



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

June 24, 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; David Fowles, Stephanie Allred, Tiffany Atkinson, and Kirk Brower; Planning Commission members; Melinda Lee, Charlene Williams, Heather Taylor, & Michael Mowes, City Administrator; Marcus Allton, and City Planner; Machael Layton.

Others Present: Representatives from Visionary Homes

The Council and Planning Commission held a workshop to discuss a Development Agreement between Visionary Home and Hyde Park City.

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

June 24, 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, and Kirk Brower; City Administrator; Marcus Allton, City Recorder, Donja Wright, and NPPD Chief Goodrich. Council member Osborne was excused.

Others Present: Thayne Braegger, Kyle Niedrich, Chet Brown, Danny Ramirez, Benji Gilbert, Maralukas Melendez, Larry & Sydne Winborg, Dexton Lason, Leo Gilbert, Sherri Nate, Dave Smellie

Thought / Prayer and Pledge of Allegiance: Council member Atkinson

Minutes: *Council member Brower made a motion to approve the minutes from June 10, 2026, City Council and Workshop as amended. Council member Atkinson seconded the motion. The motion carried 4/0.*

Adoption of Agenda:

Council Member Fowles made a motion to approve the agenda as presented. Council member Allred seconded the motion. 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.

Fireworks Fire Hazard — Larry Winborg Larry Winborg, a resident of the Greystone area, addressed the Council regarding fire safety concerns related to fireworks. He recounted a 2024 incident in which fireworks ignited a fire near his property, with the fire marshal telling him he came within ten minutes of losing his studio and possibly his home. He noted that 2025 was the driest summer on record in Cache County and expressed concern that 2026 conditions appear even drier. Mr. Winborg urged the Council to consider a citywide ban on personal fireworks this year, noting that dry grass exists both above and below 400 East and that fires in the area could spread rapidly.

Skate Park Request — Kyle Niedrich, Leo Gilbert, and Chet Brown Kyle Niedrich addressed the Council in support of the development of a skate park in Hyde Park. He was aware that the city's active transportation and parks master plan is currently out to RFP and encouraged the Council to include a skate park in that planning process. He submitted a written letter highlighting the benefits and a potential location, and noted that Zach Shepherd, owner of Directive Skate Shop, was also supportive.

Leo Gilbert and Chet Brown, both experienced skaters, also spoke in support. They described the broader community benefits of skate parks, including physical and mental health, community building across age groups, and the emergence of new skaters with each new park built. There are currently four skate parks in Cache Valley, with the Hyrum facility considered among the best in the state. Chet Brown specifically highlighted the accessibility benefit for younger residents who cannot drive, making a local park particularly valuable.

Council Response to Citizen Input

Mayor Cox indicated that the Parks and Trails Master Plan grant is currently out for RFP and that public input—likely through open houses at the city building—will be part of the process. He expressed personal support for parks designed with youth input.

Regarding fireworks, Mayor Cox expressed serious concern given current drought conditions. He stated that city code already prohibits fireworks east of 400 East and asked Chief Goodrich to have officers actively patrol and cite violators. Council Member Atkinson advocated for a stronger stance, suggesting a citywide ban may be appropriate this year given the extreme dry conditions and the inadequacy of the existing restricted-zone enforcement. She proposed that the city's fireworks display be the only fireworks event this year.

Chief Goodrich supported the concept of an outright ban as easier to enforce than a geographic restriction, noting that officers struggle to locate individual fireworks sources in time. He confirmed that overtime shifts would be made available specifically for fireworks enforcement. He emphasized that all complaints must come through 9-1-1 dispatch immediately to allow any response.

City Administrator Allton noted that Governor Cox had already recommended communities take this step, and that the city could rely on the Governor's proclamation as a basis for a local resolution. The Council discussed messaging strategy, concluding that a strong notice should be sent out via the city's Pigeon notification system as soon as possible, informing residents of both the existing restriction east of 400 East and the Council's intention to consider a citywide ban at the next meeting. Council Member Fowles recommended sending the initial notice immediately, with a follow-up reminder the following week. The Council agreed, with a formal resolution to be placed on the next meeting's agenda.

Council Business

Mayor/Staff/Council Reports

City Celebration Update — Council Member Stephanie Allred reported several changes to the upcoming city celebration schedule. The Old Timer Social has been moved to Friday evening, beginning at 6:00 p.m. at the Remember Monument, with Larry Winborg as the guest speaker. The Hyde Porker barbecue contest is being moved to Saturday to capture participation from those who work on Friday. First prize will be a 36-inch Camp Chef griddle. The contest will be promoted heavily via yard signs, social media, and a tagging incentive. The bike race will not be held this year due to scheduling conflicts with the organizers but is expected to return in 2027. The fireman's hose event will not be held due to water conservation concerns, though some water-based inflatables will still be available. Saturday's schedule will include a 5K and one-mile race, yoga on the lawn, a parade, vendors and booths, the River Dogs band performing for approximately three hours, a patriotic program, and a fireworks display. Council Member Allred noted that because the LDS Church is no longer permitting commercial transactions on church property, all vendor and booth activities will be shifted west into the city right-of-way on Main Street. City Administrator Cox requested that Council Member Allred provide a final map of road closures and event layout so that signage can be ordered and customized accordingly. Mayor Cox encouraged all council members to assist with Sunday morning cleanup following the celebration.

