



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

January 14, 2026

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: Thayne Braegger, Trent Peterson, Anette Peterson, Jana Cox, Melissa Jacobson, Ryan Jacobson, Sherri Nate, Kelly Harmon, Cami Fowles, Melinda Lee

Thought / Prayer: Council member Brower

Pledge of Allegiance: Council member Brower

Oath Of Office: The oath of office was administered to Mayor Cox, Council Members Gerald Osborne and David Fowles, and City Treasurer Melissa Jacobson. Mayor Cox took a moment to commend all candidates who ran for office, including those who were not elected but still chose to serve the city in other capacities. He specifically acknowledged the dedication of outgoing city staff member Susan Ballsl, who is retiring after 28 years of service, and welcomed Melissa Jacobson who would be taking over her responsibilities.

Adoption of Agenda: *Council member Allred made a motion to approve the agenda as presented for January 14, 2026. 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 Fowles made a motion to approve the minutes as amended from December 10, 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: No citizens came forward with comments during this portion of the meeting.

Mayor/Staff/Council Reports:

Mayor Cox emphasized his expectation for well-prepared council meetings, aiming for sessions lasting an hour to an hour and a half, with council members having researched agenda items in advance.

Marcus Allton briefly mentioned two reports available to the council: an update on the general plan implementation and information on major developments occurring in the city.

NPPD:

Chief Goodrich presented the top ten calls for service in Hyde Park for 2025:

1. Animal problems (234 calls) - down from previous years
2. Medical calls (117)
3. VIN inspections
4. Citizen assists (98)
5. Accidents (78 out of 366 department-wide)
6. Intrusion alarms (61)
7. Traffic offenses
8. School assists
9. Suspicious incidents
10. ATs (Attempt to Locate)

The Chief noted an increase in priority calls in early 2026, including a concerning rise in aggravated assaults. He explained that for 80 days of 2025, they operated with minimum staffing of just three officers covering all shifts, which created challenges given the increase in high-priority calls.

Approve & Consent Planning Commission Chair and Mayor Pro-tem:

The Council gave unanimous approval and consent for Melinda Lee to serve as Planning Commission Chair.

The Council gave unanimous approval and consent for Tiffany Atkinson to serve as Mayor Pro-Tem.

Consider Resolution 2026-02 – A resolution amending utility billing practices and water shutoff policies.

Marcus Allton presented three proposed changes to the city's utility billing practices:

1. Property owners/landlords rather than renters would be responsible for utility accounts
2. Elimination of the empty home utility rate
3. Allowing water shutoffs in winter for nonpayment

Council Member Atkinson expressed concerns about the first change, arguing it wasn't fair to make landlords responsible for tenant utility usage. She questioned the legality and fairness of such a policy. Council Member Fowles agreed with these concerns, comparing it

to his experience with military housing where some residents would abuse utilities when not directly responsible for them.

Marcus explained the current system creates challenges with tracking renters and collecting unpaid balances, which would become increasingly problematic as more multi-family housing is developed in the city.

After substantial discussion about property rights, landlord-tenant relationships, and municipal responsibility, the council decided to implement sections 2 and 3 while researching section 1 further.

Council member Fowles made a motion to approve Resolution 2026-02 – A resolution amending utility billing practices and water shutoff policies. with the omission of # 1 and the date of March 1st. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Consider Resolution 2026-01 – A resolution accepting a petition for annexation of parcel 04-015-0008 (Ty Measom)

Marcus Allton explained the annexation would adjust the city boundary to match the property line of Ty Measom's parcel in the industrial area. The property line is irregular while the county line is square, and this annexation would result in a net gain of land for the city.

The council was reminded that accepting the petition is only the first step; the actual annexation decision would come later following county review and a public hearing.

Council member Allred made a motion to approve Resolution 2026-01 – A resolution accepting a petition for annexation of parcel 04-015-0008. Council member Fowles seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Consider Gateway Phase 2 final plat.

Marcus Allton presented this as primarily a procedural step, explaining there were no changes from previous discussions. Staff found no issues with the plat, and it was being brought to the council as they are the required approving body.

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

Consider policy for adding items to the city council agenda.

Marcus Allton presented a policy to establish a clear process for adding items to the city council agenda. The policy was presented in December and reviewed by the city attorney, who recommended one change: removing the option to have two council members approve an agenda item without the mayor's approval, since the mayor must approve every agenda item per existing policy.

The council discussed that this policy would not affect citizens' ability to speak during the citizen input portion of meetings but would help filter items to ensure council time is spent on matters they can actually address, rather than issues that could be handled by city staff.

Council member Atkinson made a motion to adopt a policy for adding items to the city council agenda with removal of 2 city council members. Council member Allred seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Consider Public Entity Resolution to authorize Melissa Jacobson and Donja Wright access to PTIF accounts. Resolution 2026-03

This resolution was presented to remove Susan Ball from the PTIF accounts and add Melissa Jacobson, while maintaining Donja Wright's access. The resolution will remain in effect until either Melissa or Donja leaves.

Council member Brower made a motion to adopt a public entity resolution to authorize Melissa Jacobson and Donja Wright access to PTIF accounts. Council member Osborne seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Consider Ordinance 2026-01rz – an ordinance approving a zoning map amendment for property located at approximately 70 south Wolf Pack Way, Hyde Park, UT (Parcel 04-031-0017) amending 3.47 acres from residential transition and agricultural to commercial zone.

Marcus Allton presented a proposal to rezone a city-owned parcel along a stream behind the senior PD from residential transition and agriculture to commercial zoning. The Planning Commission had spent considerable time reviewing this proposal and provided a positive recommendation.

The council discussed that this property had been the subject of previous RFPs seeking a business partner to co-develop a commercial business alongside a public recreation space with a trail along the water feature. Making the zoning commercial would make the property more attractive to potential businesses.

Several council members expressed a desire to maintain city ownership of the property, particularly the spring/water feature, and to be patient in selecting the right development partner rather than accepting the first offer. Mayor Cox noted that the city had previously turned down offers that weren't right for the community.

Council member Brower made a motion to approve Ordinance 2026- 01rz – an ordinance approving a zoning map amendment for 3.47 acres (parcel 04-031-0017) from residential transition and agricultural to commercial zone. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne, and Brower voted in favor. The motion carried 5/0.

Discussion Items:

General Plan Staff Report:

Marcus Allton presented his comprehensive 19-page review of the city's progress on general plan goals. The council discussed how they might better influence state and regional agencies through more elected official involvement in meetings, particularly with UDOT and state legislators. Council Member Atkinson and Allred expressed willingness to attend various meetings to increase the city's visibility and influence. The council decided to hold workshops before their regular meetings to systematically review the general plan goals, starting with the economic development section at their next meeting on January 28th at 6:00 PM.

Council Member David Fowles presented information from a parks survey, recommending that grant applications focus on Legacy Park improvements, particularly adding shade structures, benches, and potentially a toddler playground. The council expressed support for pursuing grant opportunities to enhance this well-used community asset.

Adjourn: Council member Osborne 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. (9:00pm)

Minutes: Council member Brower made a motion to approve the minutes from January 14, 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.

Donja Wright

Donja Wright, City Recorder