



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 28, 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: Weaton Gillman, Craig Winder, Dave Vannatter

Thought / Prayer: Council member Fowles

Pledge of Allegiance: Council member Fowles

Adoption of Agenda: The Mayor requested that item 2 from the agenda be discussed right after citizen input. *Council member Brower made a motion to approve the agenda as amended for January 28, 2026. Council member Osborne 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 from January 14, 2025 as amended. Council member Allred 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.

Consider the Preliminary Plat application for Sunrise Square:

City Administrator Marcus Allton explained that this item has become complicated in recent hours. The city staff found issues with the application that didn't meet code requirements but felt they didn't have the authority to deny the application and needed to move it forward to the land use authority (City Council).

The developer's legal counsel requested to postpone the item, as they are working to resolve these issues. Mayor Cox noted that while the Council could vote to deny the application, the developer wanted time to revise it to a workable position.

Council member Brower expressed concern that if the application returned to the Council without going back to the Planning Commission for their review, the Council would lack important context. Marcus Allton agreed to discuss this issue with the developer and their legal counsel.

Council member Atkinson moved to continue consideration of the preliminary plan application for Sunrise Square. Council member Fowles seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.

Mayor/Staff/Council Reports:

Marcus Allton (City Administrator) reported on several projects:

- Progress on addressing high-density housing code issues
- The city is preparing to purchase a street sweeper and is working with the county to acquire a snowplow after the winter season
- Water meter replacements are continuing, with 110 meters replaced in the past year
- The city still replaces about 10-11 meters monthly as older meters fail

Council member Atkinson reported on a meeting with Council member Fowles regarding a steering committee for the new elementary school. She expressed concerns about potential budget impacts for safe routes and crossing guards, noting they would bring more information to the budget discussions.

Council member Brower asked about new stop signs at 450 North and 700 East, expressing concern about vehicles stopping safely when coming down the hill in winter. Council member Atkinson, who lives in the area, stated she appreciated the four-way stop as it would improve safety in the area.

Council member Allred announced that royalty applications for the scholarship pageant would be available starting in February.

Chief Goodrich provided several updates:

- He met with the school district regarding safe routes and advocated for North Park Police to have input in the planning process
- The Division of Wildlife is setting up deer traps to collect data and test for chronic wasting disease, which will help with future deer management plans
- He reported on legislative progress regarding e-motorcycle regulations, sharing copies of proposed amendments that define age restrictions and licensing requirements
- The police department handled 102 calls in the past week, with 40 being high-priority calls

Moderate Income Housing Report

Marcus Allton explained that the city's Moderate Income Housing plan is connected to the general plan's housing section. The city selected three goals focused on rezoning to facilitate moderate income housing. He noted that after the current legislative session ends, staff will propose new strategies that aren't strictly zoning-related, based on feedback from Planning Commission and City Council from the previous year.

Consider Ordinance 2026-02RZ – An Ordinance approving a zoning map amendment for property located at Approximately 3257 N Hwy 91

The Council reviewed a request to rezone approximately 3.82 acres from Commercial to Industrial zone. The Planning Commission had previously held a public hearing on this item.

Council member Fowles moved to approve the rezone of Parcel 04-030-0028 from Commercial to Industrial based on the findings of fact in the staff report and conformance with the Hyde Park City Land Use Code, the general plan and the future land use map and the recommendation from the Planning Commission. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.

Midyear Budget Review

Finance Director Donja Wright presented the midyear budget review:

- Revenue is at 62% (slightly above target) and expenses are at 46% (slightly under target)
- Planning and Zoning expenses are at 210% of budget due to engineering fees for subdivision reviews and a new software system
- Street department expenses reflect completed street repairs and maintenance
- The water fund is showing higher expenses due to completed bond and water tank projects
- The 500,000-gallon water tank in Juniper Trails has sprung a leak that will require repairs

Mayor Cox announced that the \$3.8 million grant allocated for 2027 to continue Wolfpack Way has been approved for earlier use, and they will go out to bid this spring, with construction potentially starting this summer. The project will extend to approximately 400 North.

Council member Atkinson announced that the Healthy Hyde Park committee has organized a seed swap on Saturday from 9-11 a.m. in the basement, open to everyone.

Mayor Cox reminded council members about the upcoming League of Cities spring conference, asking members to respond about their attendance so Planning Commission members could be invited if council members couldn't attend.

Motion: Council member Osborne moved to adjourn the meeting. Council member Allred seconded the motion. Motion carried 5-0.

Minutes: *Council member Allred made a motion to approve the minutes from January 28, 2026, as amended. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, and Brower voted in favor. The motion carried 4/0.*

Donja Wright