



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

February 25, 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 Planner; Machael Layton, City Recorder; Donja Wright, Building Official, Darrin Hancey North Park Police Chief; Kent Goodrich and City Administrator; Marcus Allton.

Others Present: Todd & Kim Nye, Kelly Harmon, Jake Thompson, Tom Hill, and Sherri Nate

Thought / Prayer: Council member Atkinson

Pledge of Allegiance: Council member Atkinson

Minutes: *Council member Fowles made a motion to approve the minutes from February 11, 2026, as amended. Council member Allred seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Adoption of Agenda: *Council member Atkinson made a motion to approve the agenda as presented for February 25, 2026. Council member Osborne seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Citizen Input

Todd and Kim Nye addressed the council regarding impact fees for their home construction project. They explained they have lived on their property for 10 years in a house that has been there for over 100 years. They are rebuilding on the same lot and argued they should not have to pay impact fees since they are not adding new residents or creating additional demand for public facilities. Kim noted that according to city code, impact fees may be adjusted to ensure they are imposed fairly, and according to Utah code, the purpose is to mitigate the impact of new development. Todd emphasized they are not asking for free services but believe they

should not pay again for infrastructure that already serves their property. He noted there would be no increase in dwelling units and the same basic residential uses would continue. Mayor Cox acknowledged their previous visit and indicated he remembered the situation but not all the specifics. City Administrator Marcus Allton committed to reaching out to them the following day to get more information and figure out what was going on.

Council Business

Mayor/Staff/Council Reports

Council member Osborne raised a question about the new pavement on Center Street, noting it seemed rough and ripply. City Administrator Allton explained the contractor was planning to replace major parts of the asphalt and the project wasn't even under warranty yet. The city will do a final walk-through of the entire project before signing off on it.

Council member Atkinson reported on several community initiatives:

- Leftover seeds from the recent seed swap would be used to start a seed library at city offices
- Encouraged attendance at an upcoming community event
- Mentioned a meeting scheduled for the following day with Neil Etherington to discuss mountain bike trails in the canyon, suggesting a planning commission member should attend
- Discussed establishing a bike trail committee
- Updated on safe routes to school initiatives, noting the middle school had reached out for assistance
- Reported the concession stand was nearly complete, with countertops and flooring remaining
- Shared that the Green Canyon High School baseball team had volunteered to help improve the city's baseball fields before the recreational season

Council member Allred noted a significant dip on 400 North near the interstate, which Allton confirmed was temporary and would be replaced in spring. She announced that applications for the Hyde Park scholarship and royalty program were due Thursday, March 12th.

Council member Brower mentioned an individual had approached him offering help for the city, which he would discuss with Council member Allred regarding potential in-kind contributions.

NPPD Report

Chief Goodrich provided a comprehensive report on recent police activity. During the week of the major snowstorm, the department handled 28 calls in one day, significantly higher than the typical 12-16 calls. For the entire week, they handled 117 total calls, with 18 occurring in Hyde

Park, 13 of which were priority calls requiring immediate response. This represented a 72% priority call rate, much higher than the usual 35-42%. The priority calls included accidents, agency assists, child abuse investigation, drug investigation, criminal mischief, medical calls, protective orders, and an unattended death.

Chief Goodrich reported 90 traffic stops for the week, resulting in 22 citations and 68 warnings, emphasizing the department's focus on education over enforcement to change driver behavior. Regarding electric motorcycles, Chief Goodrich provided an update on pending state legislation currently in third reading in the Senate. The proposed bill would make it illegal for anyone under 16 to operate these vehicles on roads, city parks, or sidewalks. The legislation includes provisions allowing city councils to add additional restrictions and establishes a "hold and release" policy where law enforcement can detain vehicles from minors and only release them to parents. The bill also includes safety course requirements and moves electric motorcycles under existing motorcycle definitions in state law.

Chief Goodrich announced active shooter training scheduled for the following day at 1 PM for city employees and council members and noted he would be giving a similar presentation to North Logan that evening.

City Administrator Marcus Allton reported that the city attorney had decided to pursue employment elsewhere, requiring a search for new legal counsel. They had narrowed the field to two finalists, both with existing city contracts. One option was a partner within the current attorney's firm in Provo, and the other was Jon Jenkins, who previously served as city attorney and currently serves as prosecuting attorney. Mayor Cox received the council's advice and consent for either option, noting that fees would increase but could be absorbed within the existing budget.

Allton also provided updates on the ongoing well house, road, and waterline project, explaining that public works was working to ensure proper valve isolation for when the Lions Park tank needed to go offline for modifications.

Action Items

Consider 2026-3RZ an ordinance to amend the zoning map for parcel 04-037-0013 from Commercial to Mixed Use

City Administrator Allton summarized that city staff gave a neutral recommendation with both positives and negatives noted, while the planning commission voted 5-0 to recommend approval. The property in question was the Sunrise Square Associates parcel.

Council member Fowles questioned a 50-foot easement along Wolfpack Way mentioned in documents. Allton clarified this was likely referring to the 50 feet of property the city purchased for road construction rather than an actual easement, though they would verify during the development plan phase.

Developer Jake Thompson addressed the council, explaining their coordination with the adjacent assisted living facility to the south and their focus on commercial development that would complement that facility, such as a pharmacy, rehabilitation center, or professional plaza. He emphasized their commitment to the 40% commercial requirement and noted they had been more focused on commercial aspects rather than just multifamily development in response to city priorities.

