



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

November 12, 2025

The Hyde Park City Council meeting began at 7:00 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, City Administrator; Marcus Allton and City Recorder; Donja Wright.

Others Present: Kirt Merrill, Jon Shaw, Thayne Braegger, Camille Jepson, Emily Farsworth, Bridger Davis, Sherri Nate, Blaine Hemp, Michelle Hemp, Chris Karr

Thought / Prayer: Council member Osborne

Pledge of Allegiance: Council member Osborne

Adoption of Agenda: *Council member Atkinson made a motion to approve the agenda as presented for November 12, 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 Brower made a motion to approve the minutes from October 22, 2025 as presented. Council member Osborne seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Citizen Input: The Mayor opened the meeting for public input.

Thayne Braegger approached the microphone and requested that the city's Public Works staff become better stewards of leaves by collecting them rather than blowing them into the street gutters.

Mayor/Staff/Council Reports:

Council member Atkinson reported on the Front Porch activity held on November 6th. About 25 people attended presentations on cooking with mushrooms by USU Extension and growing mushrooms at home by Ryan Jacobson. Attendees received growing kits and the event was well-received.

Council member Allred reported that the Spook Alley was great. She met with the youth council to discuss plans for the Hometown Christmas Festival scheduled for December 1st at 7:00 p.m., which will feature Santa Claus. She encouraged everyone to spread the word to ensure good attendance.

Council member David Fowles reported that he and Council member Osborne met with the city safety committee the previous week to discuss residents' concerns, including speeding issues and visibility problems at 450 North and 700 East. The police chief confirmed there were safety concerns at that intersection. They are developing standard operating procedures for committee membership and will present recommendations at the next council meeting.

Mayor Cox reported that he and Marcus are working on a list of city code updates that need approval. He also announced that the city received official approval for \$3,825,000 from the Cache County Council for the continuation of Wolfpack Way, and engineering and property acquisition for this project are now in motion.

City Council on Nov 18th to Canvass the Election Results

Donja Wright explained that a brief City Council meeting will be held on November 18th at 5:30 p.m. to certify the election results, which will be available by November 15th. All cities in the county are required to certify their results on the same night.

No City Council on November 26th and Dec 24th

Donja Wright confirmed there would be no City Council meetings on November 26th and December 24th to accommodate holiday schedules.

NPPD Report

Police Chief provided an update on various matters:

Electric Motorcycle Issues: Working with the Utah Chiefs of Police Board of Directors to address statewide issues with electric motorcycles. Two focus areas are emerging:

- Training through the Division of Natural Resources and possibly adding questions to the driver's license exam
- A tiered enforcement approach with warnings, citations with impound, and potential impacts on future driver's licenses for violators
- Florida is considering legislation to make it illegal for anyone under 16 to operate electric motorcycles

Department Staffing: The department has hired several new officers, including Spencer Danes and officers from Cache County and Morgan County Sheriff's Office, and is close to being fully staffed.

Shop with a Cop Event: Scheduled for December 6th, with 40 children participating. Logan Regional Hospital will partner by providing breakfast and stockings with hygiene kits and games. Santa may arrive via helicopter at the hospital helipad. The event will include:

- Breakfast at 8:00 a.m.
- Shopping at Walmart
- Gift wrapping
- Photos with Santa in the garden center
- Volunteers needed around 9:00-9:05 a.m.

Recent Police Activity: The department responded to a domestic violence stabbing situation with a response time of 1 minute 42 seconds. Last week they handled 15 accidents, 21 medical calls, 1 rape, 1 sex offense, 1 automobile theft, 1 forgery, and 1 DUI, totaling 116 calls.

Mayor Cox acknowledged the extensive police work required for the stabbing incident, noting it took the entire North Park Police Department with support from SBI and the Cache County Attorney's Office. He expressed appreciation for the quick response time that likely prevented a worse outcome.

Public Hearing and consideration of Resolution 2025-16 – A resolution amending the Hyde Park City fee schedule to modify the solid waste removal fees.

Donja Wright explained that the fee schedule update reflects the exact charges from Waste Management being passed on to residents. The document shows current fees in black and new fees in red, with an asterisk indicating that a \$1.50 administrative fee is included in each garbage can charge (except for additional cans) to cover utility clerk costs.

Mayor Cox opened the public hearing, but no citizens came forward to speak. He then closed the public hearing.

During council discussion, Gerald Osborne noted that if the city didn't approve the change, the cost would need to come from another part of the budget that doesn't have available funds. David Fowles confirmed that Waste Management would charge the new rates regardless of whether they were passed on to residents, expressing surprise that the federal government (through the Consumer Price Index) influences these rates.

Marcus explained that the contract with the Cache Waste Consortium allows Waste Management to increase rates annually based on the CPI, which is common among waste collection providers. Tiffany Atkinson appreciated the transparency in showing the administrative fee separately.

Council member Allred made a motion to approve Resolution 2025-16 – A resolution amending the Hyde Park City fee schedule to modify the solid waste removal fees. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Consider a code enforcement issue at 60 N 300 E (Chris Karr)

Marcus explained that this was not a formal appeal because no official violation notice had been issued. The code enforcement officer sent an informational letter to Mr. Karr about a potential violation regarding a bus on his property, but no fines or official actions had been taken.

Mr. Chris Karr addressed the council, first thanking them for their service. He explained that his bus was operational until about five years ago when he lost reverse, first, and sixth gears while backing up to go to a family reunion. He drove it back to his parking spot, where it has remained. Last year, he pulled the transmission and took it to a shop in Brigham City for repair, but the transmission still doesn't work and is locked between two gears.

Karr stated he's searching for a replacement transmission and plans to repair the vehicle, including fixing windows and rusted bodywork. The bus is currently insured but not registered. He explained that registration has been problematic and expensive because it's classified as a commercial vehicle, though he only used it once a year for family reunions. He also mentioned that about 20 years ago, the city required him to put a building over the bus, which he did with guidance from the building inspector. However, the city later required him to take the building down, and there had been no further correspondence until this recent letter.

Karr requested an exception (variance) to allow him to keep the bus on his property without registration while he makes it look presentable and keeps it operational.

Mayor Cox explained that since there is no formal citation or violation notice yet, there is nothing for the council to rule on. He encouraged Karr to continue working on the bus and to keep the code enforcement officer informed of his progress.

Consider Ordinance 2025-23RZ – An Ordinance amending the zoning map for a property located at 261 East Center from R-1 to R-4.

Marcus reported that the Planning Commission held a public hearing on this rezone request for property known as Camille's Place (located just over the canal). The hearing was uneventful with little public comment. The rezone from R-2 to R-4 aligns with the city's general plan for the area.

Gerald Osborne confirmed with staff that while the rezone could potentially create two additional building lots, there would be more work required before they would be legitimate building lots. Marcus noted that the applicants intend to modify parcel lines to create better building lots, and that utilities would need to be identified during the subdivision process.

Council member Osborne made a motion to approve Ordinance 2025-23RZ – An Ordinance amending the zoning map for a property located at 261 East Center from R-1 to R-4. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Consider landscaping options for the Bringham Subdivision: Jon Shaw, representing the residential portion of the Bringham development, proposed changing the landscaping plan

to a more water-efficient xeriscape design that would use city water for open spaces until pressurized irrigation becomes available. The site would be stubbed for future irrigation water connection.

Shaw explained that the closest pressurized irrigation line is approximately 2,193 feet away, making it unfeasible to connect at this time. The proposed xeriscape would use approximately 729,000 gallons from April 15 to October 15, compared to 14.5 million gallons with the current landscaping plan—a 95% reduction in water usage.

Shaw confirmed they would still turn over all required water shares to the city, having already transferred 20 shares to Hyde Park City. The xeriscape would include strategic grass placement in areas like the clubhouse, dog park, and playground, with the rest using drought-tolerant plants and ground cover.

Marcus explained that the issue stems from the city's mixed-use zone requirement that outdoor watering must use secondary water, but pressurized irrigation isn't available at the site. While the land has historically been flood-irrigated, accessing pressurized secondary water is difficult. He noted that the water dedication ordinance (12.15.0.01) includes an option to set up a dry piping system for future connection when secondary water becomes available.

An extensive discussion followed regarding:

1. The timeline for pressurized irrigation availability (estimated at 5-10 years)
2. The cost implications of building a 2,000-foot pipeline
3. How to ensure future connection to secondary water when it becomes available
4. The impact on city water resources (about 4 acre-feet, equivalent to 8 single-family homes)
5. Whether to require escrow funds for future connection
6. The precedent this might set for other developments

Council members debated whether to follow the mixed-use zone requirement strictly or apply the water dedication ordinance option. They recognized that requiring the developer to build a long pipeline would make the project financially unfeasible and drive up housing costs.

Council member Fowles made a motion to approve the landscaping options for the Bringhurst subdivision and the associated use of culinary water in accordance with the water use code 12.15.0.01. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson vote in favor. Council members Osborne, and Brower voted in opposition. The motion carried 3/2.

Consider a plat amendment for the Corbridge Subdivision

Marcus explained that this plat amendment was a housekeeping item to add a small triangular piece of property to the Corbridge subdivision. Reed Elder sold the land to his neighbors, who needed it to have enough room to build a garage or shop. The amendment would clean up property lines and prevent future issues.

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

Discuss improvements along Hyde Park Center Street:

Marcus provided an update on the Center Street road project, particularly addressing concerns about steep driveway approaches. The city found funding within the existing contract to fix 11 driveways with slopes of 15% or greater, bringing them into compliance with APWA standards and city code without changing the overall cost of the project.

He explained that the contractor is already implementing the fixes by cutting out sidewalks at 45-degree angles to create more gradual approaches. The solution involves jogging the sidewalk slightly to provide an additional 4 feet for a more gradual slope.

Marcus acknowledged that the underlying issue stemmed from the city's previous decision to place the sidewalk closer to the road to accommodate residents' preferences rather than following standard right-of-way placement. While completely fixing the problem would require tearing out sidewalks, relocating them, removing landscaping, and redoing the entire road, the current solution addresses code compliance within the existing project scope.

The project is nearing completion, with a final walkthrough scheduled for the following Wednesday. While the road should be fully open by then, some long-lead electrical components for the well building will be installed later, and the connection to the water tank will wait until spring when water flows are higher and the risk of service disruption is lower.

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

Adjourn : 9 :00

Minutes: *Council member Fowles made a motion to approve the minutes from November 12, 2025, as presented. Council member Allred seconded the motion. Council members Fowles, Allred, and Osborne voted in favor. The motion carried 3/0.*

Donja Wright, City Recorder