

**The Minutes of
Honeyville City Council
May 14, 2025 Regular Meeting**

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

Present were Mayor Bruce Nelson, Councilmembers David Hougaard, Kami Anderson, Trevor Gardner and Dusty Bingham. Councilmember Ryan Adams was not in attendance.

Approximately 4 members of the public were present.

Employees present were: Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator

Trevor Gardner 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/DRC/Planning Commission Report – Kenny Funk & Laurie Hunsaker

- A. Zoning Admin Report/DRC:** Kenny F reported that there are several boundary adjustments in the process.
- Millsap's are close to being done with his lot line adjustment requirements. He's adjusting lot lines between two of his parcels.
 - Madsen's would need to request a rezone to be able to proceed with their current request.
 - Nyes & Roddams have applied for a subdivision amendment. The Nye's want to purchase property from Roddam's. Then Roddam's will combine their remaining lots. This is in the Calls Fort Subdivision.
 - Harris' have not submitted anything new on their application.
- **UDOT Meeting:** During this meeting UDOT stated that they will not grant Harper Haven or Jake Tolman access off the Highway. They would like a road running parallel to the highway to be created for them to access their lots. David Yates, the owner of Harper Haven would like to meet with the DRC to go over some options.
 - **Building Permits:** Kenny F reported that he received a permit request for 7190 N. 2200 W. The trailer home has been removed, and they are wanting to build a new home there. A solar permit has come in for 3600 W.
 - **Business Licensing:** Kenny F reported that he approved a business license application for Lil Misc Excavation.

B. Planning Commission Report: Laurie H

- **Ordinance Review:** The Planning Commission has been reviewing the manure and fence ordinances and will hopefully have a recommendation next month.
- **Title 10:** The committee has started reviewing Title 10 and will submit it in sections for approval.

City Administration – Mayor Bruce Nelson:

Discussion Items:

A. Spring Clean-Up Report: Mayor Nelson stated that the clean up days went very well. There were a lot of requests for green waste. This may be an option to look into for future clean up days.

B. 4th of July:

- **Kami: Rodeo & Trap Shoot**
- **Ryan: Park Activities**
- **Trevor: Parade & Movie in the Park**
- **David: 5K – An out and back race.** It will start at City Hall & end at City Hall. Because of this change in location the Fire District is deciding if they would still like to host the 4th of July breakfast.
- **Dusty: Cook Shack**

C. Water Capital Facility Plan: The Mayor sent out a draft copy of the capital facility plan. Rural Water is going to look at this plan and come up with some suggestions for the city's water rates. Zions Bank will be looking at this plan and come up with a new impact fee rate.

D. Schedule Make-Up Ethics Training: May 29, 2025, at 7:30 p.m.

E. Schedule Budget Meetings: May 29, 2025, at 8:00 p.m.

F. East Park Improvements: Trevor G reported that concrete has been poured around the pickle ball court to protect it, along with the cement being poured for the bowery.

G. Reconcile Bank Statement – Dusty Bingham

Action Items:

- A. **Frank May Rezone Request:** Kenny F stated that Frank May is looking to purchase property from his neighbor. However, with his current zoning he is required to have 300 feet of frontage. If he moves to an R1 it will provide appropriate zoning for the remaining Coleman property. Kenny felt that this would clean up the current lot lines and also match a lot of the current lots in that area.

DAVID HOUGAARD motioned to approve the May Rezone Application. KAMI ANDERSON seconded the motion. MOTION CARRIED with David Hougaard for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

- B. **Guy Cox Rezone Request:** Kenny F reported that the Cox are considering putting in another house on their property. Currently their property is a mixed zone of RR and A-5. They are requesting to rezone their entire parcel to RR.

DUSTY BINGHAM motioned to approve the Cox Rezone Application. DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

- C. **Resolution 2025-01 Interlocal Agreement with Central BE Fire Special District to Lease Honeyville City Building:**

DAVID HOUGAARD motioned to approve Resolution 2025-01. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Kami Anderson for, Trevor Gardner against and Dusty Bingham for.