Council member Fowles noted this appeared to be one of the first applications under the new 40% commercial requirement (increased from 25%). Thompson confirmed access would be available through cross-access with the southern property, as direct highway access from UDOT was not possible.

Council member Allred asked about plans for the residential portion, with Thompson explaining it would include a mix of townhomes and condos to comply with code requirements that no more than 50% of units could be townhomes.

Council member Fowles made a motion to approve Ordinance 2026-03RZ – An Ordinance amending the zoning map for parcel 04-037-0013 from commercial to mixed use based on the findings of fact in the staff report and conformance with Hyde Park City land use code, the general plan, and the future land use map. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson. Osborne and Brower voted in favor. The motion carried 5/0.

Consider Ordinance 2026-4 An Ordinance revising land use titles 12 and 13

City Administrator Allton explained this ordinance included several updates and fixes:

- Updating the term "survey" to "boundary survey" with specific requirements
- Removing references to conditional use permits for accessory dwelling units as the state was making these approved anyway
- Updating all state code references from 10-9a to 10-20 due to state numbering changes
- Adopting a new addressing policy using the county grid system
- Allowing city staff to veto subdivision names due to repetitive naming issues
- Clarifying processes for closing out applications or marking them incomplete

Allton noted these were primarily clarifications rather than substantive changes, with the subdivision name veto being the most significant procedural change.

Council member Atkinson made a motion to approve Ordinance 2026-4. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson. Osborne and Brower voted in favor. The motion carried 5/0.

Consider Ordinance 2026-3 An Ordinance repealing and replacing the minor subdivision code

City Administrator Allton explained the biggest change was modifying the definition of minor subdivision from being based solely on number of lots to including availability of existing infrastructure. This would allow properties with adequate existing infrastructure needing only water meters and sewer connections to go through a faster minor subdivision process. However, Allton noted he had not yet received feedback from the city attorney on the proposed changes and recommended continuing the item.

Council member Allred moved to continue Ordinance 2026-3 to the next city council meeting. Council member Fowles seconded the motion. . Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.

Consider adopting a new addressing and road naming framework

City Administrator Allton explained this would establish a written procedure for addressing and road naming that had previously been informal. The framework would use coordinate-based naming for safety purposes, helping emergency responders locate addresses more easily. An addressing committee would be formed including representatives from police, fire department, postal service, and city staff to handle unusual situations that don't fit standard criteria. Council member Osborne confirmed this would apply primarily to new subdivisions and developments moving forward, not requiring changes to existing addresses except in cases where minor adjustments might prevent confusion.

Council member Allred made a motion to adopt the new addressing and road naming framework. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.

Consider a Zoning Clearance Letter process and code update

City Administrator Allton explained the zoning clearance letter was designed as a shortened version of site plan approval for uses that don't require full engineered site plans. It would be required for single family homes, short-term rentals, and home occupations, providing an easier process for applicants to gather all necessary approvals before submitting for building permits.

Building Official Darrin Hancey confirmed this process worked well in other municipalities, actually streamlining the building permit process by ensuring all approvals were obtained upfront rather than waiting during the building review phase.

The administrator showed an example of an inadequate site plan submission that had required extensive back-and-forth communication, illustrating how the zoning clearance letter process would prevent such issues by providing clear checklists and requirements.

Council member Osborne moved to approve the zoning clearance letter process and code update. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson. Osborne and Brower voted in favor. The motion carried 5/0.

Consider Resolution 2026-03 – A Resolution accepting a petition for annexation of certain real property

Donja Wright explained this was the same resolution passed previously, but it had been done within 13 days when it needed to be 14 days. To ensure proper procedure for this large annexation they were re-passing the resolution to meet the 14-day requirement.

Mayor Cox explained the process requires the city to first approve a resolution indicating willingness to consider the annexation, which then goes to the county for their approval before returning to the city for final annexation approval.

Council member Allred made a motion to approve Resolution 2026-03 accepting a petition for annexation under sections 10-2-803 and 10-2-804. Council member Fowles seconded the motion. Council members Fowles, Allred, Atkinson. Osborne and Brower voted in favor. The motion carried 5/0.

Discussion Items

Priority and budget work session dates

City Administrator Allton proposed separating the annual budget process into two workshops: one for priority and long-term goal discussion, and another shorter session for actual budget review. He suggested an 8-hour visioning workshop followed by a 1-2 hour budget workshop, with Planning Commission participation in the visioning session.

After extensive discussion, the council settled on Thursday, March 19th for the visioning workshop, scheduled from 8 AM to 4 PM. Allton noted they would need to complete this by mid-April to allow time for budget preparation, with the actual budget workshop to be scheduled for the following week.

Closed / Executive Session

Council member Brower moved to go into closed session to discuss the purchase or sale of real property. Council member Fowles seconded the motion. *Council members Fowles, Allred, Atkinson. Osborne and Brower voted in favor. The motion carried 5/0.*

The council entered closed session for discussion of real property matters.

Council member Allred made a motion to move back to City Council. Council member Atkinsons seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.

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

Adjourn : 8 :50

Donja Wright

Council member Fowles made a motion to approve the minutes from February 25, 2026. Council member Osborne seconded the motion. Council members Fowles, Osborne and Brower voted in favor. The motion carried 3/0.