

**The Minutes of
Honeyville City Council
October 11, 2023 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 Dale Millsap.

Approximately 5 members of the public were present.

Employees present were: Brittany Chlarson, Clerk/Recorder
 Troy McNeely, Public Works
 Codey Illum, Zoning Administrator
 Wendy Lindauer, Deputy Clerk

Ryan Adams 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 – Codey Illum & Kenny Funk

- A. **Zoning Admin Report: Codey I** reported that there have been a few building permits for additions, but nothing major.
- B. **Planning Commission Report: Kenny F** reported that the Planning Commission held two public hearings in their last meeting. One was for the General Plan. The Commission recommended approval with the removal of some A-5A verbiage and having it reflect more general agriculture information instead. The second public hearing was for the Tolman Subdivision Application. Cody Tolman was going to address a few issues before bringing the application back for final review. It was also stated that the Planning Commission will be holding a public hearing to create an ADU and RV ordinance in October. Kenny also stated that the Commission is planning on working on the Water Ordinance and the Flood Control Ordinance.

The Mayor would like to hold additional Public Hearings on the ordinances to give the public two opportunities to express their opinions.

City Administration – Mayor Bruce Nelson

Discussion Items:

- A. **General Election:** The General Election will take place November 21, 2023. Brittny emailed all of the candidates asking them to submit a candidate profile to go out in November's water bill.
- B. **Compliance to City Ordinance:** There were court hearings for a few residents. Only one resident showed up for their hearing. **Mayor Nelson** also reported that there have been some people upset with the process. The Mayor informed them that himself and the council have been elected to uphold the ordinances and so that is what they will continue to do. **David H** stated that he has had people express gratitude for the attempts to clean up the town.
- C. **City Hall Remodel:** Employees have moved all of the office materials into the conference room. The contractors stated that they plan to begin the process next Monday.
- D. **Pickleball Court Repair Bid:** **Trevor G** reported that he followed up with the bid presented last month and it appears to be a fair bid. In order to do this repair, they will need several days of 70-degree weather. Another issue is that the court is being exposed to water which is causing damage. These issues will be addressed in the spring of 2024.
- E. **Utah Drinking Water:** **Mayor Nelson** reported that the city is now up to code. He also stated that because he contacted the Division of Drinking water directly they were able to find a solution that cost the city roughly \$8,000.00 rather than the \$68,000.00 that was initially presented.
- F. **Reconcile Bank Statement – Bruce Nelson**

ACTION ITEMS:

PUBLIC HEARING – ADOPTION OF THE GENERAL PLAN:

- A. Open Public Hearing: Public Hearing Opened at 7:21 p.m.

DALE MILLSAP motioned to open the Public Hearing for the Adoption of the General Plan at 7:21 p.m. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Mike Hansen with Rural Water Consultants presented the General Plan. This document is designed to present the vision of the community. This is not meant to be a detailed document but rather an overview of what they'd like the city to look like in the future. According to the feedback Mike received the community wants to stay rural. Once this document is approved and adopted it needs to be a living document that is updated if the city decides on a change in the future; it will also require the city to address their ordinances. Rural Water Consultants auditing staff has several redlines to the code that need to be addressed. Mike presented the plan that has been available online to the

public where it allowed them to make comments. He also stated that there are certain items that the state requires them to address and one of those items is to address the impact of land use on the water system so that was addressed in the plan. There was further discussion about being involved with UDOT and the railroad with future transportation plans. The council asked that the trails plan be deleted from the General Plan as it was not adopted.

Jason Maughan asked about the section titled Community Design 2.06C. He wondered if they needed more defined definitions of how things should look such as types of fences. He wanted to address the rural feel vs. an urban feel. **Mike H** stated that the general plan is more of an overview and the specifics would be addressed within the city code.

Dale M asked what the city intends to do with the redlines made to the ordinance. **Mayor Nelson** explained that the city can use grant funds to update the code. **David H** stated that a lot of redlines are sections of the code that contradict themselves. **Trevor G** clarified that if there is a problem interpreting the code then they should refer to the General Plan for the city's intent. **David H** stated that most of the ground showing as BLM is Forest Service or State ground.

B. Close Public Hearing: Public Hearing Closed at 7:57 p.m.

DALE MILLSAP motioned to Close the Public Hearing at 7:57 p.m. **KORY WILDE** seconded the motion. **MOTION CARRIED** with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

C. Action Item: Adoption of the General Plan

TREVOR GARDNER motioned that the City Council's intent is to approve the General Plan next month after they review the proposed edits. **DAVID HOUGAARD** seconded the motion. **MOTION CARRIED** with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

D. A-5A & A-20 – Suggested Changes to Ordinance: **Mayor Nelson** stated that there have been some issues found with the A-5A. He found an issue with using unbuildable ground to help calculate the density. He wants to exclude land that isn't developable. **Dale M** asked for clarification on the Mayor's comment. He stated that the average density for the A-5A and the A-20 are both the same. The difference between the two is that the A-20 allows for parcels to be as small as 1-acre where that is not the case in the A-5A. He also clarified that the A-20 required a remainder of at least a 20-acre parcel. He asked if the Mayor wasn't liking that someone could concentrate all of the

development in one area such as up by the road. **Mayor Nelson** explained that he just doesn't like using undevelopable land to divide out the density. **Trevor G** felt that the way the A-5A was written allowed for the undevelopable land to be divided between several parcels. **David H** stated that the intent of having the A-20 was to keep farmable land. They felt it was easier to farm 20 acres vs. smaller parcels.

Stephannie Tugaw-Madsen was a part of the committee that created the A-5A and she reported that there was discussion about sensitive grounds. She said that the committee was on board with those areas being included in the density calculation.

Codey I felt that it would be appropriate for another set of eyes to look at the ordinance and button up any errors to make sure it is truly what the city had intended. **Mike H** stated that if the city can get their intent clear then the way the move forward with the code will be much clearer. He also shared that there are sections of the code that need to be upgraded to match State statute.

David H expressed frustration with the State requirements put on smaller communities that cannot afford the mandates.

Dale M asked how they would address the current A-20 zone if they choose to remove it. It was stated that the current A-20 zone would become legal non-conforming if they decide to remove that zone. Dale stated that there would need clarity for those living in that zone.

- E. **Fire District Building Rental Contract - Utility Agreement:** **Mayor Nelson** presented the utility plan that Blair Perry, the City Treasurer and Jordon Anderson with Central Box Elder Fire District agreed on. **Mayor Nelson** explained that the Fire District is paying \$1,800.00 a month to lease the building. The utilities will be broken down as follows:
 Natural Gas: Fire District pays 80%, City pays 20%.
 Electricity: Fire District pays 25%, City pays 75%.
 Garbage: Fire District pays 50%, City pays 50%.
 The Fire District will be billed quarterly.
 If approved the Mayor will present this at the upcoming Fire District meeting and upon that approval he will have Amy draw up a contract.

DAVID HOUGAARD motioned to approve the Utility Agreement as presented. **DALE MILLSAP** seconded the motion. **MOTION CARRIED** with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

F. City Owned House – Councilmember Hougaard Report Recommendation:

David H recommended that the City list the City owned home as is. Stating the current drain field will be coming onto City property and if there needs to be repairs in the future it will fall on the home owner to pay for those repairs. He also stated that he would like the city to remove the furnace oil tank before the City sells the home. It was further clarified that the City should keep as much property as possible.

Shawn Bekkemellom asked why there was a big push to have an access point. **David H** explained that they would like to preserve as much property as possible and maintain access off the main road if needed in the future.

DAVID HOUGAARD motioned to sell the City owned Home located on the corner of 6900 N. and Highway 38, remove the fuel/oil tank, sell the home with septic and drain field as is, requiring the new buyer to be responsible to relocate if there are issues in the future. The city will also have the lot officially surveyed with appropriate lot line adjustments. TREVOR GARDNER seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

G. City Council Regular Meeting Minutes – 09/13/23:

DALE MILLSAP motioned to approve the Regular Meeting Minutes of 09/13/23 as presented. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams abstained, David Hougaard abstained, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

H. City Council Special Meeting Minutes – 09/19/23:

TREVOR GARDNER motioned to approve the Special Meeting Minutes of 09/19/23 as presented with one change on page one reflecting that it was a Special Meeting not a Regular Meeting. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

I. Check & Deposit Details – September 2023

KORY WILDE motioned to approve the Check & Deposit Details of September 2023 as presented. DALE MILLSAP seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Public Health & Safety/Buildings & Equipment – Councilmember David Hougaard:

Nothing to report at this time.

Parks & Cemeteries/Youth City Council – Councilmember Trevor Gardner:

- A. **Day of Service:** Trevor G expressed appreciation for those who contributed to this event to help clean up the community. David H expressed that the council should generate a list of things that they can refer to when organizations ask where they can help around the city.
- B. **Parks:** Trevor G reported that trees have been planted at the parks. There was further discussion about moving forward with developments at the park.

General Community Events/Planning Commission – Councilmember Kory Wilde:

- A. **Trunk or Treat:** This will take place October 27th at 6:00 p.m. at the West Park.

Water Systems & Drainage – Councilmember Ryan Adams:

- A. **State Requirements to Measure Water:** Troy M reported that a new meter was installed at the spring site. They also updated the SCADA system to read the max water production day of the year.
- B. **Lead Pipe Identification:** The Mayor and Public Works have come up with a schedule to complete this project. The Public Works employees are almost finished with the first step of this process.
- C. **Water Conservation Plan:** Rural Water is going to help the City with this plan which will save the City a lot of money.
- D. **Rate Study:** The water general plan has a rate study associated with it. Rural Water is willing to help the city with this study for free rather than paying an outside company.

Streets & Roads/Mosquito Abatement/City Communications – Councilmember Dale Millsap:

Nothing to report at this time.

ACTIONS FROM OCTOBER 11, 2023:

David H – Follow Up with preparations to sell the City owned Home.

DALE MILLSAP motioned to enter a Closed Session at 8:45 p.m. to discuss current and pending litigation. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Re-entered the open meeting at 9:00 p.m.

DAVID HOUGAARD motioned to adjourn at 9:01 p.m. KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dale Millsap for.

Meeting Adjourned at 9:01 p.m.

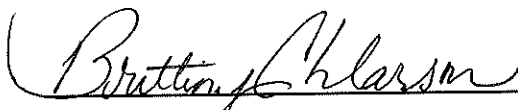
The foregoing minutes were taken and typed by Brittiny Chlarson.

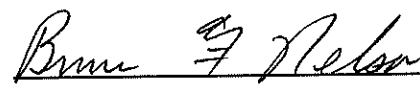
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 11/8/23




Brittiny Chlarson – Clerk/Recorder


Bruce Nelson - Mayor