



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

August 13, 2025

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, Gerald Osborne and Kirk Brower, City Recorder; Donja Wright and City administrator; Marcus Allton. Tiffany Atkinson was excused.

Others Present: Amanda Ralphs, Chad Devries, Julia Robison, Jon Robison, Rick Champlin, Sherri Nate

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 August 13, 2025. Council member Osborne seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 4/0.*

Minutes: *Council member Fowles made a motion to approve the minutes from July 9, 2025, as presented. Council member Allred seconded the motion. Council members Fowles, Allred, Osborne and Brower voted in favor. The motion carried 4/0.*

Citizen Input:

Amanda Ralphs expressed concern about an unlicensed short-term rental being operated at 465 North 350 East by Nate Rubin. She detailed that she first reported this issue to city officials

on July 28 after noticing people staying in the property while the tenant was away. The city confirmed there was no business license for the property. Ms. Ralphs' husband spoke directly with Mr. Rubin on August 1, reminding him a license was needed. She noted that as of August 11, the property was still being listed and rented without a license. Ms. Ralphs stated this was Mr. Rubin's fourth attempt to operate a business without proper licenses in 10-11 months, and she requested information about enforcement steps and timeline for resolution.

Chad DeVries raised concerns about water pressure issues in his neighborhood. He explained that despite contacting the city multiple times over seven years, he was told the problem was isolated to his house. Mr. DeVries investigated his water meter and found it was 5/8 inch in size, which he believes is smaller than the 3/4-inch city standard. He noted that he had gathered signatures from 10 neighbors who also experienced water pressure problems. Mr. DeVries requested that public works examine the water meters in the neighborhood to address the ongoing issues.

Following citizen input, Mayor Cox asked City Administrator Marcus Allton to address the short-term rental issue. Mr. Allton explained that the property owner had been served with a letter stating they were operating illegally and needed to stop. He clarified that the short-term rental code gives property owners 30 days to come into compliance before fines are issued, and Mr. Rubin was about two weeks into that period. Mr. Allton noted that while an application had been submitted, it was incomplete.

Mayor Cox committed to follow up with public works regarding Mr. DeVries' water pressure concerns. He explained that the issue might be related to the diameter of the water line going to the house rather than the meter size, but he would have public works measure the water pressure at nearby fire hydrants and contact Mr. DeVries to demonstrate their findings. Council member Stephanie Allred added that she knew of another resident in the area who also experienced poor water pressure.

NPPD Update:

Chief Goodrich presented data on police calls in Hyde Park, focusing on priority calls such as accidents, sex offenses, burglaries, thefts, domestic disputes, and assaults. He noted that for 2024, Hyde Park had 300 priority calls, and based on current trends, some categories would likely exceed last year's numbers by the end of 2025. For the week of August 3-9, Hyde Park had 39 calls for service, with 6 falling into priority categories.

Chief Goodrich reported that school would be starting the following Wednesday, and the department had conducted training with crossing guards, including a new guard for Cedar Ridge. Officers would be stationed at crosswalks during the first week of school to address speeding concerns.

The Chief also discussed the ongoing issue with electric motorcycles, noting there had been two crashes in the last month involving electric scooters or dirt bikes. He explained that state lawmakers were considering several potential regulations, including age restrictions, parent citations, and required safety courses for violators. The department was working toward developing uniform enforcement across the valley.

Mayor Cox and Council members discussed the need for a uniform code across different jurisdictions, with the mayor suggesting that once a code passes approval from the chiefs, they should present it to the Mayors' Association to implement it across all communities. Council member Stephanie Allred expressed concern about various electric vehicles creating hazards, and Chief Goodrich explained that education for both parents and children would be essential to any solution.

Mayor Report:

Mayor Cox reported that the city had an opportunity to purchase property in the northwest portion of town for a potential park. He asked for council feedback on whether to continue negotiations. Council members expressed support for gathering more information about the property.

The Mayor also mentioned that the city had submitted a grant application for the Wolfpack Way project. The project would be divided into three phases, with two phases in Hyde Park. He noted that even if the grant is approved, funds wouldn't be available until 2027.

City Celebration Feedback:

Council members provided reports on their assignments during the city celebration. Dave Fowles expressed appreciation for Council member Stephanie Allred's efforts in organizing the event and suggested that council members should be more engaged in helping with specific events. Gerald Osborne reported that the bike race had low attendance but that the fun run was well-attended. He also mentioned that only two horses participated in the parade and committed to reaching out to horse riding groups for future parades. Kirk Brower shared that

he spent time at the "old timers" gathering, where he learned about Hyde Park's history from residents in their 90s, though attendance was limited to about 15 people.

Mayor Cox emphasized the need for greater resident involvement in the city celebration, noting that it's "not the city council city celebration" but the city's celebration.

Consider an amended plat of the Meadows at Hyde Park phase 2.

City Planner Machael Layton explained that the plat needed amendment to correct the title to include "PUD" (Planned Unit Development) as it was originally approved. The plat was recorded incorrectly without the PUD designation and with setbacks that didn't match the approval. The amendment would create a proper paper trail showing it was approved as a PUD, which was important for building permits that were currently pending.

Council member Osborne made a motion to approve the amended plat of the Meadows at Hyde Park PUD phase 2. Council member Brower seconded the motion. Council members Fowles, Allred, Osborne and Brower voted in favor. The motion carried 4/0.

Consider Ordinance 2025-17, An ordinance amending the Hyde Park municipal code to authorize and regulate medical cannabis pharmacies within the city

City Administrator Marcus Allton explained that this ordinance was preemptive, as there were no current applications for cannabis pharmacies in Hyde Park. The restrictions listed in the ordinance were what state code allowed, and the city attorney had reviewed and approved the language. Mr. Allton emphasized that state law prevents cities from simply prohibiting these facilities, making it important to have appropriate regulations in place.

Council member Dave Fowles highlighted that the ordinance prohibits pharmacies within 200 feet of community locations like schools, daycare, childcare, churches, and libraries, or within 600 feet of any area zoned primary residential, which significantly limits potential locations within the city.

Council member Fowles made a motion to approve Ordinance 2025-17; An ordinance amending the Hyde Park municipal code to authorize and regulate medical cannabis pharmacies within the city. Council member Allred seconded the motion. Council members Fowles, Allred, Osborne and Brower voted in favor. The motion carried 4/0.

Consider Ordinance 2025-18, An ordinance amending the Hyde Park municipal code to define Temporary Gravel Pits in Hyde Park City.

Mr. Allton explained that this ordinance, like the cannabis one, was preemptive. He noted that while the state heavily regulates permanent gravel pit operations, temporary gravel pits require local regulation. The ordinance would allow developers to harvest gravel materials during excavation for subdivisions but restricts them from moving materials off-site or selling to different parties. The harvested materials could only be used for the development of that subdivision or sold as landscaping materials to homebuyers.

Council member Allred made a motion to approve Ordinance 2025-18, An ordinance amending the Hyde Park municipal code to define Temporary Gravel Pits in Hyde Park City. Council member Osborne seconded the motion. Council members Fowles, Allred, Osborne and Brower voted in favor. The motion carried 4/0.

Consider a franchise agreement with Lumen Technology:

Mr. Allton explained that franchise agreements are entered into with entities that use public rights-of-way for utilities. He noted that Lumen (formerly CenturyLink) has been operating in the city's right-of-way for some time, but there were instances where proper permits could not be verified. The agreement would grant permission to operate in public utility easements while requiring the company to obtain permits for specific work and pay the city a fee for using the easements.

Mayor Cox added that the agreement also requires Lumen to relocate their utilities at their own expense when needed for city road projects, avoiding situations where the city would be charged exorbitant fees for utility relocation.

Council member Brower made a motion to approve a franchise agreement with Lumen Technologies. Council member Allred seconded the motion. Council members Fowles, Allred, Osborne and Brower voted in favor. The motion carried 4/0.

Review and consider ground rules for the safety committee:

Mayor Cox explained that a document had been created outlining the authority and operations of the safety committee. The committee would be authorized to recommend replacement of existing traffic control devices and paint lines, but any changes to speed limits or addition of new stop signs would require city council approval. The document also outlined committee membership, meeting frequency, and terms.

Council member Dave Fowles noted that the safety committee had surveyed the city to identify damaged or unreadable signs but explained that any significant changes to traffic patterns would require engineering studies as mentioned by City Administrator Marcus Allton. The mayor described that the committee was identifying issues such as inconsistent speed limits around parks and schools, where state standards require 25 mph zones. He mentioned specific concerns about speeds on 400 East and 700 East, noting that the committee was working to push traffic to designated corridors rather than through neighborhoods. No formal action was taken on this matter.

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

Meeting adjourned at 8:29.

Minutes: Council member Brower made a motion to approve the minutes from August 13, 2025, as presented. Council member Fowles seconded the motion. Council members Fowles, Atkinson, and Brower voted in favor. The motion carried 3/0.

Donja Wright