



Mayor – Tiffany Atkinson
City Council - David Fowles
City Council - Stephanie Allred
City Council - Gerald Osborne
City Council - Kirk Brower

**Hyde Park City Council
113 East Center Street
Hyde Park, Utah
September 23, 2026
7:00PM**

The Hyde Park City Council meeting began at 7:00 and was conducted by Mayor Atkinson.

City Officials Present: Mayor; Tiffany Atkinson, Council members; David Fowles, Stephanie Allred, and Kirk Brower. Council member Gerlad Osborne attended electronically. City Administrator; Marcus Allton, City Recorder; Donja Wright, City Planner; Machael Layton, Attorney; Jonathan Jenkins.

Others Present: Holley Baird, Steven Hewett, Travis Allred, Thayne Braegger, Kelly Harmon, Rolando Gallot, Craig Winder, Court Williams, Bob Christensen, Jake Thruston, Kevin Flint, Joy Flint, Andrea Ellis, Skyler Jenks, Bryan Cox, Jay Jenks, Heather Taylor, Charlene Williams.

Thought / Prayer and Pledge of Allegiance: Council member Brower

Minutes: motion to approve the minutes from September 9, 2026, City Council meeting was made by Council member Fowles and seconded by Council member Allred. Motion Carried.

Citizen Input

Andrea Ellis opposed proposed lot-size changes, arguing residents' concerns reflect civic engagement and that developers should follow city ordinances. She cited potential impacts of increased density on water, roads, air quality, police, and schools, questioned whether impact fees would cover those costs, and suggested alternatives such as renegotiating the police contract, reducing staff or office hours, pursuing land swaps, and increasing watering fines.

Council Business

NPPD Report

Chief Goodrich reported on activity for the week of September 13–19, 2026.

- Hyde Park received 37 calls out of 127 total department calls — the highest priority call volume for Hyde Park recorded this year.
- Notable call types included: attempt to locate, juvenile problem, medical unconscious, sex offense, theft, and traffic hazard.

- 72 traffic stops were made; 5 citations and 8 warnings were issued in Hyde Park.
- Year-to-date traffic stops stand at 3,290, up from 2,776 at the same point last year.
- The new school (Old Ephraim) opened, requiring significant officer attention to manage drop-off traffic on 3rd North and 450 North. Parents stopping in the roadway to drop off children was identified as a safety concern being actively addressed.

Mayor/Staff/Council Reports

- City staff reported that the **Wolfpack Way project** (from approximately 85 North to 400 North) is on schedule for completion by end of October. The public was cautioned to stay out of the active construction site due to open trenches, groundwater, and other hazards.
- Mayor Atkinson reported on her ongoing attendance at **Cache Fire Protection District** meetings and invited Council members to review her notes.

Action Items

Public Hearing — Possible Revocation of Approval for the 'Aria' MXD Project (Resolution 2026-22)

Background & Staff Report:

- The Aria Mixed-Use development was conditionally approved by the City Council on August 14, 2024, with red-line corrections required before proceeding.
- City Planner Machael Layton reported that more than two years had passed since approval, little to no development had commenced, and a required off-site sewer easement had not been obtained — until an unrecorded easement document was hand-delivered to staff at approximately 7:00 PM that evening.
- Staff amended their recommendations from revocation to tabling pending verification of the easement's legitimacy.

Applicant's Presentation:

- **Steven Hewett**, representing owner Fuang LLC, stated the property was purchased at the end of March 2024 and was represented by the seller as shovel-ready with a recorded plat.
- Completed on-site storm sewer retention work valued at approximately \$800,000–\$900,000, inspected and approved by both the city and third-party inspectors.
- Described persistent efforts to obtain a sewer easement from neighboring properties to the south and west, both of which were initially uncooperative.
- The southern neighbor has since agreed to develop their own property, enabling the purchase of the easement; it is currently signed and notarized but held in escrow pending outcome of this hearing.
- Requested that the Council decline to revoke approval and allow the project to proceed under the originally approved plans.

Attorney's Statement:

- Attorney Craig Winder argued that the recorded plat constitutes legal rights and that the city itself bears partial responsibility for the easement oversight, having allowed the plat to be recorded without the sewer easement in place.
- Stated that his client had clearly communicated their intent to resolve the easement issue throughout the process and that \$800,000–\$900,000 in completed infrastructure does not constitute "little to no development."
- Also raised broader concerns about antagonistic interactions between city staff and developers during the permitting process.

Council Discussion & Decision:

- Council discussed the need to ensure all remaining red-line items were resolved, not only the sewer easement.
- City Attorney Jonathan Jenkins noted that if the easement is in escrow, it is not yet legally valid and requested review of the escrow agreement. He confirmed that if the easement is recorded, that question would be resolved.
- Council concurred that tabling the matter would only defer the issue and that a defined deadline with clear conditions was preferable.

Motion to grant a 60-day extension, conditioned upon the sewer easement being recorded and all red-line items sufficiently addressed and accepted by city staff in accordance with code requirements — with revocation not to be pursued if conditions are met within the deadline — was made by Council Member Fowles and seconded by Council Member Allred. Motion carried unanimously.

Consider a Plat Amendment for Lone Cedar Phase 2 to accommodate for placement of Utility Line Location, and to provide sufficient easement

- Staff reported that utility lines installed by Rocky Mountain Power did not follow the originally anticipated route, requiring easement adjustments to reflect actual installed locations.
- Both city staff and the Planning Commission recommended approval.

Motion to approve the Plat Amendment for Lone Cedar Phase 2 was made by Council Member Brower and seconded by Council Member Fowles. Motion carried.

Consider a Plat Amendment Cedar Bluffs (Allred) to combine two lots to build one residential home

- Council Member Allred disclosed that the applicants (the Allred's) are her son and family.
- Staff confirmed the combination meets all applicable code requirements. Planning Commission recommended approval.

Motion to approve the Plat Amendment for Cedar Bluffs combining two lots for one residential home was made by Council Member Fowles and seconded by Council Member Brower. Motion carried.

Consider a Plat Amendment Lone Cedar (McKay) to combine two lots to build one residential home

- Staff confirmed the combination meets all applicable code requirements. Planning Commission recommended approval.

Motion to approve the Plat Amendment for Lone Cedar (McKay) combining two lots for one residential home was made by Council Member Allred and seconded by Council Member Fowles. Motion carried.

Consider a Preliminary Plat for Snackco. Commercial Subdivision, Parcel 04-030-0009

- The SNACCO commercial subdivision is in the industrial zone and requires a road dedication and dedication of public infrastructure to the city.
- Staff noted some construction activity had already commenced on-site, which is slightly atypical at the preliminary plat stage, but the city has been working with the developer to ensure proper process is followed.
- Applicant Skyler Jenks clarified that the subdivision's primary purpose is to formally dedicate roads to the city; the underlying building lot is already legally established.
- Outstanding items for the final plat include water calculations/ERUs, financial guarantees for right-of-way improvements, and sprinkler/landscaping drawings — all submitted or in process.
- Both the Planning Commission and city staff recommended approval, with all remaining items to be resolved prior to final plat submission.

Motion to approve the Preliminary Plat for SNACCO Commercial Subdivision was made by Council Member Allred and seconded by Council Member Brower. Motion carried.

Consider applicants for a midterm election to serve the remainder of Council member Atkinson's term ending January 1, 2028

Four applicants were interviewed for the midterm City Council vacancy: **Kevin Flint, Heather Taylor, Bob Christensen, and Charlene Williams**. Mayor Atkinson thanked all applicants for applying and noted the city was fortunate to have qualified residents willing to serve. Each applicant was given two minutes per question and responded to questions regarding growth priorities, possible service projects, budget strategy, and short- and long-term municipal priorities.

- **Kevin Flint** said the city must balance multiple priorities at once, including housing, commercial development, and use of existing areas, noting state requirements related to moderate-income housing and opportunities for commercial and mixed-use growth near Wolf Pack Way and west of the highway. He said a side project he would like to pursue is a formal CERT program for Hyde Park, including neighborhood assignments, trained volunteers, equipment, and potential grant support. On budget strategy, he said some added density may be necessary, but also emphasized reviewing contracts, seeking competitive bids, and pursuing grants and low-interest funding while Hyde Park remains eligible as a smaller city. For short-term priorities, he stressed better public

communication through social media, surveys, QR codes, and extended open-house opportunities. For long-term priorities, he emphasized zoning updates, smart growth, and prioritizing changes that can be reversed if they do not work as intended.

- **Heather Taylor** said all three growth areas—new housing, commercial space, and better use of existing homes and storefronts—are important and emphasized “smart growth” that strengthens the community without losing Hyde Park’s character. When asked about a project she would pursue, she said she would first evaluate what is already underway but expressed interest in beautification efforts and involving youth in improving the city. On budget pressures, she leaned toward strengthening the local economy through thoughtful commercial and mixed-use planning while keeping public safety a top priority. For short-term change, she identified better communication and education, saying the city needs to use multiple formats including email, social media, printed information, and in-person outreach. For long-term change, she identified parking and parking-related code updates, including issues involving RVs, trailers, and crowded streets.
- **Bob Christensen** said housing, commercial growth, and use of existing areas all need attention. He noted opportunities for moderate-income housing on interior lots and said commercial growth along Wolf Pack Way and in the southern part of the city could benefit Hyde Park. He said he is already involved in the safety committee and would continue focusing on safety concerns throughout the community. In responding to the budget question, he indicated a preference for increasing revenue through development rather than raising taxes, stating that residents are already taxed heavily. For short-term priorities, he said the city should make the best use of existing services and resources, including attention to water, transportation, and communication. For long-term priorities, he said the city should involve and inform more community members.
- **Charlene** said all three growth priorities matter but added that “smart” growth should preserve Hyde Park’s open feel and small-town character, encourage owner-occupied housing, avoid worsening traffic congestion, and place commercial uses in strategic locations such as Wolf Pack Way and the north end of the city. She said she would like to work on economic development, help attract business, and support more open houses and educational opportunities so residents better understand city systems such as water, roads, and development impacts. On budget sustainability, she said increasing sales tax revenue through economic development would be more effective than relying on property tax increases, and she noted that police and fire services already appear to provide reasonable value. For short-term priorities, she emphasized careful review of water resources and transportation impacts, particularly the city’s limited east-west travel routes. For long-term priorities, she said the city should evaluate how development affects expenses, neighborhoods, schools, churches, and overall community character.

Vote:

- Council Member Fowles voted for Kevin Flint.
- Council Member Allred voted for Heather Taylor.
- Council Member Brower voted for Heather Taylor.
- Council Member Osborne voted for Kevin Flint.
- The vote resulted in a 2–2 tie; Mayor Atkinson cast the tie-breaking vote for Heather Taylor.

Heather Taylor was selected to fill the midterm vacancy for the remainder of Council Member Atkinson's term ending January 1, 2028.

Mayor Atkinson thanked all applicants for their willingness to serve and encouraged the remaining candidates to remain engaged and consider running in future elections. It was also noted that Heather Taylor's appointment creates a vacancy on the Planning Commission, and applications would be accepted through a similar process.

Oath of Office Presentation for new City Council member

The Oath of Office was administered to newly appointed Council Member Heather Taylor by City Recorder Donja Wright.

Adjourn

Motion to adjourn was made by Council Member Brower and seconded by Council Member Fowles.

Donja Wright

Minutes: motion to approve the minutes from September 23, 2026, City Council meeting was made by Council member Fowles and seconded by Council member Brower. Motion Carried.