Green Canyon High School Roundabout Proposal — Council Member Atkinson reported receiving a memorandum from Green Canyon High School proposing that the school take on a stewardship role for the roundabout near the school. Under the proposal, the school would contract a landscaper to develop a water-wise design for council approval, and would be responsible for ongoing maintenance including planting, weeding, mulching, litter removal, and seasonal care. The city would retain responsibility for infrastructure and water. Each senior class would have the opportunity to add a commemorative element to the roundabout. Council Member Atkinson noted general support for the concept and indicated she would seek feedback from the council before responding to the school's principal. City Administrator Cox confirmed that the city cannot contractually bind itself to legislative action such as a rezone, but noted the city is supportive of the arrangement. No formal concerns were raised, and Council Member Atkinson was directed to continue discussions with the school.

e-Bike Enforcement Update — Chief Goodrich noted that a sign recently posted at the entrance to Hyde Park Canyon referencing HB 3 (the e-bike bill) had caused some resident confusion. He clarified that HB 3 applies restrictions to specific age groups on public property, not to all motorized users. The Bonneville Shoreline Trail remains a non-motorized trail regardless. Chief Goodrich reported that e-bike contacts by officers have decreased significantly compared to last year, with two to three contacts per week currently, down substantially from the prior year. He connected the skate park discussion to this issue, noting that providing designated recreational spaces helps give youth constructive alternatives.

Front Porch Group — Council Member Atkinson reported that the inaugural Front Porch Group event was well attended and covered topics including composting. The next event is planned for the second Thursday in August, to be called a Summer Social. The group is targeted at residents 55 and older but is open to anyone who wishes to attend and engage with their community.

Daughters of Utah Pioneers (DUP) Historical Records — Mayor Cox reported meeting with the Daughters of Utah Pioneers, who have compiled historical records of Hyde Park's founding families. The city has offered to scan and digitize their one-of-a-kind documents. Mayor Cox also noted that the existing monument listing Hyde Park's original settlers' names only the men. He has committed to helping find a donor to fund an additional plaque recognizing the women and children of those founding families. A list of names has been received, and a donor has already been secured.

Park Signage Update — City Administrator Allton confirmed that the park signage project will proceed in the new fiscal year. Staff will meet with the sign manufacturer to develop a bulk order schedule to complete signage for remaining parks.

Slow the Flow Water Conservation Partnership — Mayor Cox reported that he and City Administrator Allton met with representatives from the "Slow the Flow" water conservation program. The program offers assistance with social media outreach, printed materials, and can help the city draft a formal water conservation plan, a significant undertaking that would otherwise be difficult to complete in-house. The cost for a one-year engagement would be \$3,000, to be formalized through an MOU. Council Member Fowles, who also attended the meeting, noted that the organization could provide booth materials for the city celebration as a

launch opportunity. Mayor Cox indicated that this partnership supports a broader behavioral shift toward water conservation and asked for informal council consensus to proceed. Council members indicated support by general agreement.

NPPD Report

Chief Goodrich presented a statistical report for the week of June 14–20, 2026. The department handled 130 total calls during the week, 24 of which were specific to Hyde Park. Of those, 9 were non-priority calls (animal problems, citizen assists, inspections, abandoned vehicles) and 15 were priority calls, with the most serious being an ongoing rape investigation. Traffic enforcement resulted in 90 stops, 15 citations, and 62 warnings. Officer staffing was reduced during the week due to training. Chief Goodrich also reported that he and Lieutenant Pugmeyer have been conducting active shooter response presentations for various organizations, including Cache Valley Hospital and Hyrum City.

Chief Goodrich also provided an update on the police budget. North Logan approved a 4% budget increase rather than the 6.1% that Hyde Park had tentatively approved, which due to the shared commission formula results in a reduction of Hyde Park's police budget contribution from approximately \$980,529 to \$954,503—a reduction of roughly \$26,000. Mayor Cox confirmed that he has spoken with North Logan's representative, who acknowledged the impact. Staff have identified areas to absorb the reduction without affecting approved pay increases, leaning on historically under-executed budget line items. Council Member Fowles cautioned against allowing the reduction to come from staffing levels, and the Mayor concurred.

Action Items

Public Hearing to Consider Ordinance 2026-09 — An Ordinance Enacting Compensation Increases for Specific City Officers

City Administrator Allton explained the city's annual wage review process, which factors in cost-of-living adjustments from Utah Retirement Services and individual performance evaluations. He noted that a small-scale wage study was conducted comparing Hyde Park to similarly-sized neighboring municipalities, finding wages to be generally fair though slightly below market, consistent with the city's size. The proposed increases are 5% for the Public Works Director and the Building Inspection Director, and 6% for the City Administrator, with the additional 1% reflecting an effort to bring the Administrator's compensation closer to the regional average. Mayor Cox noted that the Mayor and Council received no increase. The public hearing was opened and closed with no public comment.

Consider Ordinance 2026-09 — An Ordinance Enacting Compensation Increases for Specific City Officers. Council Member Fowles made a motion to approve Ordinance 2026-09 – An

Ordinance Enacting Compensation Increases for Specific Employees. Council Member Atkinson seconded the motion. The motion carried 4-0.

Public Hearing to Consider Resolution 2026-15 — A Resolution Adopting an Amendment to the 2026 Fiscal Year Budget Ending June 30, 2026.

City Recorder/Finance Officer Donja Wright presented the year-end budget amendments. Notable items included a significant overperformance in building permit revenues, with collections running \$360,000 above the budgeted amount, which also drove higher-than-anticipated park and road impact fees and bonus density revenues. To avoid an audit finding related to excess general fund reserves, \$1,342,000 is being transferred into a capital projects account. This amount largely reflects unspent funds from items such as snow plow purchases that were not completed in the current fiscal year and maintenance cushion amounts. The public hearing was opened and closed with no public comment.

Consider Resolution 2026-15 — A Resolution Adopting an Amendment to the 2026 Fiscal Year Budget Ending June 30, 2026.

City Administrator Cox noted that Hyde Park's building inspection department serves not only Hyde Park but also North Logan, Clarkston, Newton, and Lewiston, and that the city is currently in negotiations with an additional municipality. This regional service contract model contributes meaningfully to the city's revenue base.

Council member Brower made a motion to approve Resolution 2026-15, a resolution adopting an amendment to the 2026 fiscal year budget ending June 30, 2026, Council Member Allred seconded the motion. The motion carried 4-0.

Consider a Rezone of Parcel 19-030-1129 from R-2 to Commercial

Mayor Cox explained that Hyde Park City owns a small parcel that was originally acquired in anticipation of a different alignment for Wolfpack Way. As part of an ongoing negotiation with Hart Properties related to the Wolfpack Way corridor, the city intends to rezone the parcel from R-2 to Commercial and then exchange it for another parcel from Hart Properties, avoiding the need to purchase that land outright. City Administrator Cox clarified that while the rezone is connected to the negotiation, the Council cannot contractually commit to a legislative action, and the rezone must be considered on its merits. The Planning Commission previously reviewed the request and voted unanimously in favor of the rezone.

Council Member Atkinson made a motion to approve the rezone of parcel 19-030-1129 from R-2 to Commercial. Council Member Allred seconded the motion. The motion carried 4-0.

Discussion Items

Discuss Water Rates

City Administrator Allton read a prepared statement for the record clarifying the methodology behind the city's recent internal water rate review. He explained that Hyde Park did not commission a formal cost-of-service study; rather, city staff conducted an internal financial review that analyzed historical revenues and expenditures, projected future costs using a 3% annual inflation modifier over five years, evaluated revenue under current and proposed rate structures, and compared Hyde Park's rates to neighboring communities. The purpose was to determine whether current rates are sufficient to sustain water operations over the near term. The review identified a likely future funding gap and determined that the proposed rate changes would keep the system financially viable for approximately four to five years before rates would need revisiting.

City Administrator Allton acknowledged that a formal, professional cost-of-service study would go considerably further, incorporating engineering analysis, customer classification, metering analysis, and detailed rate design. He noted that Sunrise Engineering had been contacted and indicated such a study could be completed for approximately \$10,000–\$15,000 in roughly one month.

A key driver of urgency for the proposed rate changes is the addition of multifamily housing tiers. With numerous multifamily units coming online, the city needs an equitable rate structure for those customers rather than simply applying the single-family rate.

Council members discussed the merits of proceeding with the internal rate analysis versus commissioning a formal engineering study. Council Member Fowles raised the issue of aging water infrastructure and the need for a capital replacement plan, noting that the city has repeatedly repaired the same lines at significant cost without a long-term replacement strategy. Council Member Atkinson observed that a formal study would better justify future rate increases to the public and that, because the 90-day required notice period before any rate change could take effect means the city has already missed the peak summer usage season regardless, there is no urgency disadvantage to conducting a study now. Council Member Fowles and others agreed that the timing is favorable.

The Council reached general consensus to pursue a formal engineering study through Sunrise Engineering. City Administrator Cox indicated he would obtain a contract proposal upon his return from vacation the following week. If the proposal falls within the \$10,000–\$15,000 range, he will proceed; if it exceeds that, he will return to the Council. The Council also expressed interest in coordinating the study with the Slow the Flow water conservation engagement so that conservation objectives and educational messaging can be incorporated into the rate design process. No formal vote was taken, as this was a discussion item.

Adjourn: Motion to adjourn was made by Council Member Kirk Brower and seconded by Council Member Tiffany Atkinson. The motion carried 4-0.

Donja Wright

Minutes: *Council member Brower made a motion to approve the minutes of June 24, 2026, Workshop as presented. Council member Fowles seconded the motion. The motion carried 5/0.*

Council member Fowles made a motion to approve the minutes of June 24, 2026, City Council as amended. Council member Brower seconded the motion. The motion carried 5/0.