



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

March 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, Gerald Osborne, Tiffany Atkinson and Kirk Brower and City Administrator; Marcus Allton.

Others Present: Thayne Braegger, Cami Fowles, Sherri Nate, Jon Moe, Tyler Howland, Bill Knowlton

Thought / Prayer: Council member Osborne

Pledge of Allegiance: Council member Osborne

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

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

Citizen Input

Mayor Cox opened the floor for citizen input, noting a three-minute limit and explaining that non-agenda items would be referred to staff for response outside the meeting. No citizens came forward to speak.

Council Business

Mayor/Staff/Council Reports

City Manager Marcus Allton apologized for not having a staff report prepared this week. He reminded the council that there would be no city council meeting on April 22 due to the majority of council members attending the Utah League of Cities and Towns mid-year conference in St. George.

Allton noted that April 22 was also scheduled for the monthly general plan workshop and asked for an alternative date. After discussion about various council members' availability, the group settled on April 15 at 6:00 PM, just before the planning commission meeting, for the next general plan workshop.

Mayor Cox mentioned that during the recent budget meeting, there had been discussion about not pursuing large grants that require comprehensive plans, since the city doesn't have those plans yet. However, he clarified that smaller grants for items like park tables would still be appropriate for council consideration.

Tiffany Atkinson reported that she had applied for a healthy food access grant from the Utah Department of Health worth up to \$2,000, which does not require matching funds. Results should be known by the end of March.

Dave Fowles inquired about the status of the UDOT grant application for the parks and trails plan, but no update was available.

NPPD Report

Police Chief was attending the conference, so no NPPD report was provided.

Action Items

Consider Ordinance 2026-01 – An Ordinance annexing 2.46 acres pursuant to Section 10-2-800, U.A.C as Requested by Ty Measom

Mayor Cox explained that this ordinance would annex 2.46 acres near the former Camp Chef location to clean up boundary issues. The property is currently half in and half out of the city boundary. Marcus Allton displayed a map showing the affected area and explained that the annexation would move the solid black county boundary to match the existing property boundary.

Allton noted that they believe the discrepancy occurred when property lines were moved to match a canal, but the city boundary was never updated accordingly. The matter had gone through the county review process and returned for final city approval.

Mayor Cox opened a public hearing on the ordinance, but no public comment was received.

Motion: *Council member Fowles made a motion to approve Ordinance 2026-01 – An Ordinance annexing 2.46 acres pursuant to Section 10-2-800, U.A.C as Requested by Ty Measom. Council member Allred seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Consider Ordinance 2026-03 - Minor Subdivision Ordinance

Marcus Allton explained that this ordinance had been presented to the Planning Commission the previous month, where they held a public hearing and everything went well. The city attorney had reviewed the ordinance and provided feedback. The only changes from the previously presented version were formatting improvements - changing one paragraph into bullet points to make requirements easier to read and reference.

Allton clarified that since the Planning Commission had already held the required public hearing and the attorney's changes were only formatting (not substantive), no additional public hearing was needed at the council level.

The attorney had confirmed that language regarding plat notes was compliant with city and state code, and had approved changing the approval timeline from 90 days to one year, which the planning commission had recommended.

Motion: *Council member Fowles made a motion to approve Ordinance 2026-03 – An Ordinance amending the Minor Subdivision Ordinance. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Cache Meadows Skilled Nursing Senior Development Impact Fees

Marcus Allton explained that the packet contained a letter from the developer requesting impact fee reductions and a staff response outlining the city's position. Developer Tyler Howland was present to discuss the request.

Howland introduced himself as one of the developers and explained that their request was based on precedent set for adjoining property owners and their engineers' thorough review of the city's impact fee studies. He noted that the city's impact fees were primarily established for single-family and multi-family development, not for skilled nursing facilities. He clarified that they only requested one full waiver (for parks) and that other requests were for reductions based on plumbing fixture units, referencing a state legislative bill that didn't pass during the recent session.

Howland emphasized that they understood their development would impact city infrastructure but felt the impact would be different and proportionally less than single-family or multi-family developments.

Road Impact Fee Discussion: Staff fully endorsed the road impact fee reduction based on traffic studies. The city's fee schedule explicitly allows developers to use different trip generation rates from the Institute of Transportation Engineers manual if they can demonstrate a better match for their specific use. City engineers agreed that the nursing facility would generate significantly less traffic than the standard rates, as residents typically arrive once and stay for extended periods, with primarily employee traffic on a daily basis.

Parks Impact Fee Discussion: Howland requested a full waiver for parks impact fees, arguing that skilled nursing residents would have minimal to no impact on city parks. Staff disagreed, noting that the facility would still attract visitors and employees who might use public facilities, including the proposed trail across the street and future nearby parks.

After extensive discussion about how the parks impact fee was calculated, council members expressed interest in understanding the methodology better before making a decision.

Motion: *Council member Fowles made a motion to continue the parks impact fee discussion to the next council meeting. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Storm Water Impact Fee Discussion: The developer requested a 50% reduction, arguing they were building on-site storm water retention facilities. Staff disagreed, explaining that the storm water impact fee study already assumed all developments would comply with state requirements for on-site storm water retention. The fee was calculated based on impervious area created by development, regardless of on-site retention.

After hearing staff's explanation, Howland indicated he was inclined to withdraw this request, understanding the rationale behind the calculation.

Motion: *Council member Fowles made a motion to not approve any storm water impact fee reduction. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Water and Wastewater Impact Fee Discussion: The developer requested reductions based on plumbing fixture unit calculations rather than the standard ERU methodology. Staff explained that they had already calculated these impact fees using data from three existing skilled nursing facilities in North Logan rather than standard Hyde Park ERU calculations, believing this provided a more accurate assessment.

Staff felt their calculations were already based on real facility data and didn't endorse further reductions. Council members discussed the merits of the current calculation method versus the proposed plumbing fixture unit approach.

Stephanie Allred expressed concern about nursing homes using significant amounts of water for laundry, cleanup, food service, and dishes. Tiffany Atkinson noted that staff had tried to apply data from similar facilities rather than just making estimates.

Motion: *Council member Allred made a motion to hold the culinary water and wastewater impact fees at the staff's current adjusted analysis. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Road Impact Fee Approval: Returning to the road impact fee reduction that staff had endorsed:
Motion: Dave Fowles moved to approve the modified transportation impact fee reduction as requested and recommended by city staff. Tiffany Atkinson seconded. Motion passed unanimously.

Discussion Items

Service Projects

Marcus Allton noted that this item was placed on the agenda to continue budget meeting discussions about community service projects. The council discussed whether to have designated service days or ongoing monthly projects.

Tiffany Atkinson advocated for designated service days, believing they would generate more community attention and participation than routine ongoing projects. She suggested having specific projects with big community outreach efforts.

The council agreed on early May timing, with May 2nd proposed as the target date since families become busy with graduations toward the end of May and summer schedules begin in June. Dave Fowles confirmed he would be available May 2nd but would be traveling the following two Saturdays.

Tiffany Atkinson mentioned the community garden project west of the tennis courts, for which she had applied for an AARP-sponsored grant. If successful, she hoped to organize a service day to build garden boxes, with someone already willing to head up the program.

Marcus Allton noted unusual early demand for park openings this year, with multiple people asking about pickleball courts and other facilities. Staff was working to open parks earlier than normal but expected mid-April completion.

The council agreed to send potential project ideas to Marcus Allton for compilation and prioritization, with May 2nd as the target service day date.

During council member reports, Tiffany Atkinson shared information about proposed mountain bike trails. Neil Etherington had met with city officials multiple times about potential trails

connecting to existing trail systems, including an overlook trail and a children's loop near the water tank. The Utah Trail Crew, a state organization, had offered to build the trails for free during June 8-12, requiring only a city permission letter. The crew would return before October to complete any outstanding work.

Dave Fowles confirmed all proposed trails would be on Hyde Park property. Council members discussed potential city equipment and volunteer support during construction.

The matter will be placed on the next agenda as an action item for formal approval.

Stephanie Allred reported on the recent royalty pageant, with six new royalty members selected. She thanked the mayor for his remarks and council members for their support. She also announced that the youth council had prepared candy for the Easter egg hunt on April 4th at 1:00 PM, scheduled between general conference sessions.

Marcus Allton presented information about upgrading the city's utility billing software from Secure Instant Payments to Express Bill Pay, noting significant staff time currently spent on manual data entry and reconciliation. The current system costs \$40.95 monthly but requires extensive manual processing. The proposed system would cost approximately \$2,600 monthly but would automate processes, integrate with other city software, and provide better customer service features. This item will be presented for formal action at the next council meeting.

Motion: Council member Brower moved to adjourn the meeting. Council member Atkinson seconded the motion. Motion passed unanimously.

Adjourn : 8:00pm

Donja Wright

Council member Brower made a motion to approve the minutes from March 25, 2026, workshop. Council member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson and Brower voted in favor. The motion carried 4/0.