

**The Minutes of
Honeyville City Council
August 14, 2024 Regular Meeting**

Mayor Bruce Nelson called the meeting to order at 7:00 p.m.

Present were Mayor Bruce Nelson, Councilmembers Ryan Adams, David Hougaard, Kory Wilde, Trevor Gardner and Dusty Bingham.

Approximately 10 members of the public were present.

Employees present were: Wendy Lindauer, Deputy Clerk
Blair Perry, Treasurer
Troy McNeely, Public Works
Kenny Funk, Zoning Administrator

David Hougaard offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Public Comment Period:

Dave Forsgren informed the council that the Box Elder County Fire District was created for a reason, and he was happy to answer any questions about that at a later time. He presented the council with an original agreement that was signed in January 2013. He pointed out a few areas that he thought were important to be reviewed.

Troy McNeely stated that he felt like this community has always taken care of one another, but he feels like things have changed. He stated that the community has stated that they would like to stay an agricultural community, but it appears that some would like it to grow. He asked that the council remember the citizens of the community when they make their decisions.

Zoning Administrator/Planning Commission Report – Kenny Funk & Laurie Hunsaker

- A. Zoning Admin Report:** Mayor Nelson informed the council that Codey Illum resigned, and Kenny Funk has been hired to take this position. Kenny F reported that he has had a few questions regarding subdivisions.
- B. Planning Commission Report:**
 - **Harper Haven Re-Zone Request:** Kenny F reported that a public hearing was held regarding the Harper Haven Re-Zone request. The public was concerned that the subdivision be held to the appropriate standards. There was also one neighbor who expressed concerns that new people would complain about the dust, but there were

not a lot of complaints about the request. It was reported that the Planning Commission voted unanimous to recommend approval of this re-zone request.

- **Holios CUP Application:** Nick Holios requested a CUP to live in his trailer while he builds a home on his property. The Planning Commission approved this request.
- **Caldwell CUP Application:** Sam Caldwell also requested a CUP to have his daughter in-law live in a trailer on his property. The Planning Commission denied this request because it didn't meet the requirements to request a CUP.

City Administration – Mayor Bruce Nelson:

Discussion Items:

- Day of Service:** Bruce Bauers stated that he had been working with councilmembers Kory Wilde and Trevor Gardner and they have found several projects that will benefit the city. The day of service will take place on Saturday September 14th starting at 8:00 a.m. The meeting place is out in front of the City Hall. **Mayor Nelson** was going to look into getting a permit to clean up the Cold Water Trail.
- Planning Commission Recommendations:** Due to Kenny taking the zoning administrator position the Mayor will need to fill his position on the Planning Commission and has asked the Council for any recommendations.
- North Salt Creek Road:** **Mayor Nelson** reported that John Arbon stated that he is willing to donate the road out on North Salt Creek Road as long as the City is willing to pay for the engineering and fees.
- Lead Joint Status:** The City has been working with Sunrise Engineering to collect data to help identify what types of pipes go into older homes. A few residents received a letter asking them to specify what kind of pipe they have.
- Secondary Water Ordinance Schedule:** The attorney is working on the verbiage for the Secondary Water Ordinance. The Mayor is hopeful they can hold a public hearing soon on this ordinance.
- Reconcile Bank Statement – David Hougaard**

Action Items:

- Fire District Contract:** **Mayor Nelson** reported that when the City Council and Fire District Board met last month, they were able to come up with an agreement. Part of that agreement was that the equipment was worth \$65,000.00. The Fire District agreed to pay the remaining \$20,000.00 this year. They also agreed that the City would charge rent in the amount of \$800.00 a month effective July 2023 and any rent due before that date would be forgiven. They also agreed on a three-year contract that would be effective from July 2023 to July 2026. The Mayor and Treasurer, Blair Perry, reviewed what had been paid for the equipment and thought that only \$5,000.00 has been paid towards the equipment. **Jordon Anderson** with the Fire District reported that he understood they had paid \$45,000.00 towards the equipment to date. **Mayor Nelson**

said that he felt that it is in the city's best interest to stay a part of the Fire District. **Dusty B** expressed that he wants to see the Fire Fighters funded but he struggles with walking away from Honeyville City's assets. **Trevor G** stated that he respects the Fire Fighters, but struggled with some of the other Mayor's who didn't seem to want to contribute a fair portion of the expenses.

TREVOR GARDNER motioned to approve the Work Meeting tentative agreement which states the Fire District will pay \$65,000 for the equipment, \$800.00 rent per month effective July 2023 any rent prior to that date will be forgiven and follow the current utility agreement. This agreement will last for three years. DUSTY BINGHAM seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- B. RV Ordinance:** Mayor Nelson reported that the preamble was not attached when the initial ordinance was presented and that they need to pass this ordinance with the preamble.

There was further discussion about CUP applications and what would be granted under this new ordinance. **Troy McNeely** addressed the council and expressed that he felt this ordinance puts people who are currently living in a trailer in a hard place. **Laurie H** felt that this ordinance only affects those who live in trailers from the time the ordinance is adopted. **David H** stated that he feels the ordinance is very clear in stating that a CUP can only be issued, allowing an individual to live in a trailer, if they are building a home. **Laurie H** stated that a CUP is different than legal non-conforming which would allow those who are living in an RV currently without any health code violations to continue to do so. **Mayor Nelson** stated that there are people living in RV's who are presenting health code violations. There are also people living in tents. This is not healthy for the community. **Trevor G & Kory W** both expressed a desire to look at for and to work with the individuals who had a CUP to live in a trailer but no longer qualify. **Mayor Nelson** stated that he has been willing to work with all the people who have been sited with a violation so far as long as they show some effort to become compliant. **David H** also reminded the council that letters have not been issued to anyone in violation who has not been complained about by a member of the community.

There was further discussion about legal non-conforming vs. conditional use permits and what is not allowed. **Mayor Nelson** asked that the Planning Commission make a recommendation on how the city should handle the legal non-conforming individuals.

DAVID HOUGAARD motioned to approve the RV Ordinance 2024 – 07 & Preamble as presented. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- C. Harper Haven Rezone Request – A-5 to A-5A:** Mayor Nelson explained that Harper Haven owns property on the corner of Calls Fort Road and Highway 38. It is approximately 35 acres. The property is currently zoned RR and A-5. The applicant is requesting to change the A-5 zone to A-5A. Troy M asked what would prevent the applicant from subdividing the lots they want to keep 10 acres at a later date. Kenny F explained that those lots must remain that size to keep the A-5A requirements. David & Chelsie Yates are the applicants. Chelsie clarified that they are not requesting a rezone for the RR zoning along the highway. They are requesting to rezone the A-5 to A-5A. She also stated that whether it is A-5 or A-5A they will not be changing the density but will give them more flexibility. The council had further discussion regarding what would be required if the applicant were to subdivide this acreage.

DAVID HOUGAARD motioned to approve the Harper Haven Re-Zone from A-5 to A-5A as presented. DUSTY BINGHAM seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- D. City Council Regular Meeting Minutes – 07/10/24 –** Due to a family emergency Brittiny was unable to attend, and Minutes were not present but will be voted on in next month's meeting.

E. Check & Deposit Details – July 2024

TREVOR GARDNER motioned to approve the July 2024 Check & Deposit Details as presented. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

Public Health & Safety/Mosquito Abatement – Councilmember David Hougaard

- A. Sidewalks:** David H marked a few sidewalks. The city employees have also marked several that need to be addressed because they are buckling.
- B. Intersections:** David H could not find information in the code regarding visibility on intersections in the current code and asked Kenny F to help with that.
- C. Chlorine Tasting Water:** David H stated that he had some chlorine tasting water on the North end of town.
- D. One Lot Subdivision:** There was question on whether or not a one lot subdivision is something to be brought back as a discussion. The city used to allow this, but at some point, it was removed as an allowance.
- E. Mosquito Abatement:** Mosquitos have been down, but if anyone has a large amount of mosquitos call the abatement and they will come and spray.

Parks & Cemeteries/Youth City Council – Councilmember Trevor Gardner

- A. 4th of July Thank You's: Trevor wanted to make sure 4th of July volunteers received their thank you cards.

General Community Events/Planning Commission – Kory Wilde

- A. 4th of July Rodeo: Kory reported that the rodeo entry numbers have decreased every year for the past 4 years.

- 2021 - 119 entries – 31 Honeyville Residents
- 2022 – 123 entries – 37 Honeyville Residents
- 2023 – 65 entries – 19 Honeyville Residents
- 2024 – 20 entries – 7 Honeyville Residents

Kory stated that the rodeo is put on by donations from members of the community. However, he is finding that most of the people that come are not members of the community. He wondered if this is something that the city would like to continue to do.

Water Systems & Drainage – Councilmember Ryan Adams

- A. Drainage: Ryan A expressed concern with field drains within the city especially with new subdivisions coming in. Dusty B reported that Honeyville Grain has been working on the draining issue on 3600 W.

Streets & Roads/Buildings & Equipment/City Communications - Councilmember Dusty Bingham

- A. Roads: Dusty B reported that the city has been working on the shoulders of 3600 W.
B. City Owned Home: Dusty will continue to do research on this home and will come prepared to make a suggestion at next months meeting.

DAVID HOUGAARD motioned to enter a Closed Meeting due to Pending Litigation at 9:09 p.m. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

CLOSED MEETING: Entered Closed Meeting at 9:09 p.m.

RE-ENTER OPEN MEETING: Re-Entered the Open Meeting at 9:15 p.m.

KORY WILDE motioned to adjourn at 9:15 p.m. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

Meeting Adjourned at 9:15 p.m.

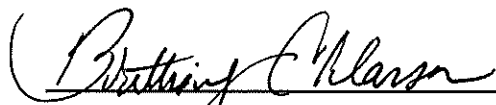
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

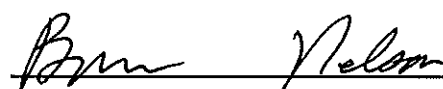
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 10/9/24




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor