidewalk connection to the playground, water share dedication, labeling of unit mix on plans, and addressing remaining engineering red lines. Council member Allred seconded the motion. Council members Fowles, Allred, and Atkinson, voted in favor. Council member Brower voted in opposition. The motion carried 3/1.*

**Consider Development agreement for Muir Development:**

Marcus Allton presented the Muir Village development agreement, explaining that it included approval of preliminary plans and plats. He highlighted key points of the agreement, including unit counts, commercial space requirements, and public amenities. Council members reviewed the agreement details and discussed various aspects of the development, including the proposed park space, water dedication, and phasing plans.

*Council member Allred made a motion to approve the development agreement for Muir Development with preliminary plat and plan with the condition of the modification of the count (total 116, including 12 condominiums and 104 townhomes) and an exhibit of the townhome rendering. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.*

### **Discuss Wasatch Development Group Development Agreement**

Representatives from Wasatch Development Group presented their proposed project, which includes a mix of apartments, townhomes, and commercial space. They explained how their plan aligns with Hyde Park's general plan goals and proposed improvements to a city-owned retention pond area.

Council members expressed appreciation for the diverse housing options and the developer's willingness to improve the retention pond area. They discussed concerns about the amount of commercial space and the potential timeline for development.

While no formal vote was taken, the council generally indicated support for the concept and encouraged the developers to proceed with more detailed planning and discussions with city staff.

***Adjourn: Council member Allred made a motion to adjourn. Council member Fowles seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.***

**Meeting adjourned at 9:15**

***Minutes: Council member Allred made a motion to approve the minutes from June 11, 2025, as amended. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.***

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Donja Wright