- D. **Expansion of 3600 W. – 6900 N. to the Corner:** Mayor Nelson reported that the City will receive money from the county to expand this road. This project will need to go out to bid before the city can move forward.

- E. **House Rental Agreement:** Mayor Nelson reported that he has been contacted by a few people to rent the city owned home. Landon Thompson is one of the people who contacted him regarding the possibility of renting the home. After touring the house, the Mayor and the Thompson's came up with the agreement that it would be \$1,000 per month for rent. Water would be included in the rent. But the Thompson's would need to pay the electric and propane bill. The Thompson's would also be responsible for the yard maintenance.

David H asked if the rental house was advertised as a rental property. He also felt that the rent was significantly less what the current rental market is. Dave also noted that

there was no security deposit written into the agreement, typically this consists of the first and last month of rent. He was also concerned that there was not credit check, background rental check or contact with previous landlords.

Trevor G expressed that he felt this was Dusty's area and that the City Council had not made a clear decision previously. **David H** also felt that there needed to be a list of what appliances are included in the rental agreement. He also felt that there needed to be a lead paint disclosure. **Dusty B** expressed that this decision needed to be made by the council.

F. City Council Regular Meeting Minutes – 04/16/2 – Minutes were not in the packet and will be presented next month.

G. Check & Deposit Details – April 2025

David H asked why some purchases have more detail and others do not. **Wendy L** clarified that Brittiny inserts the information that is on the receipts and what Public Works reports to her.

DAVID HOUGAARD motioned to accept the Check & Deposit Details from April 2025 as presented. **KAMI ANDERSON** seconded the motion. **MOTION CARRIED** with **David Hougaard** for, **Kami Anderson** for, **Trevor Gardner** for and **Dusty Bingham** for.

Public Health & Safety/Planning Commission – Councilmember David Hougaard

- Nothing to report at this time.

Parks & Cemeteries/Youth City Council/General Community Events – Councilmember Trevor Gardner

- A. East Park Bowery:** Trevor reported that they had chosen to go with a slightly different design that allowed for more space and had a more traditional roof than previously presented.
- B. West Park:** The Mayor & Trevor met with Rick Grover to look into having a path around the park and the future layout of the park.
- C. Memorial Day:** Youth Council will put flags out on Friday night and then take them down Monday night or Tuesday.

There was also discussion about creating a committee to go over all the fees to see which fees need to be adjusted.

General Community Events/Youth City Council/General Community Events/Mosquito Abatement – Kami Anderson

- Nothing to report at this time.

Water Systems & Drainage – Councilmember Ryan Adams

- Ryan was not present to report.

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

- A. 4-Way Stop Meeting: The State wants to install a 4-Way stop on Highway 38 at 6900 N. There will be a meeting on May 21st from 9:00 to 10:00 a.m. at UDOT in their conference room. Kenny and Bruce said they would attend the meeting virtually. Dusty B stated that the city needs to find out who is responsible for maintaining the lights and signs.

There was further discussion about the city owned home. Currently the council has voted to sell it. After that motion was made, they learned that before they could do that, they needed to update the Ordinances. David H stated that regardless of what they do with the home the code needs to be updated. It was also decided that if the council has now decided not to sell the city owned home, then their motion needs to be updated to reflect their new decision.

DAVID HOUGAARD motioned to adjourn at 8:17 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

Meeting Adjourned at 8:17 p.m.

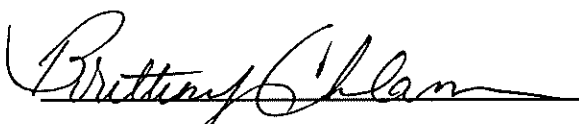
The foregoing minutes were taken and typed by Brittiny Chlarson.

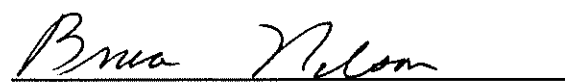
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 6/11/25




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor