



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 / Planning Commission Workshop
113 East Center
Hyde Park, UT 84318

May 13, 2026

The Hyde Park City Council / Planning Commission workshop began at 6:00 and was conducted by Marcus Allton.

City Officials Present: Mayor; Bryan Cox, Council members; Stephanie Allred, Tiffany Atkinson, Gerald Osborne and Kirk Brower; Planning Commission members; Melinda Lee, Charlene Williams, Heather Taylor, City Administrator; Marcus Allton, and City Planner; Machael Layton Council member David Fowles joined via zoom.

The Council and Planning Commission held a workshop to brainstorm ideas for future zoning along wolfpack way and surrounding areas.

Hyde Park City Council
113 East Center Street
Hyde Park, Utah

May 13, 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; Stephanie Allred, Tiffany Atkinson, Gerald Osborne and Kirk Brower; City Administrator; Marcus Allton, City Recorder, Donja Wright, City Planner; Machael Layton and NPPD Chief Goodrich. Council member David Fowles joined via zoom.

Others Present: Holley Baird, Scott Tolentino, Brian Balls, Brian Balls Jr, Jess Stocking, Charles Darnell, Karl White, Thayne Braegger, Charlene Williams, Jana Cox, Janell Wiley, Brent Hyer

Thought / Prayer: Council member Brower

Pledge of Allegiance: Council member Brower

Minutes: *Council member Atkinson moved to approve the minutes from April 8, 2026, as presented. Council member Brower seconded. Council members Atkinson, Osborne and Brower voted in favor. The motion carried 3/0.*

Minutes: *Council member Osborne moved to approve the Workshop minutes from April 29, 2026, as presented. Council member Brower seconded. Council members Atkinson, Osborne and Brower voted in favor. The motion carried 3/0.*

Adoption of Agenda: *Council member Atkinson moved to approve the agenda as presented for May 13, 2026. Council member Allred seconded. Council members Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 4/0.*

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.

Lucy Nixon (Hyde Park Youth Council, age 16) expressed appreciation for the community's small-town character and for the City's investment in youth engagement.

Scott Tolentino raised three concerns: (1) a storm drain at 50 North and 1100 East that he was told is unconnected, which overflows during rain events; (2) water pressure in the Juniper Ridge area that he alleged falls below 40 PSI, potentially below state minimums; and (3) the need to re-examine impact fees so that the costs of growth are borne by developers rather than existing taxpayers.

Charlene Williams echoed the water pressure concerns on behalf of approximately 115 families in her neighborhood GroupMe group. She encouraged the Council to investigate whether a developer may be responsible for the pressure deficiency and to consider incentivizing that developer to remedy the problem.

Marcie Case urged the Council to slow the pace and density of development, expressing concern that the accumulation of townhomes and condominiums was eroding the community's small-town character, burdening infrastructure, and threatening the open space and wildlife she values behind her home.

Bryan Ball, Jr. questioned the consistency of calling for water conservation while simultaneously draining approximately one million gallons of culinary water during the recent tank connection project and expressed concern about a proposed rate increase in that context.

Staff Response: Mayor Cox directed City Administrator Marcus Allton to have Public Works inspect and investigate the storm drain at 50 North/1100 East, and to measure water pressure at the fire hydrant serving the Juniper Ridge area on 1100 East and 1000 East, with results to be communicated directly to Mr. Tolentino. Mayor Cox clarified that the water tank drainage was a necessary step to connect a newly drilled, high capacity well that will reduce pumping costs for the city long term, and acknowledged the timing was frustrating given contractor delays. He also addressed water restrictions, noting that he anticipates the Governor will issue a drought declaration, and that the City has a draft communication prepared.

Council Business

Mayor/Staff/Council Reports

Mayor Cox reported on several city matters. He noted that the City will coordinate with a licensed contractor to reinstate the Memorial Day cannon reports, which had been absent the prior year after the City declined to allow private entities to purchase restricted fireworks under the City's account. He reported that a wastewater master plan, funded by a grant, will be presented at the June 11 Council meeting, and that a \$100,000 grant has been received to develop a parks and trails master plan, which will also inform an update to the parks and trails impact fee. Mayor Cox also noted the recent legislative authorization for cities to implement a public safety impact fee to help fund police, EMS, and fire services as the city grows. City Administrator Allton noted that detailed staff updates had been included in the Council's packet and deferred further elaboration to keep the meeting moving.

NPPD Report

North Park Police Department (NPPD) Chief Goodrich presented the department's April activity report. The department handled 448 total calls during the month, 80 of which were within Hyde Park. Priority calls included traffic offenses, accidents, medical emergencies, and warrant service. Animal calls were the highest category among non-priority calls.

Year-to-date through April, the department handled 1,819 calls, approximately 50 fewer than the same period in 2025. Chief Goodrich noted this difference is offset by a significant increase in officer-initiated traffic stops—537 in April alone—reflecting more proactive enforcement activity. Approximately 52.7% of year-to-date calls were classified as priority calls requiring immediate officer response.

Chief Goodrich reported on the implementation of the new state e-motorcycle law, noting a generally positive response from juveniles who have been stopped and educated rather than cited. Informational pamphlets have been distributed and posted online.

Chief Goodrich also reported on data collected by the radar trailer, which was deployed on 1000 East from April 14 through April 22 and recorded approximately 18,000 vehicles. Of those, roughly 7% were traveling at or below the 25-mph speed limit, with 64% exceeding vehicles going between 26 and 30 mph. A small number were clocked at significantly higher speeds. The

Chief noted that the data confirms the speeding is largely attributable to Hyde Park residents themselves. He offered to post radar trailer reports on the city website for public transparency.

NPPD Budget Presentation

Chief Goodrich presented the proposed NPPD budget for the upcoming fiscal year. He prefaced the presentation by acknowledging the financial constraints facing the city and stated that every effort had been made to limit true expense increases to approximately \$26,000 above the prior year. Notable line-item increases include crossing guard wages, which are growing from approximately \$58,000 to \$91,000 to accommodate new school crossing locations; increases in vehicle maintenance due to aging fleet; telephone, utilities, and IT costs following a transition from one vendor to another; and costs associated with mailing evidence rather than transporting it to Salt Lake City. The Chief also requested modest increases for officer recognition events and firearms and taser maintenance.

The most significant budget ask is a proposed 5% wage increase for police officers. Chief Goodrich presented a comparison of starting wages in the region: Utah Highway Patrol starts at \$35/hour, Logan City at \$31.73, Cache County at \$31.69, Smithfield at \$26.75, and North Park currently at the lowest in the valley. The requested increase would bring the starting rate to approximately \$27.80 per hour, moving the department closer to competitive positioning without reaching the top of the regional market.

Chief Goodrich emphasized the cost-benefit argument for retention: replacing and training a departing officer is estimated to cost 150% of that officer's annual wage, or between \$80,000 and \$130,000. He noted that the department has historically served as a training ground for larger agencies, and that creating additional specialization opportunities and competitive wages is essential to breaking that cycle.

Council Member Allred asked how the proposed wage change would position NPPD relative to surrounding agencies. Chief Goodrich responded it would likely move them from the lowest to second lowest, still below most of the valley, but meaningfully more competitive.

Mayor Cox noted that a federal lobbying effort has resulted in an awarded grant of just over \$500,000 to help modernize the department and offset near-term costs. He also noted the new state authorization for a public safety impact fee as a longer-term funding solution as the city grows. Council Member Brower acknowledged the difficulty of the process and the efforts of all parties involved.

Action Items

Consider Resolution 2026-09 – A Resolution authorizing the Filing of an Eminent Domain Action for the Hart Acres LLC property and related matters 57:15

City Administrator Allton explained that Hyde Park City received a grant to construct the next segment of Wolfpack Way Road, with bid opening scheduled for the following day. While negotiations with most right-of-way owners are progressing—one having provided verbal

approval to sign documents—negotiations with Hart Acres LLC have been slower than anticipated. Resolution 2026-09 would authorize city staff and the city attorney to initiate eminent domain proceedings if negotiations stall, without requiring the Council to reconvene for a separate vote. Administrator Allton and Mayor Cox both clarified that the resolution does not compel eminent domain action but provides authorization to move forward if necessary. Eminent domain under state law requires fair compensation at appraised value. No representative of Hart Acres LLC was present to speak. The Council was invited to ask questions; none were raised.

Council member Allred made a motion to approve Resolution 2026-09 Council Member Brower seconded the motion Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Public Hearing to discuss Resolution 2026-08 – a resolution amending the fee schedule to adjust the base rate and tiers for Water Fees

Mayor Cox opened the public hearing. City Administrator Allton provided context, noting that the current water rate was adopted in approximately 2022 following more than 20 years without an update. The proposed new rate structure introduces additional tiers, eliminates the guaranteed first 5,000 gallons, and mirrors a model adopted by North Logan. The revised structure is intended to reward low water users with lower bills, generate additional revenue from high-volume users, and support long-term infrastructure investment. Rates for apartment complexes are also introduced in anticipation of approved multi-family developments. Staff noted they are still finalizing revenue modeling and are not recommending adoption that evening but wished to hear public comment.

Administrator Donja Wright presented a comparative chart showing that customers using 3,000 gallons or fewer per month could save approximately \$10 under the proposed rate, while high-volume users would see substantially increased charges.

Charles Darnell spoke and recommended the Council conduct a formal cost-of-service study with engineering assistance before adopting any new rate structure. He presented his own analysis comparing his water costs as a large-lot owner versus a model dividing his property into three standard lots, finding the proposed rate would result in a nearly 750% higher cost differential compared to the existing structure. He characterized the upper-tier pricing as punitive rather than incentivizing and urged the Council to consider different rate classes for commercial, industrial, residential, and large-lot customers. He offered to share his spreadsheet with staff.

The public hearing was closed.

Consider Resolution 2026-08 – a resolution amending the fee schedule to adjust the base rate and tiers for Water Fees

Council Member Allred expressed support for the direction of the new water rates, citing three workshops she had attended in St. George on the state's water situation. She noted that data presented at those sessions showed water consumption without metering to be approximately triple actual need, and that meaningful conservation—including landscaping changes and xeriscaping—will be necessary. She stated she is in favor of adopting the new rate structure.

Mayor Cox and other Council members agreed that additional information, including the breakdown of what percentage of residents fall into each usage tier, should be presented before a vote is taken. Council Member Fowles moved to continue the resolution to allow more time for analysis and public transparency.

Administrator Allton noted that if adopted at the June meeting, the rate would take effect 90 days thereafter, meaning it would not materially impact the current irrigation season, but would give residents time to plan.

Council member Fowles made a motion to continue Resolution 2026-08 to the first City Council meeting in June, but no later than the fourth Wednesday in June. Council Member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Consider the wastewater survey

City Administrator Allton presented the annual wastewater survey as required by the State of Utah. He noted the report is in a data-entry format required by the state and acknowledged the formatting was not ideal for Council review. The substance of the report, however, is that Hyde Park City's wastewater system is fully compliant with all state requirements, with no flags raised. No specific questions were raised by the Council. All five Council members acknowledged receipt and presentation of the report, as required by state law.

Consider Ordinance 2026-02 – An Ordinance amending the Home Occupation Ordinance to better define Conditions and eliminate conditional use permits

City Recorder Donja Wright explained that the existing home occupation ordinance was outdated and difficult to apply consistently. The proposed ordinance was modeled on language from another municipality and aligned with state code. It eliminates conditional use permits for home-based businesses, replacing the prior framework with a clearer set of conditions under which home occupations are either permitted or not. Administrator Allton clarified that the change was also driven by a new state law prohibiting cities from charging business license fees to home-based operators who have no material impact on the surrounding neighborhoods such as consultants working entirely online. The ordinance had been reviewed by the City's prior attorney and passed unanimously by the Planning Commission.

Council member Allred made a motion to approve Ordinance 2026-02. Council Member Atkinson seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Consider Ordinance 2026-06 – An Ordinance creating 12.30.300 Land Disturbance Ordinance

City Planner Machael Layton presented Ordinance 2026-06, which establishes a new section of city code to regulate land disturbance activity associated with subdivision development. The ordinance addresses a previous gap in oversight whereby developers received plat approval with little subsequent inspection or accountability for grading, excavation, or installation of private infrastructure such as water and sewer lines. The new code requires grading permits for significant earth disturbance, mandates pre-construction meetings, requires construction inspections of installed infrastructure, and introduces a definition of "structure" as any improvement requiring a building permit. The ordinance also aligns with the previously adopted temporary gravel pit ordinance, providing a regulatory mechanism to ensure excavated

material is used appropriately within the subdivision. The Planning Commission passed the ordinance unanimously. Council Member Atkinson moved to approve.

Council member Atkinson made a motion to approve Ordinance 2026-06, creating Title 12, Chapter 30, Sections 300 to govern land disturbance. Council member Fowles seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Consider Plat amendment in Mountain Gate phase 2

A representative from Sierra Homes, Jeff Stocking, appeared on behalf of the applicant. He explained that during construction of the home on Lot 104A, the foundation was positioned approximately nine feet inside what should have been the property line, placing it within the required ten-foot setback. This error was discovered when Lot 112A began development. Sierra Homes reached agreement with both affected homeowners to shift the shared lot line approximately nine feet into Lot 112A, bringing Lot 104A into compliance and restoring the fifteen-foot side setback that the owners of Lot 104A had anticipated. The owners of Lot 112A received monetary compensation from Sierra Homes for the land adjustment. Both homeowners consented to the amendment, which had been reviewed and approved by the Planning Commission. Sierra Homes voluntarily assumed full financial responsibility for the error.

Council member Osborne made a motion to approve the plat amendment in Mountain Gate Phase 2, adjusting the lot line between Lots 104A and 112A. Council member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Resolution 2026-06 – A resolution adopting the tentative 2026-2027 Fiscal Year Budget, ending June 30, 2027, for the city of Hyde Park, Utah and acknowledging that a separate item is included on the agenda notifying the public that the city made the statement as required by section 59-2-919(4)(b) setting the date, time and place of the public hearing on the proposed property tax increase as required by section 59-2-919 and acknowledging that pursuant to section 59-2-919(4)(a)(i) the budget officer stated as a separate item from the budget and in a public meeting that the tentative budget includes a proposed property tax increase and presented a property tax schedule as defined in section 59-2-924.

Finance Officer Donja Wright delivered the required budget officer's statement in open meeting, as mandated by state law. Key elements of the statement included: the City is considering a property tax increase of approximately 11%, projected to generate an additional \$110,000 in general fund revenue; based on an average home value of \$600,000, the estimated annual impact is approximately \$35.50 for residential properties and \$55.02 for business properties; and the proposed certified tax rate would increase to 0.0011. The statement also noted the operational impact of not adopting the increase: the Public Works Department would be unable to hire an additional equipment operator, and the city would be unable to repair additional sidewalks and curb and gutter.

Wright confirmed that the Cache County Auditor has not yet published the certified tax rate, so all figures are estimates. She outlined the upcoming public process: a budget public hearing is scheduled for June 10 at 7:00 PM, and the Truth in Taxation hearing is scheduled for August 26 at 7:00 PM, both at Hyde Park City Council Chambers. The Council acknowledged that this resolution adopts only a tentative budget, with a final budget to be adopted in August following the required public hearings.

Motion to approve Resolution 2026-06, adopting the tentative fiscal year 2026–2027 budget ending June 30, 2027, was made by Council Member Osborne and seconded by Council Member Allred. A roll-call vote was conducted:

Council Member Fowles Yea

Council Member Brower Yea

Council Member Osborne Yea

Council Member Atkinson Yea

Council Member Allred Yea.

The motion carried 5-0.

Consider a safety committee charter

Council Member Fowles reported that the committee's charter had been updated to the Hyde Park City Traffic Safety Committee Charter. Administrator Allton recommended the charter be reviewed by the City Attorney before adoption, noting the transition from an informal to a formal committee triggers Open and Public Meetings Act requirements. Allton also suggested consideration of adding a Planning Commission member to the committee. The Council agreed *to continue the item for legal review.*

Council member Fowles made a motion to continue the safety committee charter no later than the end of June Council Member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Consider the safety committee's traffic flow recommendations

Council Member Fowles presented four recommendations developed by the Hyde Park City Traffic Safety Committee over several months, with input from Chief Goodrich, Sunrise Engineering, and residents.

Recommendation 1 – Speed limit adjustment on 250 East near the roundabout: Remove the 35 mph sign just north of the North Logan boundary on 250 East, where drivers transition from North Logan's 30 mph zone into an inexplicable 35 mph zone immediately before the roundabout and Legacy Park. Place a 25-mph sign on the north side of the roundabout to clearly designate the speed through the park corridor. Council Member Allred expressed a preference for matching North Logan's 30 mph limit rather than dropping to 25. Administrator Allton recommended an engineering review to confirm appropriate signage placement and spacing, citing potential liability exposure from improperly changed traffic patterns.

Recommendation 2 – No parking along Legacy Park during soccer season: Install no parking signs on the east side of 250 East along Legacy Park to address sight-line obstructions caused by vehicles parking near the roundabout during soccer events. The committee also discussed the

potential need to expand the Legacy Park North parking lot eastward to provide overflow capacity.

Recommendation 3 – School zone sign clarification at Cedar Ridge Elementary: Consider adding a "when children are present" qualifier to the 20 mph school zone sign on 200 West. Chief Goodrich cautioned that this creates ambiguity, since the reduced speed is intended specifically for school hours and not for all instances when children may be present outdoors. He noted that more robust solutions, such as flashing beacons similar to North Park Elementary, carry significant cost. The Council acknowledged the difficulty of a clean solution on this item.

Recommendation 4 – Convert yield signs to stop signs at 100 North and 200 North on 100 West: The safety committee recommended changing the yield signs at these two intersections with 100 West, a main arterial road and designated bike corridor, to stop signs. Council Member Fowles noted there have been accidents and multiple near-misses, including one he personally experienced. The Manual on Uniform Traffic Control Devices supports stop control where a minor road intersects a road of higher functional classification, and stop signs are already present at 300 North and 450 North on the same corridor.

Administrator Allton recommended obtaining at minimum a high-level engineering opinion from Sunrise Engineering—ideally at no additional cost by consulting them during a scheduled DRC meeting—before implementing any changes, to protect the city from liability. Council Member Atkinson moved to continue all recommendations to June to allow time for engineering input and informed decision-making.

Council member Atkinson made a motion to continue the traffic safety committee's recommendations to a June Council meeting Council member Allred seconded the motion. . Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

Closed Meeting to discuss the purchase/sale of real property 2:57:25

Mayor Cox outlined the permissible grounds for a closed session under Utah Code Section 52-4-204, noting that the purpose of the requested closed session was item 4: to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision.

Council member Allred made a motion to enter closed session pursuant to Utah Code Section 52-4-204(4) to discuss the purchase, exchange, or lease of real property including any form of water right or water shares. Council Member Brower seconded the motion. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5-0.

The public meeting was recessed, and the recording was stopped for the closed session.

Adjourn

Council member Atkinson made a motion to adjourn. 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 Allred moved to approve the minutes from May 13, 2026, City Council and Workshop as amended. Council member Brower seconded. Council members Fowles, Allred, Atkinson, Osborne and Brower voted in favor. The motion carried 5/0.*

Donja Wright - City Recorder