

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

March 11, 2020

**City Council**

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

**City Officials Present:** Mayor Flint, Council members; Stephanie Allred, Charles Wheeler, Karl White, Gerald Osborne, and Brandon Buck, City Recorder; Donja Wright, Police Chief; Ulysses Black

**Others Present:** Matt Nelson, Florence White, Mark Lynne

**Thought / Prayer:** Council Member Buck

**Pledge of Allegiance:** Council Member Allred

**Adoption of Agenda:** Council member Wheeler made a motion to approve the agenda for March 11, 2020. Council member Buck seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Minutes:** Council member White made a motion to approve the minutes from February 26, 2020 as amended. Council member Wheeler seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Citizen Input:** No Input

**Consider a rezone request from A-1 to RE-20**

- 800 East 450 North
- 27.27 acres
- Parcel 04-005-0002.

Council member Buck informed the Council that the Planning and Zoning Commission held a public hearing and recommended the rezone for City Council's consideration. There were two Citizens that commented at the public hearing. 1) lives on 1000 East, is concerned about additional neighbors and exits in case of fires.

2) Concerned about outlets and traffic flow. The planning & Zoning commission feels that the subdivision would help with traffic flow because the roads would go through. Council member Buck informed the Council that this subdivision is where the RE-20 and A-1 zones meet. The Council discussed options for transitioning from north to south starting with 1 acre lots and transitioning to ½ acre lots so citizens know that the transition will happen. Council member Wheeler explained that it is more cost effective to have closer infrastructure. Larger lots require the same number of roads with less money in impact fees and property taxes coming in. Council member Wheeler referenced a presentation 'Strong Towns'. They recommend that you do not build a town that can't afford to maintain its infrastructure due to insufficient income. In this case two lots bring in 2 times the impact fees. For example; two homes costing \$500k on two lots bring in more taxes than one \$800k - \$900k home on an acre lot.

Matt Nelson approached the Council and asked the Council to look at the aerial view of the property surrounding the area. All the one acre lots are not maintained. The ½ acre lots in the area are maintained. The Council discussed water and secondary water and ways to require the developer to do some 1 acre lots and some ½ acre lots. The area would need to be zoned one way or the other. Council member Buck reminded the Council that the area is surrounded on three sides by RE-20.

Council member Buck made a motion to approve the rezone request. Council member Wheeler seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

## **Departments**

**Water Dept:** Council member Buck informed the Council that next Council meeting the Council will consider a parameters resolution for the water bond. He put some financial documents into Box.com and requested that the Council review the documents and come prepared to discuss whether or not they support continuing with the construction of the water tank. Regardless of the decision about the water tank, the City needs to put in some water lines in order to do any more building on the east side. Council member Buck informed the Council that the project does need to be done at some point and the interest rate is most likely as good as the City will get.

**Roads:** Council member Osborne informed the Council that he signed off on the bid for 3100 North. He and the Mayor attended several meetings with North Logan, the City Engineers, Public Works, etc. The project is going over budget due to additional costs for the property purchases and the roundabouts.

There was a complaint about a leaning tree in the City right-of-way at 100 East 200 South. The City takes on some liability when they remove a tree. Council member Osborne recommended looking at what the City is legally allowed / required to do.

Brett Knight informed the Council that Smithfield City made a policy that they do not deal with trees.

Council member Osborne recommended that when the Planning & Zoning Commission begin working on updating the Master Plan, they add a spot zone for a gas station or grocery store on the East side of Hyde Park.

**Admin:** The Mayor encouraged the Council to consider an addition on to the City building. The City has budgeted for the addition this year and next. It is a one-time cost and the space will be needed regardless of how well the building department is doing. Council member White said that we don't know what is going on with the economy and holding off for now may be beneficial. He has Concerns about adding a City Administrator, additional officers, and the overage on 3100 North. Council member White would like to wait a bit and talk about the other budget needs prior to making this decision. The Council requested a budget workshop at the next City Council meeting.

**City Celebration:** Council member Allred informed the Council that she received lots of feedback on names for the celebration. She passed the suggestions onto the Council and would like feedback sometime in April.

**Parks Dept:** Council member Wheeler informed the Council that on April 6<sup>th</sup> work will begin on the park again. He met with the Youth Council and had them give input on play structures. They were in favor of the climbing net options, swings and slides. He is meeting with some of the suppliers on March 18<sup>th</sup> to get some pricing.

Council member Wheeler informed the Council that the trail and bridge project by the DeAlton brown subdivision and 200 North are underway. They have 2 proposals to take to the canal board. The project will require some funding for engineering. The funds for engineering the project, building the 10' asphalt trail and pedestrian bridge will come from the parks department; park Impact Fees, the escrow fund and Bonus density. The meeting with the canal company will be April 2<sup>nd</sup>.

Council member Wheeler informed the Council that there is some settling on the slope in Lions Park, by the Krebs property. The trail will require some repairs.

**Police Commission:** Council member White said that Chief Black presented a Police budget. The budget shows a 3.7% increase. The commission discussed adding an additional officer or 2 part time officers.

Council member White would like to decide about the City administrator. The Council discussed waiting until after Council member Wheeler has had the opportunity to investigate the position for a few weeks next month.

**P&Z:** Council member Buck informed the Council that P&Z is looking at simplifying the Commercial subdivision and the asked if the Council wants them to consider allowing the commercial area (Planned Professional, Commercial, and Agricultural) to be a little more fluid. The Council was in favor of P&Z beginning the process of working on updating the General Plan which would include updating the zones and zone requirements. Council member Buck talked about designating a medical marijuana dispensary zone so the City can maintain control of where they will be allowed.

Adjourn: 8:45

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Donja Wright – City Recorder

Council member Buck made a motion to approve the minutes from March 11, 2020 field trip. Council member Allred seconded the motion. Council members Wheeler, White, Buck, Osborne and Allred voted in favor. The motion carried 5/0.