

**The Minutes of
Honeyville City Council
June 11, 2025 Regular Meeting**

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

Present were Mayor Bruce Nelson, Councilmembers David Hougaard, Trevor Gardner and Dusty Bingham. Councilmember Ryan Adams arrived at 7:22 p.m. Councilmember Kami Anderson was excused from the meeting.

Approximately 9 members of the public were present.

Employees present were: Brittany Chlarson, Clerk/Recorder
 Wendy Lindauer, Deputy Clerk
 Kenny Funk, Zoning Administrator
 Blair Perry, Treasurer

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.

Public Hearing – May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032 & 04-026-0054:

A. Open Public Hearing: Hearing Opened at 7:03 p.m.

TREVOR GARDNER motioned to Open the Public Hearing for the May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032 & 04-026-0054 at 7:03 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for and Dusty Bingham for.

Kenny F explained that Frank is purchasing some ground from Coleman's. During that process he is also going to clean up the lot lines. He is requesting a rezone so that he does not create a non-conforming lot. By purchasing the Coleman's property it would make Coleman's parcel short of the required frontage for RR, by rezoning it to R1 the property would have enough frontage.

There was discussion about how this rezone would change the allowed animal units. **Mayor Nelson** informed the council that there are a lot of homes along the highway that have 100 ft. frontage because they were built before 1981. In 1981 the zoning was changed and required

lots to have 200 ft. frontage on the highway. Several of Frank's neighbors already have the 100 ft. frontage that he is requesting.

B. Close Public Hearing: Closed Public Hearing at 7:14 p.m.

TREVOR GARDNER motioned to Close the Public Hearing for May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032 & 04-026-0054 at 7:14 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for and Dusty Bingham for.

C. Action Item: Motion to Approve the May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032 & 04-026-0054:

TREVOR GARDNER motioned to approve the May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032 & 04-026-0054. DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for and Dusty Bingham for.

Public Hearing – Cox Rezone from A-5/RR to RR for Parcel 04-027-0019:

A. Open Public Hearing: Hearing Opened at 7:15 p.m.

DUSTY BINGHAM motioned to Open the Public Hearing for the Cox Rezone from A-5/RR to RR for Parcel 04-027-0019 at 7:15 p.m. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for and Dusty Bingham for.

Kenny F explained that the Cox are looking to rezone from a split zone of RR/A-5 to all RR. Their daughter wants to build a home on their property, but in order to move forward with that application they would first need the rezone approved. It was further clarified that the RR zoning consists of one acre lots with a 200 ft. frontage requirement. David H asked if there were other areas in town that had changed their zoning from RR/A-5 to all A-5. He was concerned about spot zoning. He received a phone call from a citizen who couldn't attend the meeting but was concerned about the spot zoning. He expressed that most people move to Honeyville to get away from the high-density zoning. Guy C stated that in a planning commission meeting they had discussed the possibility of keeping the higher density on the East side of the highway. He also explained that his daughter would like to build on his property. In order to apply for the flag lot, they first need to have their parcel rezoned.

Councilmember Ryan Adams arrived at 7:22 p.m.

Kenny F stated that UDOT is cracking down on access to the highway. They want the city to run roads parallel to the Highway. The planning commission has discussed changing the general plan to reflect the density be kept on the east side of the highway.

B. Close Public Hearing: Closed Public Hearing at 7:37 p.m.

DUSTY BINGHAM motioned to Close the Public Hearing for the Cox Rezone from A-5/RR to RR for Parcel 04-027-0019 at 7:37 p.m. DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Trevor G had a few concerns about the issues with the neighbors. David H stated that only one person has expressed opposition to the rezone. It was further clarified that the Cox cannot move forward with their flag lot application until or unless they are able to get a rezone. Guy & Terri C stated that they had talked with their neighbors about the possible rezone and no one has told the Cox that they are opposed to the rezone. They simply want to utilize their property to the best of its ability.

C. Action Item: Motion to Approve the Cox Rezone from A-5/RR to RR for Parcel 04-027-0019

DAVID HOUGARRD motioned to Approve the Cox Rezone from A-5/RR to RR for Parcel 04-027-0019. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Public Hearing – Adjusting 2024 – 2025 Fiscal Year Budget:

A. Open Public Hearing: Public Hearing Opened at 7:45 p.m.

DAVID HOUGARRD motioned to Open the Public Hearing to Adjust 2024 – 2025 Fiscal Year Budget at 7:45 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Blair P, the city treasurer, explained that he has adjusted the budget to accurately reflect the city's spending for Fiscal Year 2024 -2025. The major change is that the Capital Budget needed to be decreased significantly from what was budgeted. They also had a little bit more water revenue and sales tax than they had projected.

B. Close Public Hearing: Closed Public Hearing at 7:51 p.m.

TREVOR GARDNER motioned to Close the Public Hearing to Adjust 2024 – 2025 Fiscal Year Budget at 7:51 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

C. Action Item: Motion to Adjust the 2024 -2025 Fiscal Year Budget

DUST BINGHAM motioned to Approve the Adjustment to the 2024-2025 Fiscal Year Budget with an edit made to Line #14 finishing the word (Out). DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Public Hearing – Adopting 2025 – 2026 Fiscal Year Budget:

A. Open Public Hearing: Hearing Opened at 7:54 p.m.

TREVOR GARDNER motioned to Open the Public Hearing to Adopt the 2025 -2026 Fiscal Year Budget. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Blair P presented the budget. Column R of the attached budget is the projected budget. Outside of regular expenses Blair updated the budget to reflect the council's projections for this year's projects. According to the budget there are six different capital projects this year. This includes funds for the waterline improvements, chip seal, road widening of 3600 W., completion of the city hall remodel and update of council room and park improvements.

Jensen Hunsaker asked what specific projects the city is planning to do to the parks. Trevor G stated that they are planning to improve both parks in phases. They are currently looking at improving the restrooms and installing a walking path at the West Park.

B. Close Public Hearing: Closed Public Hearing at 8:03 p.m.

DAVID HOUGAARD motioned to Close the Public Hearing to Adopt the 2025 -2026 Fiscal Year Budget at 8:03 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

C. Action Item: Motion to Adopt the 2025 -2026 Fiscal Year Budget

TREVOR GARDNER motioned to Adopt the 2025 – 2026 Fiscal Year Budget. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Blair P mentioned that it would be a good idea to keep track of the projects and who is overseeing each one.

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

A. Zoning Admin/DRC Report: Kenny F

- **Building Permit Applications:**
 - Ty Walker has applied for a new construction building permit for a home. Kenny requested that he move his home 40 ft. closer to the road to make sure that he is within 250 ft. of a fire hydrant.
 - Jim Lindauer submitted a building permit request for a shop. Kenny is waiting on plans before he can complete his review.
 - Frank Rezendez requested an Agricultural Exemption for an expansion to his barn. That was approved.
 - Barnett's are requesting a building permit at 7190 N. 2200 W. There are some issues with this application because they don't have frontage on a public road and there is not a fire hydrant within 250 ft. and they are on a legal non-conforming lot. There will be a special meeting held with the Planning Commission June 12th.
- Nye's subdivision amendment has been approved and is in the process of being recorded.
- Frank May's request can now be recorded with the county now that it has been approved.
- Dale Millsap is waiting on a document dealing with easements and then should be able to move forward with his lot line adjustment.

B. Planning Commission Report: Laurie H

- **Planning Commission Special Meeting:** This will be held on June 12th to address the Barnett building permit issues.
- **General Plan:** Laurie is looking at the amendment to the general plan to find the best way to address the density and growth within the city.
- **Ag Protection Area Application Process:** Brittney is going to research past applications and see what the process is for this request.
- **Ordinances & Definitions:** The commission is reviewing the following ordinances:
 - Manure
 - Fences
 - Title 10

City Administration – Mayor Bruce Nelson:

Discussion Items:

A. 4th of July:

Mayor Nelson reported that there will be no Fireman's Breakfast this year.

- **Ryan: Park Activities:** Checketts Amusement will be supplying the blow-up activities. Ryan has also reserved a rock wall and dunk tank. But he is having a hard time getting someone to be over the pie eating contest.
- **Dusty: Cook Shack** – Ready for the 4th
- **Trevor: Parade & Movie in the Park** – The council & Mayor have ATV's to drive in the parade. Trevor will provide the candy for them to throw.
- **David: 5K** – An out and back race. It will start at City Hall & end at City Hall.
- **Kami: Rodeo & Trap Shoot** – Kami was not present to report.

B. Water Sanitary Survey: During the survey they found one issue that needs to be fixed. They are requesting that a screen be installed at the chlorinator so that it can be seen.

C. Status on 4-Way Stop 6900 N. Hwy 38: Mayor Nelson and Kenny F attended a design review meeting. They are planning to move forward with this project. The first step they will do is to put up signs that the traffic pattern with changed.

D. Reconcile Bank Statement – Ryan Adams

Action Items:

A. City Council Regular Meeting Minutes – 04/16/25:

DAVID HOUGAARD motioned to Approve the City Council Regular Meeting Minutes of 04/16/25 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams abstaining.

B. City Council Regular Meeting Minutes – 05/14/25:

DAVID HOUGAARD motioned to Approve the City Council Regular Meeting Minutes of 05/14/25 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams abstaining.

C. Check & Deposit Details – May 2025

David H felt that they should look at the fee schedule in July.

DAVID HOUGAARD motioned to accept the Check & Deposit Details from May 2025 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams 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

- Nothing to report at this time.

General Community Events/Youth City Council/General Community Events/Mosquito

Abatement – Kami Anderson

- Kami was not present to report.

Water Systems & Drainage – Councilmember Ryan Adams

- Nothing to report at this time.

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

- A. Process of getting bids: Dusty asked for guidance on the bid process for road improvements.

DAVID HOUGAARD motioned to adjourn at 8:28 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Trevor Gardner for, Dusty Bingham for and Ryan Adams for.

Meeting Adjourned at 8:28 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: 7/9/25




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor