

**The Minutes of
Honeyville City Council
December 11, 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 8 members of the public were present.

Employees present were:

- Brittany Chlarson, Clerk/Recorder
- Wendy Lindauer, Deputy Clerk
- Troy McNeely, Public Works
- Blair Perry, Treasurer
- Kenny Funk, Zoning Administrator

Dusty Bingham offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Public Comment Period: No comments were made.

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

A. Zoning Admin Report: Kenny F

- **Building Permits:** One Solar Permit has been issued.
- **Development:** A few inquiries about small subdivisions, but no formal applications filed.

B. Planning Commission Report: Laurie H

- **Public Hearings:** The Planning Commission held several Public Hearings the first week in December. Those items are on the agenda tonight for City Councils consideration of approval.

City Administration – Mayor Bruce Nelson:

Discussion Items:

- A. Reconcile Bank Statement – Dusty Bingham**

Action Items:**A. Interview City Council Applicants:**

Councilmember Wilde was elected to a county position. Therefore, he can no longer fulfill his duties on the City Council. The Council interviewed applicants to fill his spot for 2025. If they wish to remain on the council, they will need to run in the Municipal Election held in 2025.

Mayor Nelson had the applicants draw a number to determine the order they would present their reasons why they'd like to be considered as a City Council Member.

- **Anna Dammer** – Resident of Honeyville for 15 years. She expressed a desire to become more involved in the community. She had ran in the previous election, but did not make office and was excited to have another opportunity to try and become more involved with the city. She has worked for the Federal Government for 30 years and has a background in accounting. Anna also volunteers and serves in several different non-profit groups.
- **Jacob Jaques** – Resident of Honeyville for 3 years and is currently serving on the Planning Commission. He recently retired from Great Basin Water and took a job with JUB Engineering where he deals with construction oversight. He wants to help responsibly manage development and keep Honeyville a small agricultural community.
- **Austin Granger** – Resident of Honeyville for 7 years. He also has a degree in chemical and mechanical engineering and uses that degree in his job at Northrop Grumman. He would like to keep Honeyville more rural.
- **Kami Anderson** – Resident of Honeyville for 6 years. She has young children and moved here so her kids could grow up in an agricultural area. She has overseen the Honeyville City 5K for the past 4 years. She wants to continue to build community unity.
- **Codey Illum** – Resident of Honeyville for 10 years. He started his career as a Fire Fighter and EMT. He then moved to work for a Public Works Department and eventually ended up working at his for Box Elder County as the facility manager and building official which is where he continues to work today. He has served on Honeyville City's Planning Commission and as the Zoning Administrator.

The council asked a few clarifying questions to help guide their decision. They were all impressed with each of the applicants and felt it was a hard decision to make.

Mayor Nelson informed the applicants that only one seat will be filled tonight. However, in the upcoming election there will be 3 council seats and the Mayor position that will need to be filled and he invited all of them to consider running in that election.

An open vote was made by each City Council Member. The vote was as follows:

- **Kory W** voted for Codey Illum
- **Ryan A** voted for Kami Anderson
- **Trevor G** voted for Kami Anderson
- **Dusty B** voted for Jacob Jaques
- **David H** voted for Kami Anderson

TREVOR GARDNER motioned to approve Kami Anderson as the new City Council Member for a term starting in January 1, 2025 and ending December 31, 2025. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- B. Appoint Planning Commission Member:** Mayor Nelson spoke with an individual and that person declined his invitation to serve so the Mayor will try and have a new name ready for January's meeting.
- C. Subdivision Ordinance:** Dana Shuler the City Engineer presented the new subdivision ordinance; Title 11. This has been updated to reflect the new state law requirements. Mike Hansen with Rural Community consultants started this process, a committee was later created to oversee, edit and revise those suggestions. This ended up creating a new title in the Subdivision Ordinance. It was also shared that per state law the City Council will no longer be the final authority on subdivision applications. They will be presented to the Planning Commission and the Development Review Committee (DRC), which consists of the City Engineer, Zoning Administrator, a member of the Planning Commission, the Public Works Director, Fire Marshall if applicable and the City Attorney if needed. Dana stated that they pulled out certain sections that did not need to be in the Ordinance and added them to the Development and Design Standard to make the ordinance clearer. Applications will also have checklists that must be completed prior to any application being reviewed because the state is now limiting the number of times the city can review an application. **Kenny F** shared that there will also be a lot of edits made to the current Land Use Code, Title 10. This is not on the agenda to be voted on tonight, but he wanted the council to be aware of some of the big changes they have been working on. He shared that one of the changes to the code is that if someone would like to subdivide their property, they will need to be along a public street. They also changed the code to state that any new development must connect to city water. **Dana S** explained that if there is a Development Agreement the City Council is the final authority on those types of agreements. They also discussed that they would be recommending that retention ponds be owned by the city. Due to all the changes it was suggested that the City update their fee schedules to compensate for the workload put on paid employees.

KORY WILDE motioned to accept the Subdivision Ordinance as explained and presented. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner against and Dusty Bingham for.

- D. **Development, Design and Construction Standards:** Dana S presented a document titled Development, Design and Construction Standards. She stated that there was a lot of technical information in the ordinance, most cities have moved to putting those in a separate document to make the ordinances clearer and to provide for easier referencing. This document has design requirements, road, water and lot design along with construction standards. This will help with development and public works projects. Dana also explained that there were a few typos in the presented document to the Planning Commission and suggested that if the City Council approves the document that they do so with the Planning Commission's recommendations.

KORY WILDE motioned to approve the Development, Design and Construction Standards as explained and presented along with Planning Commission recommendations and changes. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- E. **Hearing Officer Ordinance:** Kenny F explained that since the City Council had voted to dissolve the Board of Appeals and replace it with a Hearing Officer, they needed to update the Ordinances reflecting those changes.

KORY WILDE motioned to adopt the Hearing Officer Ordinance as recommended by Planning Commission. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- F. **Subdivision Application Forms:** Dana S stated that the application forms had been updated to reflect the new requirements from the state.

KORY WILDE motioned to approve the Subdivision Application Forms 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.

- G. **Subdivision Ordinance Check Lists:** Dana S stated that they took this information out of the code and will now be giving these checklists to applicants. This checklist is referenced in the code. They have given more requirements for the preliminary applications to address issues prior to the final application because of the limited time the city has to review these documents.

DAVID HOUGAARD motioned to approve the Subdivision Ordinance Check Lists as recommended. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

H. City Council Regular Meeting Minutes – 10/09/24:

KORY WILDE motioned to approve the 10/09/24 Regular Meeting Minutes 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.

I. City Council Regular Meeting Minutes – 11/13/24

TREVOR GARDNER motioned to approve the 11/13/24 Regular Meeting Minutes as presented with on correction to the phrase “high interest” being changed to “high return”. DUSTY BINGHAM seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

J. Check & Deposit Details – November 2024

RYAN ADAMS motioned to accept the Check & Deposit Details from November 2024 as presented. DAVID HOUGARRD 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
Nothing to report at this time.

Parks & Cemeteries/Youth City Council – Councilmember Trevor Gardner
Nothing to report at this time.

General Community Events/Planning Commission – Kory Wilde
Nothing to report at this time.

Water Systems & Drainage – Councilmember Ryan Adams
Nothing to report at this time.

Streets & Roads/Buildings & Equipment/City Communications - Councilmember Dusty Bingham
Nothing to report at this time.

Actions for January:

- Address the Fee Schedule
- Hire a Hearing Officer

TREVOR GARDNER motioned to adjourn at 8:10 p.m. RYAN ADAMS 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 8:10 p.m.

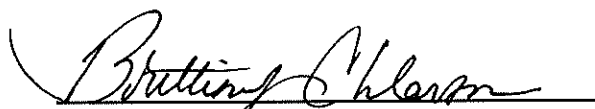
The foregoing minutes were taken and typed by Brittiny Chlarson.

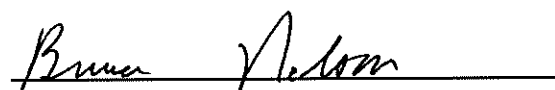
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 2/12/25




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor