

HONEYVILLE CITY COUNCIL MEETING NOTICE & AGENDA

Notice is hereby given that the **Regular Meeting** of the **Honeyville City Council** will be held on **Wednesday February 14, 2024 at 7:00 p.m.** in the Honeyville City Hall. Times listed are approximate. The City Council reserves the right to move the order of the agenda for the convenience of the general public and the Council. If you have an interest in any topic on the regular agenda, please be in attendance at 7:00 p.m.

- 7:00 - 7:05 **Call to Order** - Mayor Bruce Nelson
 Invocation & Pledge of Allegiance - David Hougaard
 Conflict of Interest
- 7:05 - 7:15 **Public Comment Period** - Comments will be listened to with no action taken.
 Items needing action will be placed on next month's agenda by request.
 Individuals will be given 2 minutes to comment.
- 7:15 - 7:35 **Audit Report** - Davis & Bott: Matt Jensen
- 7:35 - 7:45 **Zoning Administrator/Planning Commission Report** - Codey Illum & Laurie Hunsaker
 A. **Zoning Admin Report:** Codey Illum
 B. **Planning Commission Report:** Laurie Hunsaker
- 7:45 - 8:30 **City Administration** - Mayor Bruce Nelson
 Discussion Items:
 A. **Ethics Training**
 B. **City Hall Remodel**
 C. **4th of July Responsibilities**
 D. **Water Capital Facilities Plan**
 - **Lead Pipe Replacement**
 E. **BR Water Conservancy Test Well**
 F. **City Council & Mayor Bond**
 G. **Reconcile Bank Statement** - David Hougaard
- Action Items:**
 A. **Petersen Estate Annexation Petition**
 B. **ADU Ordinance**
 C. **Floodplain Ordinance**
 D. **General Plan**
 E. **Fire District Contract**
 F. **City Owned Home**
 G. **City Council Regular Meeting Minutes** - 01/10/2
 H. **Check & Deposit Details** - January 2024

- 8:30 - 8:40 Public Health & Safety / Mosquito Abatement - Councilmember David Hougaard
- 8:40 - 8:50 Parks & Cemeteries/Youth City Council- Councilmember Trevor Gardner
- 8:50 - 9:00 General Community Events / Planning Commission - Councilmember Kory Wilde
- 9:00 - 9:10 Water Systems & Drainage - Councilmember Ryan Adams
- 9:10 - 9:20 Streets & Roads / Buildings & Equipment / City Communications
 - Councilmember Dusty Bingham
 A. Lawn Mower Quotes

FOLLOW UP ACTIONS FROM FEBRUARY 14, 2024 MEETING:

CLOSED MEETING

Adjournment

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City
Post Office: 02/09/24



HONEYVILLE CITY

APPLICATION FOR
ANNEXATION PETITION

FOR STAFF ONLY:		
DATE RECEIVED:	FEE AMOUNT:	FEE PAID:
1-12-24	\$ 25. ⁰⁰	☐ Check # ☐ Cash ☒ Credit Card
Name of Proposed Annexation: PETERSEN ESTATE		Total Acreage Involved: 1
Address of Proposed Annexation: 4560 N. HWY 38 BRIGHAM CITY		Parcel # of Proposed Annexation: 04-035-0011
Current Zoning:	Proposed Zoning:	
Property Owner: LEONARD G. PETERSEN TRUCK & CINDY FIFIELD	Phone # 435-730-4852	
Mailing Address:	City:	State: Zip:
1480 W 3275 S PERRY	UT	84302
Email Address: CINDY@LVB84302@GMAIL.COM		
Authorized Project Representative for Owner(s) (If applicable): (TODD) LEONARD TODD PETERSEN	Phone # 832-752-0730	
Mailing Address:	City:	State: Zip:
94-1285 HALELANUOA DR. WAIKANAHE	HI	96797
Email Address: PETERSEN TODD @ ATT.NET		
Detailed Description of Proposed Use of Property: WOULD LIKE TO SPLIT IN TWO EQUAL PARCELS AND BUILD A SECOND HOME. THE PROPERTY WILL BE CLEANED UP TO LOOK MUCH MORE PRESENTABLE AND ADD VALUE TO THE COMMUNITY		
Has any of the land been proposed for annexation under a previously filed petition that has not been denied, rejected or granted? YES ☐ NO ☒		
I certify that the information contained in this application and all supporting plans are correct and accurate.	Signature of Property Owner: Cindy Fifield	Date: 12/29/23
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner(s).	Signature of Authorized Project Representative (if applicable): [Signature]	Date: 12/29/23

AFFIDAVIT OF SUCCESSOR TRUSTEE

State of Utah)
) ss.
County of Weber)

CINDY L. FIFIELD, after first being duly sworn, deposes and says:

1. That on May 12, 2021, Leonard G. Petersen aka Leonard G. Peterson created The Leonard G. Peterson Living Trust aka The Leonard G. Petersen Living Trust ("Trust"), with LEONARD G. PETERSEN as the initial Trustee.

2. That LEONARD G. PETERSEN died on August 23, 2023.

3. That paragraph 2.C. names CINDY L. FIFIELD as the Successor Trustee.

4. That CINDY L. FIFIELD has accepted and does hereby acknowledge her acceptance of the appointment to serve as sole Successor Trustee of the Trust and certifies that the Trust is in full force and effect and has not been revoked or terminated.

5. By virtue of the death certificate attached hereto and recorded as part hereof and said Trust, I do hereby declare that the conditions for Successor Trustee appointment have been met and that pursuant to said Trust, I, the undersigned, CINDY L. FIFIELD am now authorized as Successor Trustee of said Trust to convey any assets of the Trust.

DATED this 1st day of Sept, 2023.

Cindy L. Fifield
CINDY L. FIFIELD
Successor Trustee

SUBSCRIBED AND SWORN to before me this 1st day of September, 2023.

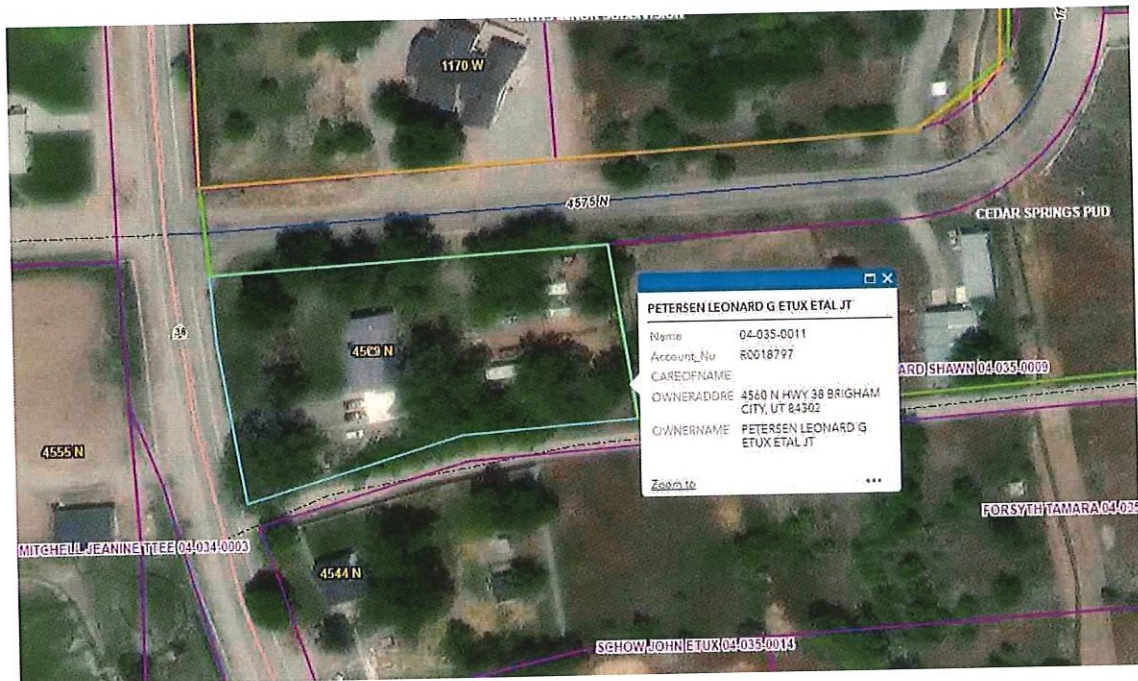
[Signature]
Notary Public

p\petersenl.affidavit



Parcel Map

Borrower	N/A					
Property Address	4560 N Highway 38					
City	Brigham City	County	Box Elder	State	UT	Zip Code 84302
Lender/Client	The Leonard G Petersen Living Trust					



Acres 1

Parcel Number 04-035-0011

Account Number R0018797

Tax District 184 - COUNTY OUTSIDE W/
FIRE SSD

HouseNumber 4560

StreetName N HWY 38

Parcels

OwnerName PETERSEN LEONARD G
TTEE

LEONARD G PETERSEN LIVING TRUST
05/12/2021
SMITH CINDY

Legal BEG AT A PT LOC E 343.43 FT &
S 1638.71 FT FRM NW COR OF NW/4
OF SEC 23 T10N R02W SLM SD POB
BEING ON GRANTOR'S S PROP/L,
S86°00'53"W 134.3 FT ALG SD S/L,
S73°51'00"W 172.4 FT ALG SD S/L TO
E/L OF HWY 38, N09°24'00"W 123.77 FT
ALG SD E/L, N06°04'00"W 51.00 FT ALG
SD E/L, N86°50'50"E 305.8 FT,
S08°31'30"E 133.83 FT TO BEG. CONT
1 AC.

Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Honeyville City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Honeyville City within 30 days after Honeyville City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

Honeyville City

Brittany Chlarson
435-279-8425
brittany.honeyvillecity@gmail.com
2635 W 6980 N
Honeyville, Utah 84314

Box Elder County

Marla Young
435-734-3393
myoung@boxeldercounty.org
1 South Main Street
Brigham City, Utah 84302

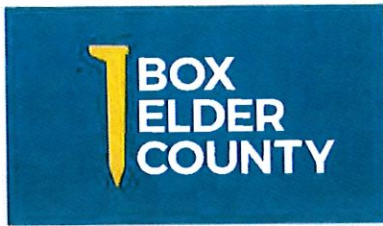
Applicant

Leonard Todd Petersen (Todd)
832-752-0730
petersentodd@att.net
4560 N. Highway 38
Brigham City, Utah 84302

Once filed, the annexation petition will be available for inspection and copying at the office of Honeyville City located at 2635 W 6980 N Honeyville, Utah 84314.

Residents within 300 feet of parcel #04-035-0011 involved in an annexation request.

1. Terrance Tenley
4670 N. Highway 38
Brigham City, UT 84302
2. Harley Ivie
4530 N. Highway 38
Brigham City, UT 8430
3. Casey Mitchel
4555 N. Highway 38
Brigham City, UT 84302
4. Ralph Clark
1220 W. 4575 N.
Brigham City, UT 84302
5. Jeanine Mitchell
4535 N. Highway 38
Brigham City, UT 84302
6. John Schow
4500 N. Highway 38
Brigham City, UT 84302
7. Dean Nelson
4625 N. Highway 38
Brigham City, UT 84302
8. Richard Bingham
4580 N. 1100 W.
Brigham City, UT 84302
9. Tamara Lynn Forsyth
4544 N. Highway 38
Brigham City, UT 84302
10. Leslie Christiansen
1170 W. 4575 N.
Brigham City, UT 84302
11. North Star Capital Management
C/O Clayton Barton
612 Lakeview Dr. Alpine, UT 84004



CLERK'S OFFICE

Marla Young
Clerk

January 29, 2024

To Whom It May Concern:

I Tammy Gibson, Deputy Clerk, at Box Elder County Utah Certify that I mailed annexation notices to all affected property owners within 300 ft. of parcel number 04-035-0011. These notices were mailed regular mail on January 24, 2024.

Regards,

A handwritten signature in black ink, appearing to read 'Tammy Gibson', written over a horizontal line.

Tammy Gibson
Box Elder County Deputy Clerk



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Marla Young
435-734-3393
myoung@boxeldercounty.org
1 South Main Street
Brigham City, Utah 84302

Applicant

Leonard Todd Petersen (Todd)
832-752-0730
petersentodd@att.net
4560 N. Highway 38
Brigham City, Utah 84302

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Petersen Annexation



Petersen Annexation



04-035-0011

BEG AT A PT LOC E 343.43 FT & S 1638.71 FT FRM NW COR OF NW/4 OF SEC 23 T10N
R02W SLM SD POB BEING ON GRANTOR'S S PROP/L, S86°00'53"W 134.3 FT ALG SD S/L,
S73°51'00"W 172.4 FT ALG SD S/L TO E/L OF HWY 38, N09°24'00"W 123.77 FT ALG SD
E/L, N06°04'00"W 51.00 FT ALG SD E/L, N86°50'50"E 305.8 FT, S08°31'30"E 133.83 FT TO
BEG

ORDINANCE 2024-01

AN ORDINANCE OF THE HONEYVILLE CITY COUNCIL ADOPTING
CHAPTER 35 REGARDING ACCESSORY DWELLING UNITS

WHEREAS, The Honeyville City Planning Commission has recommended the approval of an ordinance governing the use, location, and installation of Accessory Dwelling Units;

WHEREAS, the Honeyville City Planning Commission held a public hearing regarding the proposed ordinance on Accessory Dwelling Units to seek public input;

WHEREAS, the Honeyville City Planning Commission recommends the adoption of the attached Accessory Dwelling Unit ordinance;

WHEREAS, the Honeyville City Council has met and discussed the proposed Accessory Dwelling Unit ordinance in a public meeting;

WHEREAS, the Honeyville City Council finds that adopting this ordinance provides an important tool in the housing plan for Honeyville City; and

WHEREAS, the Honeyville City Council finds that adopting the Accessory Dwelling Unit ordinance is in the best interest of the City of Honeyville and will provide for affordable housing opportunities for residents of Honeyville City and provide for further housing units in residential areas for residents in all stages of life;

NOW THEREFORE BE IT ORDAINED that the Honeyville City Council approves the following:

1. The attached ordinance adopting Chapter 35 attached hereto is hereby adopted and incorporated into the Honeyville City Code.
2. This Ordinance shall be effective immediately upon approval and posting as required by law.

ATTEST:

Honeyville City:

Recorder Brittney Chlarson

By _____
Mayor Bruce Nelson

Passed and Adopted by Honeyville City Council _____.

Voting Outcome

Yes No

Council member Ryan Adams	_____	_____
Council member David Hougaard	_____	_____
Council member Kory Wilde	_____	_____
Council member Trevor Gardner	_____	_____
Council member Dusty Bingham	_____	_____

~~Box Elder County Land Use Management & Development Code~~

~~Article 5: Regulations of General Applicability~~

~~Reg. of General Applicability: Accessory Dwelling Units 5-6-1~~

~~Chapter 5-6~~ **Chapter 35 Accessory Dwelling Units & internal Accessory Dwelling Units**

~~5-6-01010-35-1.~~ Title.

~~5-6-02010-35-2.~~ Purpose.

~~5-6-03010-35-3.~~ General Regulations.

~~5-6-040.~~ Definitions.

~~5-6-05010-35-4.~~ Conditional Use Permit Required.

~~5-6-06010-22-20.~~ Development Standards.

~~5-6-07010-35-5.~~ Inspections.

~~5-6-08010.35.6.~~ Affidavit.

5-6-01010-35-1. Title.

The regulations contained in this Chapter shall be known and may be cited as "Accessory Dwelling Unit Regulations" and "Internal Accessory Dwelling Unit Regulations" of ~~Box Elder County~~Honeyville City and its Land Use Management and Development Code.

5-6-02010-35-2. Purpose.

The ~~county-city~~ recognizes that accessory dwelling units (ADUs) and internal accessory dwelling units (IADUs) in zones that allow a single-family residence can be an important tool in the overall housing plan for the ~~county-city~~. The purposes of the ADU standards of this code are to:

- A. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable.
- B. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.
- C. Provide for affordable housing opportunities.
- D. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.

5-6-03010-35-3. General Regulations.

- A. Except as provided in this Code, no ADU or IADU shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the use district in which it is located.
- B. All ADUs and IADUs hereafter erected in ~~Box Elder County~~Honeyville City shall comply with the current standards of the International Residential Code, and all other codes and ordinances adopted by ~~Box Elder County~~Honeyville City.

~~Box Elder County Land Use Management & Development Code~~

~~Article 5: Regulations of General Applicability~~

~~Reg. of General Applicability: Accessory Dwelling Units 5-6-2~~

- C. All ADUs and IADUs must be reviewed and approved for septic feasibility by the Bear River Health Department.
- D. All ADUs and IADUs shall be maintained in good condition.
- E. No person may engage in the business of erecting, altering, relocating, or constructing ADUs or IADUs without a valid Utah contractor's license, ~~and valid County business license.~~

5-6-040. Add to 10-3-4 Definitions.

Accessory Dwelling Unit: A self-contained dwelling unit located on an owner occupied property that is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Internal Accessory Dwelling Unit: A self-contained dwelling unit within or attached to a single family residential building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Owner Occupancy: When a property owner, as reflected in title records, makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.

5-6-05010-35-4. Permitted and Conditional Use Permit Required.

An ADU meeting the regulations and standards, as specified in this chapter, may be allowed in any zone ~~that allows a single family residence where allowed,~~ after approval of a conditional use permit. ~~(§2-2-100) by the planning commission.~~ An IADU's meeting the regulations and standards, as specified in this chapter may be allowed in any zone that allows a single-family ~~residence-dwelling~~ as a permitted use.

5-6-06010-22-20. Development Standards.

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit, the ADU, or IADU as their permanent residence. Applications for an ADU or IADU shall include evidence of owner occupancy as defined in section ~~5-6-04010-3-4 of this chapter.~~
- B. ADUs or IADUs shall not be sold separately from the main unit.
- C. ADUs or IADUs shall not be rented on a transient basis (periods less than 30 days).
- D. Only one (1) ADU or IADU may be created per lot or property in zones that allow single-family dwellings.
- E. The design and size of the ADU or IADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- F. Installing separate utility meters and separate addresses for the ADU or IADU is prohibited.

Box Elder County Land Use Management & Development Code

Article 5: Regulations of General Applicability

Reg. of General Applicability: Accessory Dwelling Units 5-6-3

G. The ~~total area footprint~~ of the ADU shall be less than forty percent (40%) of the ~~square footage footprint excluding the garage~~ of the primary residence.

H. ~~The occupants of the ADU or IADU shall be related to each other by blood, marriage, or adoption; or up to two (2) unrelated individuals who are living as a single housekeeping unit. The Occupants of the ADU or IADU shall not sublease any portion of the ADU or IADU to other individuals.~~

I. The minimum lot size required for construction of an ADU or IADU in all zones that allow single-family dwellings shall be ~~twenty thousand one acre (20,000 43,560)~~ square feet).

J. ADUs or IADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.

~~K. ADUs or IADUs and the main dwelling must be on the same parcel and may not be subdivided.~~

L. ADUs shall be compatible with the exterior color and materials of the surrounding area. IADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single family dwelling.

M. The maximum height for ADUs or IADUs shall be no taller, in elevation, than the ~~roof highest point~~ of the primary structure.

N. ~~See table 10-19 for parking requirements. A minimum of one (1) off street parking space must be provided for the ADU or IADU.~~

O. Where an existing subdivision has CC&Rs in place that govern ADUs the more restrictive regulation shall govern the use and development ~~of within~~ that subdivision.

P. The planning commission may place other appropriate or more stringent conditions deemed necessary in approving ADUs ~~as per the standards found in Section 2-2-100, Conditional Use Permit.~~

Q. Multi-family homes, mobile homes, RV's, trailers, campers, tents, and/or any other temporary structure and/or vehicle shall not qualify as an ADU or IADU.

5-6-07010-35-5. Inspections.

Following the issuance of a conditional use permit, the Building Official of ~~Box Elder County~~ Honeyville City may approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the planning commission. Representatives of the building department shall inspect the project to ensure that all required improvements meet the conditions of the conditional use permit and this title before a certificate of occupancy is issued.

5-6-08010-35-6. Affidavit.

Applicants for ADUs or IADUs shall provide an affidavit stating that the owner of the property will occupy either the primary dwelling unit, accessory dwelling unit, or internal accessory dwelling unit as defined in section ~~5-6-04010-3-4~~ and comply with all other requirements of this chapter. Upon approval of the ADU or IADU, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the ADU or IADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and reauthorize the ADU or IADU.

Box Elder County Land Use Management & Development Code Article 5: Regulations of General Applicability

Reg. of General Applicability: Accessory Dwelling Units 5-6-4

Affidavit and Notice of Accessory Dwelling Unit and Related Regulations

(To Be Completed, Signed and Recorded at Box Elder County by Property Owner)

Property Owner(s) Name: _____ Phone: _____

Property Address: _____

Parcel Number: _____

Complete Legal Description:

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property listed above: that I (we) occupy the property listed above. I (we) certify that the second dwelling unit on the property is an accessory dwelling and understand that a future purchaser of the property will be required to reauthorize the accessory dwelling unit in order to continue the use. I (we) also understand that any use of the accessory dwelling unit on the property is contingent on the owner of the property occupying either the principal or accessory dwelling unit and compliance with the provisions of the ~~Box Elder County~~ Honeyville City Code.

Owner's Signature _____
Owner's Signature (co-owner if any) _____
Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public
Residing in _____

My commission expires: _____ ~~Box Elder County Land Use
Management & Development Code Article 5: Regulations of
General Applicability
Reg. of General Applicability: Accessory Dwelling Units 5-6-5~~

After recording, provide a copy to: ~~Box Elder County Planning & Zoning Office 1 S. Main Brigham City, UT~~
~~84302 Honeyville City Address~~

Affidavit and Notice of Internal Accessory Dwelling Unit and Related Regulations
(To Be Completed, Signed and Recorded at Box Elder County by Property Owner)

Property Owner(s) Name: _____ Phone: _____

Property Address: _____

Parcel Number: _____

Complete Legal Description:

I (we) _____, being first duly sworn, depose
and say that I (we) am (are) the current owner(s) of the property listed above: that I (we) occupy the property
listed above. I (we) certify that the second dwelling unit on the property is an internal accessory dwelling and
understand that a future purchaser of the property will be required to reauthorize the internal accessory dwelling
unit in order to continue the use. I (we) also understand that any use of the internal accessory dwelling unit on the
property is contingent on the owner of the property occupying either the principal dwelling unit or internal
accessory dwelling unit and compliance with the provisions of the ~~Box Elder County Honeyville city~~ Code.

Owner's Signature _____ Owner's Signature (co-owner if any) _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Residing in _____

My commission expires: _____ ~~Box Elder County Land Use~~

~~Management & Development Code Article 5: Regulations of~~
~~General Applicability~~

~~Reg. of General Applicability: Accessory Dwelling Units 5-6-6~~

After recording, provide a copy to: ~~Box Elder County Planning & Zoning Office 1 S. Main Brigham City, UT~~
~~84302 Honeyville City Address~~

Attorney's Suggested Changes to Proposed ADU Ordinance

:

- I would suggest modifying the definition of both "Accessory Dwelling Unit" and "Internal Accessory Dwelling Unit" to reflect that they are units used for or created for offering long term rental of 30 consecutive days or more. Using the rental language makes the definition consistent with state code (See Utah Code Ann. 10-9a-530(1)(a)(iii).
- Under the definition of "Owner Occupancy" I would suggest amending the definition to state it must be the "primary residence of the owner of record" rather than the "legal residence." I mentioned to the Mayor and Brittny yesterday that another city we work with wanted to clarify ownership to include a family trust. I am not sure you need that much detail but just an issue that came up.
- Under 10-22-20(D) it states "Only one ADU or IADU may be created per lot or property in zones that allow single-family dwellings." What if an owner of the property as an ADU and then wants to create an IADU? Per state code, I am not sure the City has authority to restrict the property owner from doing this. As you know, state code specifies very limited issues that can be regulated by a city. However, I agree in principle it should be limited to one ADU or IADU per parcel. I think most entities have similar language, I just do not know if it is strictly enforceable.
- Under 10-22-2-(l) it states the minimum lot size for construction of an ADU or IADU must be one acre. However, Utah Code 10-9a-530(4)(h) states that a city can only prohibit the creation of an IADU if the lot containing the primary dwelling is less than 6000 square feet. My opinion is that only allowing an IADU to be constructed on a one-acre lot may violate state law.
- Finally, I think it would be helpful for Honeyville to have an enforcement mechanism such as recording a lien on the property and fining the owner in the amount of \$100.00/day; in addition to potential criminal violations that Blair can prosecute.

10-3-4: DEFINITIONS OF WORDS AND PHRASES

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

DWELLING: Any building, or portion thereof, having one or more dwelling units occupied as, or designed or intended for occupancy as, a residence by one or more families as permitted by this title, but not including hotels, motels, boarding houses, or other facilities offering transient lodging facilities.

DWELLING, MULTIPLE-FAMILY: A dwelling having three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: A building arranged or designed to be occupied by one family and having only one dwelling unit.

DWELLING, SINGLE-FAMILY WITH ACCESSORY APARTMENT: A building having only one dwelling unit and one ~~accessory apartment~~ Internal Accessory Dwelling Unit.

Accessory Dwelling Unit: A self-contained dwelling unit located on an owner occupied property that is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Internal Accessory Dwelling Unit: A self-contained dwelling unit within or attached to a single family residential building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Owner Occupancy: When a property owner, as reflected in title records, makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.

~~**GUESTHOUSE:** A secondary, detached dwelling unit with or without kitchen facilities located on a lot with one or more main dwelling units which is:~~

~~Used for housing of guests without compensation, and~~

~~Not rented, leased or sold separately from the rental, lease or sale of the main dwelling unit(s) on the lot.~~

STRUCTURE: A structure is defined as the physical development made in a land with a purpose to provide accommodation . For a construction or development to be a structure it must have an enclosure and a roof with provisions for entering within it. A structure is the first stage of construction of any building.~~Any building, shelter, sign, wall, fence, pole or other improvement with a fixed location on the ground or attached to something having a location on the ground.~~

STRUCTURE, NONCOMPLYING: A structure that:

1. Legally existed before its current zoning designation; and
2. Because of subsequent land use ordinance changes, does not conform with the setbacks, height restrictions, or other regulations that govern the use of land.

	2 or more bedroom units: 2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	
Dwelling, single-family with ~~accessory apartment~~ <u>Internal Accessory Dwelling Unit</u>	3 spaces per dwelling unit	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
~~Guesthouse~~ <u>Accessory Dwelling Unit</u>	1 space per dwelling unit	-
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Public and civic uses:		
Auditorium or stadium	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Cemetery	Parking study required	See subsection 10-19-10E of this chapter
Church or place of worship	1 space per 3.5 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat

ORDINANCE 2024-02

AN ORDINANCE OF THE HONEYVILLE CITY COUNCIL ADOPTING ORDINANCE TITLE 12-1 REGARDING FLOOD CONTROL

WHEREAS, The Honeyville City Planning Commission has recommended the approval of Chapter 12-1 of the Honeyville City Zoning and Land Use Code; and

WHEREAS, The Honeyville City Planning Commission has affirmatively recommended the adoption of an ordinance that allows for the protection of human life, health, public infrastructure, and restricts land uses that are dangerous to the health and safety of the public, and which restricts the alteration of historic floodplains; and

WHEREAS, the Honeyville City Planning Commission held a public hearing regarding the proposed ordinance and has sought the input of the public regarding the proposed ordinance which regulates development and land uses in flood plains within Honeyville City; and

WHEREAS, the Honeyville City Planning Commission recommends adoption of the attached ordinance finding that the ordinance will preserve and protect the health and safety of Honeyville citizens, and protect public and private property; and

WHEREAS, the Honeyville City Council has met and discussed the proposed ordinance in a public meeting; and

WHEREAS, the Honeyville City Council finds that adopting this ordinance advances the interests of public safety and the preservation of public infrastructure and natural floodplains;

NOW THEREFORE BE IT ORDAINED that the Honeyville City Council approves the following:

1. The attached ordinance Title 12 “Flood Control,” Chapter 1 “Flood Damage Prevention Ordinance” is hereby adopted and incorporated into the Honeyville City Code.
2. This Ordinance shall be effective immediately upon approval and posting as required by law.
3. Chapter 7-7 “Flood Damage Prevention” is hereby repealed and replaced by Chapter 12-1.

Honeyville City

ATTEST:

Recorder Brittiny Chlarson

By _____
Mayor Bruce Nelson

Passed and Adopted by Honeyville City Council _____.

<u>Voting Outcome</u>	Yes	No
Council member Ryan Adams	_____	_____
Council member David Hougaard	_____	_____
Council member Kory Wilde	_____	_____
Council member Trevor Gardner	_____	_____
Council member Dusty Bingham	_____	_____

Chapter 7: FLOOD DAMAGE PREVENTION

7-7-1: STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

7-7-2: DEFINITIONS

7-7-3: GENERAL PROVISIONS

7-7-4: ADMINISTRATION

7-7-5: PROVISIONS FOR FLOOD HAZARD REDUCTION

7-7-1: STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

1. ~~Statutory Authorization: The Legislature of the State of Utah has delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, Honeyville, Utah, does ordain as follows:~~
2. ~~Findings of Fact:~~
 1. ~~The flood hazard areas of Honeyville are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.~~
 2. ~~These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazards areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.~~
3. ~~Statement of Purpose: It is the purpose of this chapter to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:~~
 1. ~~Protect human life and health;~~
 2. ~~Minimize expenditure of public money for costly flood control projects;~~
 3. ~~Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;~~
 4. ~~Minimize prolonged business interruptions;~~
 5. ~~Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;~~
 6. ~~Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and~~
 7. ~~Insure that potential buyers are notified that property is in a flood area.~~
4. ~~Methods of Reducing Flood Losses:~~
 1. ~~In order to accomplish its purposes, this chapter uses the following methods:~~
 2. ~~Restriet or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;~~
 3. ~~Require that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;~~

- ~~4. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;~~
- ~~5. Control filling, grading, dredging and other development, which may increase flood damage;~~
- ~~6. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.~~

HISTORY

Adopted by Ord. ~~2010-02~~ on 8/11/2010

7-7-2: DEFINITIONS

Unless specifically defined below, words or phrases used in this chapter shall be interpreted to give them the meaning they have in common usage and to give this chapter its most reasonable application.

~~ALLUVIAL FAN FLOODING~~—means flooding occurring on the surface of an alluvial fan or similar landform, which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

~~APEX~~—means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

~~AREA OF SHALLOW FLOODING~~—means a designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

~~AREA OF SPECIAL FLOOD HAZARD~~—is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, AI-99, VO, VI-30, VE or V.

~~BASE FLOOD~~—means the flood having a one percent chance of being equaled or exceeded in any given year.

~~BASEMENT~~—means any area of the building having its floor sub-grade (below ground level) on all sides.

~~CRITICAL FEATURE~~—means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

~~DEVELOPMENT~~—means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

~~ELEVATED BUILDING—means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.~~

~~EXISTING CONSTRUCTION—means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."~~

~~EXISTING MANUFACTURED HOME PARK OR SUBDIVISION—means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.~~

~~EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION—means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

~~FLOOD OR FLOODING—means a general and temporary condition of partial or complete inundation of normally dry land areas from:~~

- ~~1.—the overflow of inland or tidal waters.~~
- ~~2.—the unusual and rapid accumulation or runoff of surface waters from any source.~~

~~FLOOD INSURANCE RATE MAP (FIRM)—means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.~~

~~FLOOD INSURANCE STUDY—is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary Floodway Map~~

~~FLOODPLAIN OR FLOOD-PRONE AREA—means any land area susceptible to being inundated by water from any source (see definition of flooding).~~

~~FLOODPLAIN MANAGEMENT~~—means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

~~FLOODPLAIN MANAGEMENT REGULATIONS~~—means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

~~FLOOD PROTECTION SYSTEM~~—means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

~~FLOOD PROOFING~~—means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

~~FLOODWAY (REGULATORY FLOODWAY)~~—means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

~~FUNCTIONALLY DEPENDENT USE~~—means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

~~HIGHEST ADJACENT GRADE~~—means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. ~~HISTORIC STRUCTURE~~—means any structure that is:

- 1.—Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2.—Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3.—Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

Repeal Chapter 7-7: FLOOD DAMAGE PREVENTION

4. ~~Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:~~
 1. ~~by an approved state program as determined by the Secretary of the Interior or;~~
 2. ~~directly by the Secretary of the Interior in states without approved programs.~~

~~LEVEE—means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.~~

~~LEVEE SYSTEM—means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.~~

~~LOWEST FLOOR—means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.~~

~~MANUFACTURED HOME—means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".~~

~~MANUFACTURED HOME PARK OR SUBDIVISION—means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.~~

~~MEAN SEA LEVEL—means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.~~

~~NEW CONSTRUCTION—means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.~~

~~NEW MANUFACTURED HOME PARK OR SUBDIVISION—means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.~~

~~RECREATIONAL VEHICLE~~ means a vehicle which is:

- ~~1. built on a single chassis;~~
- ~~2. 400 square feet or less when measured at the largest horizontal projections;~~
- ~~3. designed to be self-propelled or permanently towable by a light duty truck; and~~
- ~~4. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use~~

~~START OF CONSTRUCTION~~ (for other than new construction or substantial improvement s under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

~~STRUCTURE~~ means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

~~SUBSTANTIAL DAMAGE~~ means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

~~SUBSTANTIAL IMPROVEMENT~~ means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- ~~1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications, which have been identified by the local code enforcement official and which are the minimum necessary conditions or~~
- ~~2. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."~~

~~VARIANCE~~— is a grant of relief to a person from the requirement of this chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this chapter. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

~~VIOLATION~~— means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

~~WATER SURFACE ELEVATION~~— means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

HISTORY

Adopted by Ord. [2010-02](#) on 8/11/2010

7-7-3: GENERAL PROVISIONS

- ~~1.—Lands to Which This Chapter Applies: The chapter shall apply to all areas of special flood hazard within the jurisdiction of Honeyville.~~
- ~~2.—Basis for Establishing the Areas of Special Flood Hazard: The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Honeyville dated September 29, 2010, Box Elder County," with accompanying Flood Insurance Rate Maps and Flood Boundary Floodway Maps (FIRM and FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this chapter. Honeyville automatically adopts all effective FEMA Flood Insurance Rate maps and all effective FEMA Flood Insurance Studies.~~
- ~~3.—Establishment of Development Permit: A Development Permit shall be required to ensure conformance with the provisions of this chapter.~~
- ~~4.—Compliance: No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this chapter and other applicable regulations.~~
- ~~5.—Abrogation and Greater Restrictions: This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.~~
- ~~6.—Interpretation: In the interpretation and application of this chapter, all provisions shall be:~~
 - ~~1.—considered as minimum requirements;~~
 - ~~2.—liberally construed in favor of the governing body; and~~
 - ~~3.—deemed neither to limit nor repeal any other powers granted under State statutes.~~

- ~~7.—Warning and Disclaimer or Liability: The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.~~
- ~~8.—Automatic Adoption: The city of Honeyville Automatically adopts all FEMA effective Flood Insurance Rate Studies, and automatically adopts all effective FEMA Flood Insurance Rate Maps.~~

HISTORY

Adopted by Ord. 2010-02 on 8/11/2010

7-7-4: ADMINISTRATION

- ~~1.—Designation of the Floodplain Administrator: The Mayor's designee is hereby appointed the Floodplain Administrator to administer and implement the provisions of this chapter and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.~~
- ~~2.—Duties & Responsibilities of the Floodplain Administrator: Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - ~~1.—Maintain and hold open for public inspection all records pertaining to the provisions of this chapter.~~
 - ~~2.—Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.~~
 - ~~3.—Review, approve or deny all applications for development permits required by adoption of this chapter.~~
 - ~~4.—Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.~~
 - ~~5.—Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.~~
 - ~~6.—Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Utah National Flood Insurance Coordinator, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.~~~~

- ~~7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.~~
- ~~8. When base flood elevation data has not been provided in accordance with section 7-7-3 B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of section 7-7-5.~~
- ~~3. Permit Procedures: Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:~~
 - ~~1. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;~~
 - ~~2. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;~~
 - ~~3. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 7-7-5 B(2);~~
 - ~~4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.~~
 - ~~5. Maintain a record of all such information in accordance with subsection B(1).~~

~~Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this chapter and the following relevant factors:~~

- ~~6. The danger to life and property due to flooding or erosion damage;~~
- ~~7. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~
- ~~8. The danger that materials may be swept onto other lands to the injury of others;~~
- ~~9. The compatibility of the proposed use with existing and anticipated development;~~
- ~~10. The safety of access to the property in times of flood for ordinary and emergency vehicles;~~
- ~~11. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;~~
- ~~12. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;~~
- ~~13. The necessity to the facility of a waterfront location, where applicable;~~

~~14. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;~~

~~15. The relationship of the proposed use to the comprehensive plan for that area.~~

~~4. Variance Procedures:~~

~~1. The appeal Board as established by the community shall hear and render judgment on requests for variances from the requirements of this chapter.~~

~~2. The Appeal Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter.~~

~~3. Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.~~

~~4. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.~~

~~5. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this chapter.~~

~~6. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in subsection C(2) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.~~

~~7. Upon consideration of the factors noted above and the intent of this chapter, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter (section 7-7-1 C).~~

~~8. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.~~

~~9. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.~~

~~10. Prerequisites for granting variances:~~

~~1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.~~

~~2. Variances shall only be issued upon:~~

~~1. showing a good and sufficient cause;~~

~~2. a determination that failure to grant the variance would result in exceptional hardship to the applicant, and~~

- ~~3.—a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.~~
- ~~3.—Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.~~
- ~~11.—Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:~~
 - ~~1.—the criteria outlined in subsection D(1)–(9) are met, and~~
 - ~~2.—the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.~~

HISTORY

Adopted by Ord. 2010-02 on 8/11/2010

7-7-5: PROVISIONS FOR FLOOD HAZARD REDUCTION

- ~~1.—General Standards: In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:~~
 - ~~1.—All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;~~
 - ~~2.—All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;~~
 - ~~3.—All new construction or substantial improvements shall be constructed with materials resistant to flood damage;~~
 - ~~4.—All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.~~
 - ~~5.—All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;~~
 - ~~6.—New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,~~
 - ~~7.—On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.~~

- ~~2. Specific Standards: In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) section 7-7-3 B, (ii) section 7-7-4 B(8), or (iii) subsection C(3), the following provisions are required:~~
 - ~~1. Residential Construction—new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated 1' above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in section 7-7-4 C(1)a., is satisfied.~~
 - ~~2. Nonresidential Construction—new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated 1' above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.~~
 - ~~3. Manufactured Homes—Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.~~
- ~~3. Standards for Subdivision Proposals:~~
 - ~~1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with section 7-7-1 B, C, and D of this chapter.~~
 - ~~2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of section 7-7-3 C; section 7-7-4 C; and the provisions of the section.~~
 - ~~3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is~~

Repeal Chapter 7-7: FLOOD DAMAGE PREVENTION

~~lesser, if not otherwise provided pursuant to section 7-7-3-B or section 7-7-4 B(8) of this chapter.~~

- ~~4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.~~
- ~~5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.~~

HISTORY

Adopted by Ord. 2010-02 on 8/11/2010

TITLE 12 FLOOD CONTROL

CHAPTER 1 FLOOD DAMAGE PREVENTION ORDINANCE

12-1-1: STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND METHODS

A. STATUTORY AUTHORIZATION

The Legislature of the State of Utah has in Utah Code Unannotated 10-3-701 delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses.

B. FINDINGS OF FACT

The flood hazard areas of Honeyville City are subject to periodic inundation by flood waters, which results in potential loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief; all of which adversely affect the public health, safety, and general welfare of the inhabitants of Honeyville City.

These potential flood losses are caused by:

1. The cumulative effect of obstructions in floodplains that are known to cause increases in flood heights and velocities;
2. The occupancy of flood hazard areas by uses and structures vulnerable to floods because they are inadequately elevated or floodproofed, or otherwise unprotected from flood damages; and
3. Uses deemed unsuitable for floodplain areas or that do not account for the increased flood risk.

C. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety and general welfare of the community and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize damage to public infrastructure, including but not limited to utilities, streets, and bridges that are susceptible to flooding;
3. Minimize prolonged business interruptions caused by flooding;
4. Minimize public expenditures on flood control projects;
5. Minimize the need for rescue and relief efforts associated with flooding and are generally undertaken at the expense of the public;
6. Protect and safeguard the welfare and safety of first responders should an emergency response is needed;
7. Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and
8. Promote the notification of potential buyers if properties are in a flood area.

D. METHODS OF REDUCING FLOOD LOSSES

To accomplish the purposes outlined in section subsection 12-1-1.C, STATEMENT OF PURPOSE, this ordinance applies the following methods:

1. Restricts or prohibits land uses that are dangerous to health, safety, or property in times of flooding, or cause excessive increases in flood heights or velocities;
2. Requires that land uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
3. Controls the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
4. Controls filling, grading, dredging and other developments that may increase flood damage; and
5. Prevents or regulates the construction of flood barriers that will unnaturally divert floodwaters or may increase flood hazards to other lands.

12-1-2: DEFINITIONS

When words or phrases defined in this section are found elsewhere in the Honeyville City Municipal Code, the definitions below shall be applicable to this Title 12 only. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

100-Year Flood means a flood having a recurrence interval that has a 1-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance flood). The terms "100-hundred-year flood" and "1-percent-annual-chance flood" are synonymous. The term does not imply that the flood will necessarily happen once every 100 hundred years. Mandatory flood insurance requirements may apply.

100-Year Floodplain means the area of land susceptible to being inundated due to the occurrence of a 1-percent-annual-chance flood.

500-Year Flood means a flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-annual-chance flood). The term does not imply that the flood will necessarily happen once every 500 years and mandatory flood insurance requirement generally does not apply.

500-Year Floodplain means the area of land susceptible to being inundated due to the occurrence of a 0.2-percent-annual-chance flood.

Accessory Structure is a structure that is on the same parcel of property as a principal structure. Its use is incidental to the use of the principal structure. The ownership of the accessory structure is the same owner as of the principal structure. An accessory structure is a non-residential structure of low value that is used solely for the parking of vehicles and storage of tools, materials, or equipment. No human habitation is allowed within an accessory structure.

Addition is any improvement that expands the enclosed footprint or increases the square footage of an existing structure. This includes lateral additions added to the side, front, or rear of a structure; vertical additions added on top of a structure; and enclosures added underneath a structure.

Alluvial Fan Flooding means flooding occurring on the surface of an alluvial fan or similar landform that originates at the apex. It is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appurtenant Structure—see **Accessory Structure**.

Area of Future-Conditions Flood Hazard means the land area that would be inundated by the one percent (1%)-annual-chance (100-year) flood, based on future-conditions hydrology.

Area of Shallow Flooding means a designated AO, AH, AR/AO, or AR/AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent (1%) or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood-Related Erosion Hazard is the land within a community that is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area, in preparation for publication of the FIRM, Zone E may be further refined.

Area of Special Flood Hazard is the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, or V1-30, VE, or V. For purposes of these regulations, the term “special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.

Base Flood means the flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) is the water surface elevation of the one percent (1%) annual-chance flood event. It is the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent (1%) chance of equaling or exceeding that level in any given year.

Basement means any area of the building having its floor subgrade (below ground level) on all sides. A walkout basement that does not require a step up to grade is not considered a basement.

Best Available Data is existing flood hazard information adopted by a community and reflected on an effective FIRM, FBFM, and/or within an FIS report; or draft or preliminary flood hazard information supplied by FEMA or from another source. Other sources may include, but are not limited to, state, other federal agencies, or local studies, the more restrictive of which would be reasonably used by the community. Refer to 12-1-3.B.1 USE OF BEST AVAILABLE DATA.

Breakaway Wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. Any walls below the

lowest floor in a building in a V or VE Zone should give way under wind and water loads without causing collapse, displacement, or other damage to the elevated portion of the building or the supporting pilings or columns. Breakaway walls apply only to V or VE Zones.

Building—see **Structure**.

Channelization means the artificial creation, enlargement, realignment, or alteration of a stream channel's slope, shape, or alignment. Streambank restoration may be deemed as channelization.

Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government.

Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, and/or the SFHA. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be recognized by FEMA.

Conditional Letter of Map Revision Based on Fill (CLOMR-F) is FEMA's comment on a proposed structure or property. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be removed from the floodplain.

Crawlspace means an under-floor space that has its interior floor area (finished or not) no more than 4 feet from the bottom floor joist to the next higher floor elevation, designed with proper openings that equalize hydrostatic pressures of flood water, and is not used for habitation. Reference: subsection 12-1-5.B.5 CRAWLSPACE

Critical Facility means a facility or building where even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, schools, storage of critical records, assisted living and similar facilities.

Deed Restriction refers to a clause in a deed that limits the future use of the property in some respect. Deed restrictions may impose a vast variety of limitations and conditions. For example, they may limit the density of buildings, dictate the types of structures that can be erected, or prevent buildings from being used for specific purposes or from being used at all.

Detached Garage is a building that is used solely for storage of materials or vehicle parking for up to four housing occupants. If a detached garage is designed or used for habitation or conducting business, or has multiple stories, then the building is not considered a detached garage under the NFIP.

Development means any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, demolition, excavation or drilling operations, or storage either temporary or permanent of equipment or materials.

Elevated Building is a non-basement building built, in the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, to have the top of the elevated floor above the ground level by means of pilings, columns (post and piers), or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the

magnitude of the base flood. In the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, an “elevated building” also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Enclosure refers to an enclosed walled-in area below the lowest floor of an elevated building. Enclosures below the BFE may only be used for building access, vehicle parking, and storage.

Erosion means the process of the gradual wearing away of land masses by wind, water, or other natural agents.

Existing Construction refers to structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. It may also be referred to as **Existing Structures**.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Existing Structures—see **Existing Construction**.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA means the Federal Emergency Management Agency.

Fill refers to the placement of materials, such as dirt, sand, or rock to elevate a structure, property, or portion of a property above the natural elevation of the site, regardless of where the material was obtained from. The common practice of removing unsuitable material and replacing with engineered material is not considered fill if the elevations are returned to the existing conditions. Any fill placed or used prior to the area being mapped as a flood hazard area is not deemed as fill.

Flood or Flooding means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
2. Mudslides (i.e., mudflows) that are proximately caused by flooding as defined in this ordinance and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an

abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this ordinance.

Flood Insurance Manual is the document FEMA produces twice a year and is used to write flood insurance policies underwritten by the NFIP. The document contains definitions, policy rates, coverage and limitations, application and insurance policy forms.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Administrator has delineated both the SFHAs and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) or Flood elevation study means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Floodplain Development Permit is a community issued permit or document that is used for any development that occurs within an SFHA identified by FEMA or the community. It is used to address the proposed development to ensure compliance with the community's ordinance.

Floodplain or Flood-Prone Area means any land area susceptible to being inundated by water from any source whether or not identified by FEMA (see definition of **Flooding**).

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, mitigation plans, and floodplain management regulations.

Floodplain Management Regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for flood damage prevention and reduction.

Flood Boundary and Floodway Map (FBFM) is a version of a flood map that shows only the floodway and flood boundaries. (The FBFM is no longer produced; current FIRMs include all of this information.)

Flood Hazard Boundary Map (FHBM) is an official map of a community issued by FEMA, where the boundaries of the flood, mudflow and related erosion areas having special hazards have been designated. (The FHBM is an older version of a flood map and is based on approximate data.)

Flood Opening refers to an opening in the wall of an enclosed structure that allows floodwaters to automatically enter and exit the enclosure. Refer to FEMA Technical Bulletin 1.

Flood Protection System means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to an SFHA and to reduce the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized, flood modifying works are those constructed in conformance with sound engineering standards. FEMA only accredits levees, both private and public, that have been certified by

a professional engineer or firm in which the certification shows that the levee has met and continues to meet the minimum regulatory standards cited in Title 44, Chapter 1, Section 65.10 of the Code of Federal Regulations (44 CFR 65.10).

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Floodproofing can either be accomplished in the form of dry floodproofing in which the structure is watertight below the levels that need flood protection, or wet floodproofing in permanent or contingent measures applied to a structure that prevent or provide resistance to damage from flooding, while allowing floodwaters to enter the structure or area.

Floodway—see *Regulatory Floodway*.

Floodway encroachment lines mean the lines marking the limits of floodways on federal, state, and local floodplain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally Dependent Use means a development that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and repair facilities. It does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade (HAG) means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. In AO Zones, the highest adjacent grade is utilized by comparing the lowest floor elevation to that of the highest adjacent grade and the depth of the AO Zone.

Historic Structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic reservation programs that have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Amendment (LOMA) means an official amendment, by letter, to an effective FIRM. A LOMA establishes a property's location in relation to the SFHA. It is usually issued because a property or structure has been inadvertently mapped as being in the floodplain, when the property or structure is actually on natural high ground above the BFE.

Letter of Map Revision (LOMR) means FEMA's modification or revision to an entire or portion of the effective FIRM, or Flood Boundary and Floodway Map, or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, or the SFHA.

Letter of Map Revision Based on Fill (LOMR-F) means FEMA's amendment, by letter, to an effective FIRM where fill was brought in or used to elevate a property, portion of property or structure above the BFE.

Levee means a man-made structure usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System means a flood protection system that consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest Adjacent Grade (LAG) means the lowest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. For an existing structure, it means the lowest point where the structure and ground touch, including but not limited to attached garages, decks, stairs, and basement windows.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR Section 60.3.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle"; however, a manufactured home may be used for both residential and non-residential use.

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map means the FHBM or the FIRM for a community issued by FEMA.

Mean Sea Level means, for purposes of the NFIP, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which BFEs shown on a community's FIRM are referenced.

Mixed Use Structures are structures with both a business and a residential component, but where the area used for business is less than 50 percent of the total floor area of the structure.

New Construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. For the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

No-Rise Certifications are formal certifications signed and stamped by a professional engineer licensed to practice in the state, demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that a proposed development will not result in any increase (0.00 feet) in flood levels within the community during the occurrence of a base flood event.

Physical Map Revision (PMR) is FEMA’s action whereby one or more map panels are physically revised and republished.

Recreational Vehicle means a vehicle which is:

1. Built on a single chassis;
2. 500 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily, not for use as a permanent dwelling but, as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, creek, etcetera, which can be intermittent or perennial.

Section 1316 refers to the section of the National Flood Insurance Act of 1968, as amended, which provides for the denial of flood insurance coverage for any property that the Administrator finds has been declared by a duly constituted State or local authority to be in violation of State or local floodplain management regulations. Section 1316 is issued for a property, not a property owner, and remains with the property even after a change of ownership.

Special Flood Hazard Area—see *Area of Special Flood Hazard*.

Start of Construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)) includes substantial improvement, and means the date the

building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, culvert, bridge, dam, or a gas or liquid storage tank that is principally above ground, as well as a detached accessory dwelling unit and manufactured home.

Structure, for insurance purposes, means:

1. A building with two or more outside rigid walls and a fully secured roof, which is affixed to a permanent site;
2. A manufactured home ("a manufactured home," also known as a mobile home, is a structure: built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
3. A travel trailer without wheels built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

For insurance purposes, "structure" does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in paragraph (3) of this definition, or a gas or liquid storage tank.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

The term does not, however, include:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure", if the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by a community from the terms of a floodplain management regulation. Reference: subsection 12-1-4.E. VARIANCE PROCEDURES

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 44 CFR 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies, such as the one percent (1%)-annual-chance flood event, in the floodplains of coastal or riverine areas.

Watercourse means the channel and banks of an identifiable water in a creek, brook, stream, river, ditch or other similar feature.

12-1-3: GENERAL PROVISIONS

A. LANDS TO WHICH THIS ORDINANCE APPLIES

The ordinance shall apply to all areas of special flood hazard identified by FEMA, areas shown on Honeyville City's Flood Prone Areas Map, and areas of identified and documented flood risk supported using Best Available Data within the jurisdiction of Honeyville City.

1. (Reserved)
2. Annexation: When the community annexes any land from a neighboring community and/or county, Honeyville City shall manage and regulate the annexed land under this ordinance.

B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by FEMA in the effective FIRMs for Honeyville City, dated September 29, 2010, and any revisions thereto, are hereby automatically adopted by reference and declared to be a part of this ordinance.

1. Use of Best Available Data: The community has elected to adopt Best Available Data, as defined in section 12-1-2 DEFINITIONS and as described in subsection 12-1-3.A. LANDS TO WHICH THIS ORDINANCE APPLIES, to regulate floodplain development in addition to utilizing the effective FIRMs, FIS, and/or FBFM. Where Best Available Data contradicts the FIRMs, FIS, and/or the FBFM, the more restrictive data shall be utilized.

C. ESTABLISHMENT OF DEVELOPMENT PERMIT

A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.

D. ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

E. INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

F. WARNING AND DISCLAIMER OR LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by human-made or natural causes.

This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

G. SEVERABILITY

If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.

H. COMPLIANCE

No structures or developments including buildings, recreation vehicles, or manufactured homes or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations. Nothing herein shall prevent the city from taking such lawful action as is necessary to prevent or remedy any violations.

I. STOP WORK ORDER

1. Authority. Whenever the Floodplain Administrator or other community official discovers any work or activity regulated by this ordinance being performed in a manner contrary to the provision of this ordinance, the Floodplain Administrator is authorized to issue a stop work order.
2. Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
3. Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by local or state law including but not limited to the penalties outlined in subsection 12-1-3.J. PENALTIES FOR NONCOMPLIANCE.

J. PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this chapter shall be guilty of a class B misdemeanor, and upon conviction thereof shall be punishable by a fine or by imprisonment, or by both to the maximum extent permitted by law. Such person, firm, or corporation shall be deemed to be guilty of a separate offense for each day during which any portion of any violation of this chapter is committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided. Nothing herein contained shall prevent Honeyville City from taking such other lawful action as is necessary to prevent or remedy any violation.

12-1-4: ADMINISTRATION

A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The Mayor or his/her designee is hereby appointed the Floodplain Administrator to administer and implement the provisions of this ordinance and other appropriate sections of the NFIP Regulations and 44 CFR pertaining to floodplain management.

B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

1. Uphold the goals of the community and the NFIP to reduce risk when possible and increase the community's resistance to future disasters.
2. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation of the lowest floor (including basement or crawlspace) of all new or substantially improved structures and any floodproofing certificates, including the data supporting such certificates.
3. Maintain and hold open for public inspection maps that identify and locate the boundaries of the SFHAs to which this ordinance applies, including, but not limited to, the FIRM.
4. Review development proposals to determine whether a proposed building site, including sites designed for the placement of manufactured homes, will be reasonably safe from flooding.
5. Review, approve, or deny all applications for development permits required by adoption of this ordinance.
6. Ensure that all necessary permits have been obtained from those federal, state, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 and the Endangered Species Act of 1973) from which prior approval is required.
7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
8. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Division of Water Rights, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
9. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Floodplain Administrator shall make the necessary interpretation.
10. When BFE data has not been provided by FEMA, the Floodplain Administrator shall obtain, review, and reasonably utilize any BFE data and floodway data available from a federal, state, or other source including data provided by the applicant, in order to administer the provisions of this ordinance.
11. When a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30, AE, and AH on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half (0.50) foot at any point within the community.
12. Under the provisions of 44 CFR Chapter 1, Section 65.12 of the NFIP Regulations, a community may approve certain development in Zones A1-30, AE, and AH on the community's FIRM, which increases the water surface elevation of the base flood by more than one-half (0.50) foot,

provided that the community first meets the requirements of Section 65.12 for a conditional FIRM revision through FEMA's CLOMR process.

13. Zone A Areas: When a regulatory floodway has not been designated and if the project is determined or reasonably believed to cause an adverse impact, the Floodplain Administrator shall require new construction, substantial improvements, or other development (including fill, grading or excavation) permitted in a Zone A to have an encroachment analysis done prior to issuance of a floodplain development permit. The encroachment analysis shall create a baseline of existing conditions model and compare it to the proposed conditions model to determine the potential impact of the project. Based on the findings, the Floodplain Administrator shall require, as a condition of the permit, a CLOMR to be submitted and approved prior to any work occurring and/or that a LOMR be submitted to FEMA within six (6) months of completion of the development.
14. In addition to utilizing the effective FIRMs, FIS, Flood Boundary and Floodway Map, all permit reviews will utilize Best Available Data. Refer to 12-1-3.B.1. USE OF BEST AVAILABLE DATA.
15. If the project is determined or reasonably believed to cause an adverse effect on the BFE(s), boundaries of the floodplain or any insurable structures, technical justification for the proposed development shall be submitted and the community may require a CLOMR or LOMR to be submitted prior to the permit approval or as a requirement of the permit.
16. Fill placed within the SFHA shall result in no net loss of natural floodplain storage or increase in water surface elevations during the base flood. The volume of the loss of floodwater storage due to filling in the SFHA shall be offset by providing an equal volume of flood storage by excavation or other compensatory measures at or adjacent to the development site.

C. REQUIREMENT TO SUBMIT NEW TECHNICAL DATA

1. The property owner or developer shall notify FEMA by submittal of a LOMR within six (6) months of project completion when an applicant had obtained a CLOMR from FEMA or when development altered a watercourse, modified floodplain boundaries, or modified BFE.
2. The property owner or developer shall be responsible for preparing technical data to support the CLOMR or LOMR application and paying any processing or application fees to FEMA. The property owner or developer is responsible for submitting the CLOMR and LOMR to FEMA and shall provide all necessary data to FEMA if requested during the review process to ensure the CLOMR or LOMR is issued.
3. The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgement Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this ordinance and all applicable state federal, and local laws.

D. PERMIT PROCEDURES

1. Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to:
 - a. Duplicated plans drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations.
 - b. Duplicated plans drawn to scale showing the location, dimensions, and elevation of existing and proposed structures, including the placement of manufactured homes.
 - c. Location of the foregoing in relation to SFHAs.
 - d. Elevation (in relation to mean sea level), of the lowest floor (including basement and crawlspace) of all new and substantially improved structures, if applicable;

- e. Elevation (in relation to mean sea level), to which any non-residential structure (if applicable) shall be floodproofed.
 - f. A certificate from a registered professional engineer or architect that the non-residential floodproofed structure (if applicable) shall meet the floodproofing criteria of this ordinance and the NFIP Regulations.
 - g. Description of the extent to which any watercourse or natural drainage will be altered or relocated because of proposed development, if applicable.
 - h. At the community's discretion, the community may charge a fee for issuance of floodplain development permits.
 - i. Copies of all floodplain development permits and the associated documents shall become property of the community and a permanent record.
2. Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:
- a. The danger to life and property due to flooding or erosion damage.
 - b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - c. The danger that materials may be swept onto other lands to the injury of others.
 - d. The compatibility of the proposed use with existing and anticipated development.
 - e. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - f. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems.
 - g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.
 - h. The necessity to the facility of a waterfront location, where applicable.
 - i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
 - j. The relationship of the proposed use to the comprehensive plan for that area.
 - k. Volumetric calculations demonstrating compensatory storage for all fill activities in the floodplain.
3. Use of Elevation Certificates
- The City requires that the following Elevations Certificates be completed for any new residential or non-residential building construction:
- a. Proposed Conditions: A proposed conditions Elevation Certificate is required to be completed by a professional and licensed engineer, surveyor, or architect as part of the Floodplain Permit package.
 - b. Building Under Construction: A building under construction Elevation Certificate is required to be completed by a professional and licensed engineer, surveyor, or architect at completion of the bottom floor.
 - c. Finished Construction: A finished construction Elevation Certificate is required to be completed by a professional and licensed engineer, surveyor, or architect once the structure is completed, utilities are installed, and grading and landscaping has been completed.

E. VARIANCE PROCEDURES

1. The appeal authority, as established by the community, shall hear and render judgment on requests for variances from the requirements of this ordinance after a floodplain development permit has been denied.
 - a. Any person or persons aggrieved by the decision of the appeal authority may appeal such decision to the courts of Box Elder County, State of Utah, as provided by law.
 - b. The appeal authority, as established by the community, shall hear and render judgement on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement of administration of this ordinance.
 - c. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to FEMA and the State Coordinating Agency upon issuing a variance.
 - d. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in subsection 12-1-4.E. VARIANCE PROCEDURES have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
 - e. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance.
 - f. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - g. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. The term "substantial improvement" does not include any alteration of a structure or facility listed on the National Register of Historic Places or a State Inventory of Historic Places.
2. Prerequisites for granting variances:
 - a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Variances shall only be issued upon:
 - i. Showing a good and sufficient cause.
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, conflict with existing local laws or ordinances, considers the need of ingress and egress during times of floods, and does not jeopardize first responders' health and welfare.
 - b. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the BFE, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

- c. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - i. The criteria outlined in subsection 12-1-4.E. VARIANCE PROCEDURES are met; and
 - ii. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- 3. Variances for Freeboard and Allowable Increases
 - a. Variances shall not be issued to reduce the freeboard requirement as described in subsection 12-1-5.B.1.1. RESIDENTIAL CONSTRUCTION FREEBOARD and subsection 12-1-5.B.2.1 NON-RESIDENTIAL CONSTRUCTION FREEBOARD for residential and non-residential structures, respectively.
 - b. Variances shall not be issued to increase the allowed increase in BFE for floodplain Zones A1-30, AE, and AH as described in subsection 12-1-4.B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR, subsection 12.

F. WATERCOURSE ALTERATIONS

- 1. No alteration to a channel, river, stream, drainage way, or other watercourse shall diminish the flood-carrying capacity of that watercourse. The altered or relocated watercourse shall have the same or greater capacity as the original watercourse.
- 2. All proposals for a watercourse alteration require submittal of a floodplain development permit. The applicant shall submit a set of plans and calculations prepared by a registered professional engineer of the proposed alteration and its effect on flows. An applicant shall provide the following information. Additional information may be submitted and requested:
 - a. Topographic map of the project area.
 - b. A comparison of the existing and proposed channel capacity, including engineering calculations and hydrologic and hydraulic model prepared by a registered professional engineer.
 - c. A description of the proposed alteration extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
 - d. Land use of adjacent properties.
 - e. Description of any obstructions.
 - f. Dimensions, specifications, and locations of any structures (bridges, culverts, water crossing, dams, dikes, levees, detention basins, etcetera).
 - g. Photos of the area.
- 3. Prior to approval of the floodplain development permit, the applicant shall:
 - a. Submit an application and obtain a CLOMR from FEMA.
 - b. Notify adjacent communities, property owners and the State Coordinating Agency, prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Floodplain Administrator and to FEMA.
 - c. Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

12-1-5: PROVISIONS FOR FLOOD HAZARD REDUCTION

A. GENERAL STANDARDS

In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:

1. Construction Materials and Methods
 - a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
 - c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
 - d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
2. Utilities
 - a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - b. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters.
 - c. On-site waste disposal systems shall be designed or located to avoid impairment to them or contamination from them during flooding.

A1. TEMPORARY STRUCTURES

All temporary structures associated with festivals, carnivals or other temporary uses placed on sites within Zones A1-30, AE, AH, AO, and A on the community's FIRM or area that has been identified as a flood hazard area through the use of Best Available Data are required to:

1. Be on the site for fewer than 30 consecutive days.
2. Have a plan in place for the removal of the structure including a list of necessary supplies, tools, and resources needed to achieve the removal.
3. Be capable of being removed within 12 hours.

A2. TEMPORARY STORAGE

All temporary storage of materials or equipment on sites within Zones A1-30, AE, AH, AO, and A on the community's FIRM or area that has been identified as a flood hazard area through the use of Best Available Data are required to:

1. Be on the site for fewer than 90 consecutive days and no more than 180 cumulative days within a calendar year.
2. Have a plan in place for the removal of the equipment or materials including a list of necessary supplies, tools, and resources needed to achieve the removal.
3. Have proper documentation to support when the materials or equipment are moved on and off the site.

A3. SUBSTANTIAL IMPROVEMENT

Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure, if the cumulative cost of the entire project equals or exceeds 50 percent, unless a higher standard option is selected below, of the market value of the structure only (not of the structure and land value combined) before the improvement or repair is started then the work shall be considered as substantial improvement. If the structure has sustained substantial damage, any repairs are considered substantial improvements regardless of the actual repair work performed. For Substantial Damage, refer to subsection 12-1-5.A.4. SUBSTANTIAL DAMAGE. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

A3.1. SUBSTANTIAL IMPROVEMENT THRESHOLD

The community has elected a threshold for the cumulative cost of improvement as 40 percent of the market value of the structure.

A3.2. CUMULATIVE SUBSTANTIAL IMPROVEMENT

The community has elected a higher standard option that includes a cumulative substantial improvement threshold that is defined as:

1. Substantial Improvement shall also include any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure taking place within a selected three (3)-year timeframe.

A4. SUBSTANTIAL DAMAGE

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure only, unless a higher standard option is selected, before the damage occurred. This term also applies to structures which have incurred any damage that equals or exceeds 50 percent of the structure's market value regardless of the actual repair work performed. When a structure or building has been determined as substantially damaged, any work or repair on said structure or building will be considered as substantial improvement and will be required to meet the development requirements set forth within this ordinance for substantial improvement.

A5. SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATION

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the applicable community officials and staff, shall:

1. Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure only, not of land and building, before the start of construction of the proposed work. In the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure.

3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the subsection 12-1-5.A3. SUBSTANTIAL IMPROVEMENT and subsection 12-1-5.A3.2. CUMULATIVE SUBSTANTIAL IMPROVEMENT.
4. Utilize FEMA's Substantial Improvement/Substantial Desk Reference when making any determination on Substantial Improvement and/or Substantial Damage.
5. The substantial improvement regulations apply to all of the work that is proposed as the improvement, even if multiple permits are issued. Therefore, the determination of the cost of the improvement should consider all costs of all phases of the work before issuance of the first permit.
6. Notify the applicant that if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood, this ordinance is required.

B. SPECIFIC STANDARDS

In all SFHAs and areas of known or suspected flood risk areas, the following provisions shall apply:

B1. RESIDENTIAL CONSTRUCTION

New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to the BFE, unless a freeboard option is noted below. If a freeboard option is noted, new construction and substantial improvement shall have the lowest floor (including basement) elevated to the freeboard elevation. A registered professional engineer, architect, or land surveyor shall submit certified elevations to the Floodplain Administrator that the standards of this ordinance are satisfied.

B1.1. RESIDENTIAL CONSTRUCTION FREEBOARD

The city has elected to adopt a freeboard requirement of two (2) feet of freeboard meaning the lowest floor shall be built 2.0 feet above the BFE.

B2. NON-RESIDENTIAL CONSTRUCTION

1. New construction and substantial improvements of any commercial, industrial, or other non-residential structure shall either have the lowest floor (including basement) elevated to the base flood level, unless a freeboard option is noted below, or together with attendant utility and sanitary facilities, shall meet the following provisions:
 - a. Be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - b. Have a registered professional engineer or architect develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection.
A record of such certification that includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
2. If the use or occupancy of the building changes in the future to residential, then the dry floodproofing of the structure cannot be used when determining compliance of the structure to the residential construction of this ordinance, subsection 12-1-5.B1 RESIDENTIAL CONSTRUCTION and subsection 12-1-5.B1.1 RESIDENTIAL CONSTRUCTION FREEBOARD. As such,

the building will not be grandfathered into compliance and will be required to be brought into compliance with the residential construction requirements of this ordinance.

B2.1 NON-RESIDENTIAL CONSTRUCTION FREEBOARD

The city has elected to adopt a freeboard requirement of two (2) feet of freeboard for new construction and substantial improvement of any non-residential structure, meaning the lowest floor shall be built 2.0 feet above the BFE.

B2.3 NON-RESIDENTIAL CONSTRUCTION ACCESS (INGRESS-EGRESS)

New development proposals shall be designed, to the maximum extent practicable, so non-residential building sites, walkways, driveways, and roadways are located on land with a natural grade within elevation not less than the BFE and with dry land access.

B3. NON-RESIDENTIAL WET FLOODPROOFING

New construction and substantial improvements of any commercial, industrial, or other non-residential structure including but not limited to detached garages, agricultural buildings, and storage buildings may be allowed to be wet floodproofed provided that:

1. The structure is strictly a non-residential structure used for building access, parking or storage only.
2. The structure is an accessory or appurtenant structure of low value.
3. Designed to allow for the automatic entry and exit of flood waters through the use of openings.
4. Be constructed of flood resistant materials.
5. Be properly anchored to resist flotation, collapse, and lateral movement;
6. Mechanical and utility equipment must be elevated or floodproofed to or above the BFE.
7. Must comply with the floodway encroachment provisions of the NFIP and this ordinance.
8. Designed and built to adhere to FEMA Technical Bulletins 1, 2, and 7.

A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification that includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator. If the use or occupancy of the building changes in the future to residential, then the wet floodproofing of the structure cannot be used when determining compliance of the structure to the residential construction of this ordinance, subsection 12-1-5.B1 RESIDENTIAL CONSTRUCTION and subsection 12-1-5.B1.1 RESIDENTIAL CONSTRUCTION FREEBOARD. As such, the building will not be grandfathered into compliance and will be required to be brought into compliance with the residential construction of this ordinance.

B3.1. WET FLOODPROOFING NON-CONVERSION AGREEMENT

For any non-residential construction that has been wet floodproofed, a non-conversion agreement must be completed as part of the permitting process. The non-conversion agreement:

1. Acknowledges the risk associated with this building practice.
2. Acknowledges the use of the area that was wet floodproof will be used solely on non-residential accessory or appurtenant structure of low value whose usage is only for building access, parking or storage.
3. Allows for community, state and/or federal officials to conduct periodic inspections to ensure compliance.

B4. ENCLOSURES

New construction and substantial improvements with fully enclosed areas below the lowest floor that are to be used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall either be certified by a registered professional engineer or architect, or shall meet or exceed the following minimum criteria:

1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one (1) foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

The development and construction of the structure shall conform with the provision in FEMA/Federal Insurance Administration (FIA)-Technical Bulletins 1 and 2. Certification and documentation from a professional, licensed engineer or architect is required if the structure's lowest floor is built below the BFE.

B4.1. ENCLOSURE NON-CONVERSION AGREEMENT

For any construction that has an enclosure, a non-conversion agreement shall be completed as part of the permitting process. The non-conversion agreement:

1. Acknowledges the risk associated with this building practice.
2. Acknowledges the use of the area that was permitted as an enclosure will be used solely on accessory or appurtenant structure of low value whose usage is only for building access, parking, or storage.
3. Allows for community, state and/or federal officials to conduct periodic inspections to ensure compliance.

B5. CRAWLSPACE

New construction and substantial improvements built on a crawlspace or sub-grade (below grade) crawlspace may be permitted if the development is designed and meets or exceeds the standards found in FEMA's Technical Bulletins 1, 2, and 11, which include but are not limited to the following:

1. The structure shall be affixed to a permanent foundation, designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer.
2. The crawlspace is an enclosed area below the BFE and, as such, shall have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the LAG.
3. The crawlspace enclosure shall have proper openings that allow equalization of hydrostatic pressure by allowing automatic entry and exit of floodwaters. To achieve this, a minimum of one (1) square inch of flood opening is required per one (1) square foot of the enclosed area subject to flooding.
4. Portions of the building below the BFE shall be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, piers, or other materials that extend below the BFE. Ductwork, in particular, shall either be placed above the BFE or sealed from floodwaters.

5. Any building utility systems within the crawlspace shall be elevated above the BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions.
6. The interior grade of a crawlspace below the BFE shall not be more than two (2) feet below the LAG.
7. The height of the below-grade crawlspace, measured from the lowest interior grade of the crawlspace floor to the bottom of the floor joist of the next higher floor cannot exceed four (4) feet at any point.
8. There shall be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event.

B6. MANUFACTURED HOMES

1. All manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
2. Manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites outside of a manufactured home park or subdivision; in a new manufactured home park or subdivision; in an expansion to an existing manufactured home park or subdivision; or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the BFE, unless a higher standard option was selected (reference paragraph 4 of this subsection) and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. In A1-30, AH, AO and AE Zones, manufactured homes to be placed or substantially improved in an existing manufactured home park shall be elevated so that the lowest floor is at or above the BFE, unless a higher standard option was selected; or the chassis is supported by reinforced piers no less than 36 inches in height above grade and securely anchored.

B7. RECREATIONAL VEHICLES

Recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM shall either:

1. Be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use; OR
2. Meet the permit requirements of subsection 12-1-4.D, PERMIT PROCEDURES, and the elevation and anchoring requirements for "manufactured homes" of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

B7.1. RECREATIONAL VEHICLES TIME LIMIT

The community has elected a higher standard option that requires that recreational vehicles placed on sites within any special flood hazard zones (A1-30, AE, A, AH, AO, V, or VE) on the community's FIRM be on the site for fewer than 180 consecutive days.

C. STANDARDS FOR SUBDIVISION PROPOSALS

1. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall be consistent with the provisions of this ordinance.
2. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
3. All proposals for the development of subdivisions, including the placement of manufactured home parks and subdivisions, shall meet Floodplain Development Permit requirements of this ordinance.
4. BFE data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, which is greater than or equal to 10 lots or 5 acres, or whichever is lesser.
5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
6. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public and municipal utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

C2. STANDARDS FOR SUBDIVISION ACCESS (INGRESS-EGRESS)

New subdivision development proposals shall be designed, to the maximum extent practicable, so walkways, driveways, and roadways are located on land with a natural grade with elevation not less than one foot (1') above the closest adjacent BFE and with dry land access.

D. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

Located within the SFHAs established in subsection 12-1-3.A. LANDS TO WHICH THIS ORDINANCE APPLIES, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified). If the community has elected a freeboard standard, then the lowest floor elevation must be elevated above the highest adjacent grade above the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified) plus the freeboard height option selected below.
2. All new construction and substantial improvements of non-residential structures:
 - a. Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified). If the community has elected a freeboard standard, then the lowest floor elevation must be elevated above the highest adjacent grade above the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified) plus the freeboard height option selected below; or
 - b. Together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section.

4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

D1. SHALLOW FLOODING FREEBOARD

The city has elected to adopt a freeboard option for new construction and substantial improvement of any residential structure. The freeboard option requires that the lowest floor be built above the BFE by the height selected. The city has elected a two (2)-foot freeboard. The lowest floor must be built a minimum of 2.0 feet above the BFE or flood depth identified on the FIRM.

E. RESERVED

F. PROPERTIES REMOVED FROM THE FLOODPLAIN BY FILL

A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure, or substantial improvement or addition complies with the following:

- A. Residential Construction: The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), shall be elevated to the elevation noted in subsection 12-1-5.B.1 RESIDENTIAL CONSTRUCTION and subsection 12-1-5.B.1.1. RESIDENTIAL CONSTRUCTION FREEBOARD.
- B. Non-residential Construction: The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), shall be elevated to the elevation noted in subsection 12-1-5.B.2 NON-RESIDENTIAL CONSTRUCTION and subsection 12-1-5.B.2.1. NON-RESIDENTIAL CONSTRUCTION FREEBOARD, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at the elevation noted in subsection 12-1-5.B.2 NON-RESIDENTIAL CONSTRUCTION with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

Chapter 31: SUBDIVISION CONSTRUCTION AND DRAWING STANDARDS

10-31-2: DESIGN STANDARDS

A. Streets:

1. Arrangement:

- a. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access shall be deemed necessary by the planning commission. The new street shall connect with existing public streets.
- b. The street arrangement should be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be most efficiently subdivided. Half streets, consisting of half of a standard road right of way width or half of a fully developed street, on the boundary of a subdivision, are prohibited. Sharing of road development costs with abutting property owners and recovery of the same is provided for with a protection strip as described in section [10-22-15](#) of this title.

2. Conform To Master Street Plan: Streets shall conform to the master street plan.

3. Road Right Of Way Widths: Major and collector streets shall conform to the width designated on the master street plan wherever a subdivision is in an area for which a master street plan has been adopted. For territory where such street plan has not been completed at the time the subdivision preliminary plat is submitted to the planning commission, streets shall be provided as required by the planning commission, with minimum widths of sixty six feet (66') for collector streets and extensions of existing eighty foot (80') wide platted streets from original town site plats, and sixty feet (60') for minor streets. All streets serving permanent cul-de-sacs (permanent dead end streets) are considered to be minor streets and shall have the same width of that specified for a minor street.

4. Stub Streets: Stub streets shall be streets provided where needed to connect to adjacent undeveloped land to provide for reasonable access of the adjacent undeveloped land to a street transportation system and for future extension of streets to future development phases. Where a stub street exists at the boundary line of a new subdivision which was extended from adjacent land or development, a new street in a new subdivision or development adjacent to the existing stub street shall extend to connect to the existing stub street(s). Each stub street shall be provided with a temporary cul-de-sac turnaround unless the stub street extends only one lot depth on both sides of the lot, and, the lots on both sides are corner lots which have frontage on another street.

5. Cul-De-Sacs:

- a. Permanent: Permanent cul-de-sacs (dead end streets) not more than six hundred fifty feet (650') measured from centerline intercept of the nearest three-way "tee" or four-way "cross" intersection to the center point of the circular turnaround which does not serve more than ten (10) lots (including the corner lots fronting on the stem road to the cul-de-sac) may be used only where such conditions exist which make other road designs undesirable, infeasible, or impose an unusual hardship. Every effort shall first be made to configure a new road system to avoid cul-de-sacs prior to submitting a proposed road system design. Written explanation shall be submitted to the planning commission with supporting documentation to justify using a cul-de-sac in a street design. Each cul-de-sac shall be terminated by a circular turnaround right of way diameter of not less than one hundred ten feet (110') with a radius dimension from the cul-de-sac center point to the face of curb or pavement edge of not less than forty five feet (45'). If surface water drainage is towards the turnaround, necessary catch basins, drainage pipes, detention/retention basins, and drainage easements shall be provided to sufficiently drain or contain drainage entering the cul-de-sac turnaround to prevent undesirable ponding or flooding of private or public facilities which are not intended to receive drainage water.
 - b. Temporary: A temporary cul-de-sac turnaround shall be used where a stub street is temporarily terminated and is not more than one lot deep on both sides of the street. The stub street shall be entirely paved with asphalt concrete mix to the temporary terminus at the full width in which it will be extended in the future. The circular turnaround shall be constructed with a surface of either asphalt concrete mix or crushed untreated base course gravel beyond one side or both sides of the stub street width to create an all weather maintainable turnaround area with a minimum driven surface radius of not less than forty five feet (45') and a temporary turnaround easement of not less than one hundred ten feet (110'). The easement and physical turnaround may either overlap onto adjacent lots on either side of the stub street or be provided beyond the stub street lots on property provided by the developer. Drainage of the stub street and temporary cul-de-sac turnaround shall conform to the same requirements for a permanent cul-de-sac.
6. Road Obstructions And Termination: In the event that any road or street in any subdivision shall terminate at or within fifty feet (50') of any ditch, canal, creek, waterway or other obstruction which will, in the opinion of the city engineer, require a bridge or other structure in order to continue the road over or across the canal, ditch, creek, waterway or other obstruction, the developer shall deposit with the city a sum of money equal to one-half ($\frac{1}{2}$) of the city engineer's estimate of the cost for constructing a proper and suitable bridge over the same. The city engineer shall, on request, furnish the developer a cost breakdown for any such structure. At such time, in the opinion of the city council, as it becomes desirable to construct such structure, the same shall be constructed by the city applying such deposit toward the construction costs and

charging the other one-half ($\frac{1}{2}$) of such cost to the person developing the other side, or if there is no person so developing the other side, the half shall be borne as a city expense.

7. **Frontage On Major Highway:** Where a residential subdivision abuts a major highway, frontage roads may be required by the Utah department of transportation (UDOT). All residential subdivisions fronting on a UDOT highway requires UDOT approval of driveway and access points and any street intersection with a UDOT highway.
8. **Street Names:** A street shall have the name and address grid designation of the street which exists along the same alignment. Each street with a name shall also be assigned a grid address assigned to the street in conformance with the predominant Box Elder County street address grid system. Each street sign shall list both the name and the grid address in a format which conforms with the sign details in the Honeyville City public works construction standards. A street name existing within the city or within a community which abuts Honeyville City shall not be duplicated.
9. **Design Criteria:**
 - a. No more than four (4) streets shall enter an intersection.
 - b. Streets shall intersect at ninety degrees (90°), except where otherwise approved by the planning commission. In no case shall the planning commission approve any street intersecting at less than eighty degrees (80°).
 - c. The centerlines of two (2) subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerlines shall be offset at least one hundred fifty feet (150').
10. **Curvature And Alignment:**
 - a. To ensure adequate sight distances, street roadway line connections shall be made by horizontal curves. The minimum centerline radius for minor streets shall be one hundred fifty feet (150') and of all other streets shall be three hundred feet (300'). On collector and major streets, a minimum tangent of one hundred feet (100') shall be required between a curve and street intersection, and a minimum tangent of one hundred feet (100') shall be required between reverse curves.
 - b. Vertical curves shall be used at all changes of grades exceeding one percent (1%) and shall be designed to provide minimum sight distances of two hundred feet (200') for minor streets and three hundred feet (300') for all other streets, except that vertical curves for major streets shall be as determined by the latest version of the AASHTO "Geometric Design Guidelines". The minimum acceptable horizontal length of crest and sag vertical curves from beginning to end of the vertical curve is two hundred feet (200') for collector roads, two hundred feet (200') for crest vertical curves on minor streets and one hundred feet (100') for sag vertical curves on minor streets.

11. Street Grades: All street grades shall be designed as follows:

- a. Major and collector streets shall be limited to a maximum grade of eight percent (8%). Sustained grades shall be limited to five percent (5%).
- b. Minor streets shall be limited to a maximum grade of ten percent (10%). Sustained grades shall be limited to seven percent (7%).
- c. Cul-de-sacs with a negative grade progressing toward the turnaround shall be limited to a maximum grade of six percent (6%). The cul-de-sac shall terminate with a grade not to exceed three percent (3%) for the last one hundred feet (100') of traveled surface.
- d. Street intersections shall have a vertical alignment such that the grade shall not exceed three percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the intersection.
- e. Maximum grades shall be approved only when accompanied by changes to a lesser grade, and where length of that portion of that road at maximum grade is less than six hundred feet (600'). A sustained grade is defined as six hundred feet (600') or longer.

12. Shoulders And Pavement:

- a. Four foot (4') shoulders shall be provided where curbs are waived. Design shall comply with city construction standards.
- b. Pavements shall be designed in accordance with procedures promulgated by the Utah department of transportation and contained in part 8, "materials", of the UDOT manual of instruction, or in accordance with AASHTO pavement design methods. For major and collector streets, the subdivider's engineer shall consider current and future traffic loads for a twenty (20) year life span, incorporate data from a site specific geotechnical study, and submit thickness design calculations and supporting data for the individual pavement layers with the final plat submittal. For minor streets a site specific geotechnical study shall determine the California bearing ratio (CBR) value of the native underlying soils. If the CBR value is ten (10) or greater, the standard pavement design shall be three inches (3") of asphalt concrete mix (hot mix asphalt) over eight inches (8") of crushed untreated base course above native subgrade soils prepared in accordance with the project geotechnical report. If the CBR value is less than ten (10), the pavement layer thicknesses shall conform to the recommendations of the project geotechnical study and report. Asphalt pavement shall be sealed with type 3 slurry seal conforming with the APWA standard specifications no sooner than nine (9) months after completion of the asphalt pavement, unless otherwise directed by the city engineer.

13. Sidewalk, Curbs And Gutters:

- a. Sidewalks, handicap ramps, curbs and gutters shall be provided on streets within zones a density of one-half ($\frac{1}{2}$) acre or less, unless specifically waived in writing by a majority vote of the Honeyville City council. In zones which are one-half ($\frac{1}{2}$) acre or less, sidewalks, handicap ramps, curbs and gutters are required on existing city streets bordering the new subdivision, unless specifically waived in writing by a majority vote of the city council. Where curb and gutter is placed on an existing city street, asphalt pavement shall be properly designed as set forth in subsection A12b of this section and widened to fill in between the existing edge of pavement and the lip of gutter.
- b. All curb corners shall have a radius of not less than twenty five feet (25').
- c. On curb returns, at least one additional control point for elevation besides those at points of curvature shall be established. Control points shall be staked in the field to ensure drainage of intersections.
- d. Curbs and gutters on all urban streets shall be concrete of the standard high back type design, being thirty inches (30") wide from back of curb to lip of gutter and not less than six inches (6") thick where the curb abuts the street pavement. The top of the curb shall be approximately three and one-half inches ($3\frac{1}{2}$ ") higher in elevation than the lip of the gutter and shall provide handicapped access.

B. Easement Standards:

1. Front, rear and side lot line easements are required and shall be a minimum of ten feet (10') wide and shall be dedicated as utility easements unless the city engineer determines a particular easement is unnecessary. A ten foot (10') wide lot line utility easement is required on both sides of every other side lot line, unless the city engineer determines a particular easement is unnecessary.
2. All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required if any utilities are to be overhead. Public utility installation shall be located so as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installation.
3. Whenever any stream or important surface drainage course is located in an area that is being subdivided, the developer shall dedicate an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream for drainage, parkway or recreational use.
4. The planning commission shall, unless waived for good and sufficient cause, require that easements for drainage through a subdivision and adjoining property be provided by the developer.

C. Utilities To Be Underground:

1. Unless the planning commission and city council determine, upon application by the developer, supported by recommendation of the city engineer, that it is not feasible to do so, all power lines, telephone lines and other normally overhead utility lines, shall be placed underground by the developer.
2. The developer, by designating the location for easements for all utility lines and installations thereof, shall agree, as one of the conditions for the approval of any plan, that he will, at the developer's expense, remove any obstruction that, in the opinion of the city engineer, makes such location impracticable for use until the obstruction is removed or altered. If additional expense is required for underground installation of power or other utility, the developer shall agree to pay any additional expense occasioned thereby and sign an agreement with the city for the purpose of carrying out this requirement to completion.

D. Blocks:

1. Blocks shall not exceed one thousand three hundred feet (1,300') in length. Blocks over eight hundred feet (800') in length shall be provided with a dedicated walkway through the block at its approximate center. Such walkways shall be not less than ten feet (10') in width. The width of blocks generally shall be sufficient to allow two (2) tiers of lots. Blocks intended for business or industrial uses shall be designed specifically for such purposes with adequate space set aside for off street parking and delivery facilities.
2. Property lines at all street intersections shall be rounded with curves having a minimum radius of fifteen feet (15').

E. Lots:

1. The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly related to topography and to existing and probable future requirements.
2. All lots shown on the subdivision plan shall conform to the minimum requirements of the zone in which the subdivision is located, and to the minimum requirements for sewage disposal.
3. Each lot shall abut on a street dedicated by the recording of a subdivision or on an existing publicly dedicated street, or on a street which has become public by right of use and is at least fifty feet (50') wide or on a private street approved by the planning commission and the city council.
4. Double frontage lots of one acre or less are prohibited unless approved by the planning commission for reasons of topography.
5. No wedge shaped lot shall be less than thirty feet (30') in width at the front property lines, or less than the lot frontage at the front setback line required in the zoning district, whichever is larger.

6. Side lot lines shall be at right angles or radial to street lines, except where justified by the developer and approved by the planning commission.
 7. Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.
 8. All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots, rather than allowed to remain as unusable parcels.
 9. No single lot shall be divided by a city or county boundary line.
 10. A lot shall not be divided by a road, alley or other lots.
- F. Storm Drainage And Floodplains: Complete drainage systems for the entire subdivision area shall be designed by a professional engineer, licensed in the state and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the final plat is to be presented in phases, a general drainage plan for the entire area shall be provided with the preliminary plat, and appropriate development stages for the drainage system for each section indicated.
1. Design Of Drainage And Floodplain Systems: The drainage and floodplain systems shall be designed to:
 - a. Permit the unimpeded flow of natural watercourses unless otherwise approved by the city and other applicable governmental agencies.
 - b. Ensure adequate drainage of all low points.
 - c. Ensure applications of the following regulations regarding development in designated floodplains.
 2. Use Of Land: The use of land in floodplains shall be limited as follows: **Any subdivision containing floodplains or flood-prone areas is subject to Title 12 of this Code.**
 - a. ~~Construction of buildings shall not be permitted in a designated floodway with a return frequency of one hundred (100) years or more.~~
 - b. ~~Building construction may occur in that portion of the designated floodway where the return frequency is less than one hundred (100) years; provided, the main floor space is constructed above the designated maximum probable flood level and provisions are made in the design and construction of the buildings to prevent entry of floodwaters into the lower levels.~~
 - c. ~~Where floodway velocities are generally determined to be under five feet (5') per second and maximum flood depth will not exceed three feet (3'), such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted.~~
 - d. ~~Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, uncased deep wells, sanitary landfills,~~

septic tank and on lot sewage disposal systems, water treatment plants, and sewage disposal systems not completely protected from inundation.

~~e. Any contemplated floodplain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping and filling operations in a designated floodplain constitutes an encroachment and shall be approved by the city engineer and the planning commission before any work is done.~~

~~f. No lot one acre or less in area shall include floodplains. All lots more than one acre shall contain not less than twenty thousand (20,000) square feet of land which is at an elevation at least one foot (1') above the elevation of 100-year recurrence interval flood, or, where such data is not available, three feet (3') above the elevation of the maximum flood record.~~

3. Storm System Design: The design of the storm system shall consider the drainage system as a whole and shall include the following:

- a. Runoff from the subdivision area.
- b. Where applicable, the system shall be designed to accommodate runoff from those areas adjacent to and "upstream" from the subdivision.
- c. The effects of stormwater on land downstream.
- d. Limit peak runoff discharge from any new development area to two-tenths (0.2) cfs per acre. A detention pond with a discharge control structure shall be used to store stormwater runoff in excess of the peak permissible discharge.
- e. If no acceptable receiving drainage is available to discharge runoff from a development, runoff shall be intercepted and stored in a combination of retention basins and exfiltration sumps (seepage sumps) sized sufficiently to accommodate a 100-year 24-hour storm.
- f. Discharging detention ponds or other detaining facilities shall be provided with an adequate overflow device to discharge extraneous flow rates which exceed a 10-year 24-hour storm and cause the detaining facility to fill and overflow. Downstream receiving drainages shall be capable of accommodating any overflow which leaves the detaining facility and documentation of such shall be provided with the final plat.
- g. Gutter capacities will be limited to that flow which will not create a hazard, damage or flood adjacent properties and which can be safely intercepted at the inlets.
- h. Stormwater inlets and catch basins shall be provided within the roadway improvements at points approved by the city engineer.
- i. No ditch or canal shall be approved as suitable for the disposal of storm drainage water without the written permission of the appropriate ditch or canal company

or of the water users of said ditch or canal. No ditch or canal shall be used for stormwater disposal unless adequately improved to handle such water as might be reasonably expected to flow in the canal or ditch as irrigation water, the subdivision runoff water, and any other water expected to reach such canal or ditch. No ditch, canal or other waterway shall be permitted within property dedicated or to be dedicated for public use except as specifically approved by planning commission and city council. The developer shall remove such waterways from property to be dedicated before the submission of the final plat.

- j. Complete design calculations shall be submitted with the plans for the storm sewer system.
- G. Sewage Disposal: Unless otherwise exempted by local or state health department requirements or prohibited by the local sewer district or owner of the public sewer system, if any subdivision lies within the boundaries of an established sewer district or within reasonable proximity to a public sewer system, the developer shall connect to said sewer system and provide, or have provided, a piped sanitary sewage system to the property line of every lot in the subdivision. The sewage system shall meet the minimum standards and requirements of the district sanitarian, the state division of environmental health and this title.
- 1. Sanitary Sewer Mains, Laterals And House Connections:
 - a. All sewer mains shall be a minimum of eight inches (8") in diameter and shall be designed with adequate capacity for the current and future development.
 - b. All sewer laterals and house connections shall be a minimum of four inches (4") in diameter.
 - c. Where local, county and regional master plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the planning commission may require the installation and capping of sanitary sewer mains and house connections by the developer, in addition to the installation of temporary individual on site sanitary disposal systems.
 - 2. On Site Sewage Disposal:
 - a. Whenever individual septic tanks are proposed as sanitary sewage disposal systems, the developer shall either install such facilities or require, by deed restrictions or otherwise, as a condition of the sale of each lot or parcel within such subdivision that on-lot sanitary sewage disposal facilities be installed by the purchaser of said lot at the time the principal building permit shall be issued.
 - b. Each subdivided lot to be served by an on site soil absorption sewage disposal system shall contain an adequate site for such system and shall meet minimum requirements of the Utah division of water quality for individual wastewater disposal systems and shall be approved in writing by the district sanitarian.

- H. Culinary Water System: In general, each new development and subdivision shall connect to the Honeyville City culinary water system. Extensions or improvements of the existing culinary water system may be required of the developer to facilitate serving the new subdivision or development with culinary water. Private culinary water systems to serve a development or subdivision within the city limits may violate the city's culinary water ordinance and are generally prohibited. Where connection to the existing culinary water system is not feasible and the city council legally authorizes a private water system to serve a subdivision or development, the procurement of water, whether by purchase of water rights, water shares, exchange or service agreement, shall be the responsibility of the developer. Water and delivery of water shall be provided for the exclusive use of the subdivision or development in an amount sufficient to meet the following flow standards, unless it can be proved to the planning commission or city council, as the case may be, that a lesser service capacity is adequate.
1. Secondary Water System Not Available: Where a separate secondary water system is not available for each lot:
 - a. A minimum of two hundred ninety two thousand (292,000) gallons per year per dwelling unit shall be required for the first ten thousand (10,000) square feet of lot area. Approximately two-thirds ($\frac{2}{3}$) of this water shall be available for use during the months of May through October. Each additional ten thousand (10,000) square feet of lot area shall require an additional two hundred twenty five thousand (225,000) gallons, which shall be available for use during the months of May through October.
 - b. The distribution system shall be designed to deliver the above quantities of water at a minimum pressure of forty (40) psi. In no case shall the capacity of the system be less than one and six-tenths (1.6) gallons per minute per dwelling unit in addition to the water required for fire suppression.
 2. Secondary Water System Available: Where a separate secondary water system is available at each lot:
 - a. A minimum of one hundred forty six thousand (146,000) gallons per year per dwelling unit shall be required.
 - b. The distribution system shall be designed to deliver the above quantity of water at a minimum pressure of forty (40) psi. In no case shall the capacity of the system be less than one and six-tenths (1.6) gallons per minute per dwelling unit in addition to the water required for fire suppression.
 3. Design Calculations: When requested, complete design calculations shall be furnished to the city engineer.
- I. Culinary Water System Requirements: Where connection to the existing city water system is feasible and required, the culinary water system for the subdivision shall meet the following requirements:

1. In general, culinary water system facilities shall comply with the city's public works construction standards and APWA specifications adopted by reference. Culinary water laterals shall extend to ten feet (10') inside the front property line of each lot with water meters placed in accordance with the city's public works construction standards. All culinary water main line pipes shall be eight inch (8") minimum and may be larger as determined necessary by the city engineer pursuant to applicable requirements of this title. The culinary water pipe system shall be capable of delivering water as required under subsections H1a and H1b of this section or by the Utah division of public drinking water, whichever is greater.
2. Fire hydrants shall be installed in accordance with the regulations of the fire department or the following requirements, whichever is most restrictive:
 - a. Be connected to a main line pipe of eight inches (8") in diameter or greater and where a fire hydrant lateral from the main line to the fire hydrant is six inches (6") in diameter.
 - b. Shall comply with the provisions of the latest revision of the applicable fire code.
 - c. Located such that any building lot will be not more than two hundred fifty feet (250') from the nearest fire hydrant when measured along the most probable access route. Another fire suppression system may be recommended. Such suppression system shall be approved by the fire chief, the planning commission and the city council.
 - d. Water line construction shall comply with the city's construction standards.

J. Secondary Water Systems:

1. When a pressurized secondary water system for irrigation is located within three hundred feet (300') of the subdivision boundary and secondary water rights are available to the property from said secondary water system to be subdivided, it shall be piped to the subdivision and made available for the full and beneficial use of each lot owner.
2. All pressure irrigation systems in a proposed subdivision shall be identified and otherwise color coded as to pipe and valve color to meet state standards and regulations.
3. The capacity of the pipe system shall be adequate to serve the demand of the subdivision.
4. Plans and specifications for the system shall be approved in writing by the agency furnishing the water and the city engineer.
5. Turn outs or valves shall be located on each lot.
6. Where an existing irrigation system consisting of open ditches is located on or adjacent to a proposed subdivision, complete plans for relocation or covering and other safety precautions shall be submitted with an application for preliminary approval of a plat.

7. The open ditches or canals shall not be allowed within or adjoining a subdivision, except when fenced along rear or side lot lines. The developer shall work with irrigation, drainage or ditch companies regarding:
 - a. Methods of covering, realigning or eliminating ditches or canals within or adjoining the subdivision.
 - b. The size of pipe and culverts required.
 - c. The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and culverts. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert shall be approved by the city engineer.
- K. Safety Fences: The developer shall install a six foot (6'), nonclimbable chainlink fence, or its equivalent, along large open ditch, canal or waterway, nonaccess street, open reservoir or body of water, railroad right of way, and other such features of potentially hazardous nature which cross or are contiguous to the property being subdivided or developed; provided, however, that any feature which the approving authority reasonably determines is not likely to present a hazard to life may be exempted from this requirement.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

Chapter 1: BUILDING CODE

9-1-1: BUILDING CODE ADOPTED

9-1-2: BUILDING INSPECTOR

9-1-3: BUILDING PERMIT REQUIRED

9-1-4: FEE SCHEDULE

9-1-5: PENALTY; EXCEPTION

9-1-1: BUILDING CODE ADOPTED

The Uniform Building Code ~~and the International Residential Code, and all amendments, as adopted by the State of Utah, 1997 edition, and any amendments thereto,~~ published by the International Conference of Building Officials, ~~and printed as a code in book form, three (3) copies of which have previously been filed with the city recorder for use and examination by the public,~~ hereby is approved and adopted as the building code of the city.

HISTORY

Adopted by Ord. 79-1 on 2/5/1979

Amended by Ord. 2001 Code on 1/1/2001

Amended by Ord. XXX on XXXXXX

9-1-2: BUILDING INSPECTOR

1. Created: There is hereby created the position of building official who shall also be known as the building inspector. The city may provide for the duties of the building inspector to be performed by contract with another agency.
2. Powers:
 1. Stop Order: The building inspector shall have the power to order all work stopped on construction, alteration or repairs of buildings in the city when such work is being done in violation of any provisions of any ordinance relating thereto, or in violation of the subdivision or zoning titles of the city. Work shall not be resumed after the issuance of such order, except on the written permission of the inspector; provided, that if the stop order is an oral one, it shall be followed by a written stop order within one hour. Such written stop order may be served by any peace officer or other authorized person.
 2. Entry: The building inspector shall have the power to enter into any building or the premises where the work of altering, repairing or constructing any building or structure is going on, for the purpose of making inspections at any reasonable hour, pursuant to any of the provisions of this title and [title 4](#) of this code.
3. Duties: The building inspector shall, in addition to all other duties imposed on him by the city:
 1. Enforce the provisions of the Uniform Building Code.
 2. Inspect all buildings, structures, ditches, signs, fences and objects to determine their safety and effect on the persons who are within the city.

3. Until such time as a plumbing inspector is appointed or designated, the building inspector shall be responsible for enforcing [chapter 3](#) of this title.
4. Review all building permit applications for new construction or substantial improvements to determine whether ~~proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobile homes) must:~~ [a floodplain development permit is required.](#)
 - ~~1. Be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure;~~
 - ~~2. Use construction materials and utility equipment that are resistant to flood damage; and~~
 - ~~3. Use construction methods and practices that will minimize flood damage.~~
5. Review subdivision proposals and other proposed new developments to assure that:
 1. All such proposals are consistent with the need to minimize flood damage;
 2. All public utilities and facilities, such as sewer, gas, electrical and water systems are located, elevated and constructed to minimize or eliminate flood damage; and
 3. Adequate drainage is provided so as to reduce exposure to flood hazards.
6. Require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

HISTORY

Adopted by Ord. 1976 Code §§ 9-511, 9-512, 9-513, 9-514 on 1/1/1976

Amended by Ord. 2001 Code on 1/1/2001

[Amended by Ord. XXX on XXXXXX](#)

9-1-3: BUILDING PERMIT REQUIRED

1. Application And Plans: A building permit shall be secured from the city on written application accompanied by plans and specifications in duplicate, which must state the specific nature of the construction or alterations to be made. The plan must be verified by the person who will perform or be in charge of the construction or alteration.
2. Variations Of Plan Prohibited: No material variation from the approved plan shall be allowed unless such variations shall first have been approved in writing by the building inspector.
3. Approval Of Plan: The application and plans shall be forwarded from the city to the building inspector, who shall review the plan to determine whether the proposed construction or alteration conforms to the building codes and ordinances of the city. The building inspector shall

return the plans to the city within ten (10) days with the statement "approved" if the plans do conform or "disapproved" if the plans do not conform. If the plans are disapproved, the reasons therefor shall be annexed to the plans. Upon receipt of an approved plan, the city shall issue a permit to the applicant, together with one set of the approved plans. One set of the plans shall be retained by the city. The city may revoke at any time a permit which has been issued for any building constructed or being constructed or which would be or result, if constructed, in violation of any ordinance of the city.

HISTORY

Adopted by Ord. 1976 Code §§ 9-522, 9-523, 9-524 on 1/1/1976

Amended by Ord. 2001 Code on 1/1/2001

9-1-4: FEE SCHEDULE

The city shall collect a fee for the application of a permit in the amount provided for in the Uniform Building Code, 1997 edition.

HISTORY

Adopted by Ord. 97-2 on 2/5/1979

Amended by Ord. 2001 Code on 1/1/2001

9-1-5: PENALTY; EXCEPTION

1. It shall be a Class C misdemeanor for any homeowner and a Class B misdemeanor for any person who receives payment or anything of value, to construct or alter any building or structure, except a fence, without first securing the permit required by this chapter. Upon conviction, violators will be subject to penalty as provided in section [1-4-1](#) of this code.
2. This section shall not apply where the retail cost of the materials used in the construction or alteration is less than one thousand dollars (\$1,000.00), except that it shall apply in all cases where the construction or alteration results in an enlarged structure or affects the walls of the building or structure.

HISTORY

Adopted by Ord. 1976 Code § 9-521 on 1/1/1976

Amended by Ord. 2001 Code on 1/1/2001

**The DRAFT Minutes of
Honeyville City Council
January 10, 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, Trevor Gardner and Dusty Bingham. Kory Wilde arrived at 7:06 p.m.

Approximately 8 members of the public were present.

Employees present were: Brittiny Chlarson, Clerk/Recorder
 Codey Illum, Zoning Administrator
 Blair Perry, Treasurer
 Wendy Lindauer, Deputy Clerk

Ryan Adams offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Administer Oath of Office – Brittiny Chlarson the City's Election Official administered the Oath of Office to Mayor Bruce Nelson and Councilmembers Ryan Adams, Trevor Gardner and Dusty Bingham.

Public Comment Period:

Denise Bell Asked the council why she was served papers from Honeyville City regarding a purchase or sell. She also asked why her tax dollars are being spent to develop a road that is not Honeyville City's. **Mayor Nelson** stated that there was an agreement that Honeyville City would purchase the property mentioned. After the property was purchased they found that there were two parcels that had been surveyed wrong. The county recorder requested another survey. After this survey was completed new documents, which were put into a family trust, would require that all four siblings sign off. Currently 3 siblings have signed, Denise has not. This is why legal documents were sent to her. Regarding the second question the Mayor stated that the County records show that Honeyville City does own the road in question.

Audit Report – Davis & Bott: Matt Jensen – They were unable to come due to the weather and will report in the February meeting.

Administer Oath of Office – Brittiny Chlarson administered the Oath of Office to Councilmember Kory Wilde.

Zoning Administrator/Planning Commission Report – Codey Illum & Kenny Funk

- A. **Zoning Admin Report: Codey I** reported that he has had multiple phone calls regarding the ADU ordinance. He has informed them that the City is currently working on an ordinance for this that mirror's what the county passed.
- B. **Concept Application:** A concept application has been received for a 5-lot subdivision. **Trevor G** asked if this was an area that was designated as an area in a water deficit. **Codey I** stated that they will have to talk with the city engineer regarding that potential issue.
- C. **Planning Commission Report: Kenny F** reported that last month they held 4 public hearings regarding the Flood Plain Ordinance. The hearings were regarding a new ordinance, text amendments and repeals; these all passed unanimously for recommendation to the city council.

City Administration – Mayor Bruce Nelson

Discussion Items:

- A. **City Attorney Introduction – Colt Mund:** Introduced himself as an attorney with Mann, Hadfield and Thorne who has a long history of representing municipalities. The firm currently represent Brigham City, Willard and Deweyville. He explained that there are three attorneys at the law office; Michael, Emily and himself. The city would have access to all of the attorneys; however, Colt will be the point person for Honeyville City. **Trevor G** wondered how the council should proceed if they have a question. **Colt M** stated that they have an open-door policy and the council and planning commission can contact the attorneys directly.
- B. **City Donations to Organizations: Mayor Nelson** explained that the city gets requests from different organizations to donate funds and asked if the council had an opinion on whether they should donate or not. **Trevor G** felt unsettled using tax dollars for a charity. He felt that citizens should be able to decide for themselves if they'd like to support a charity or not.
- C. **Service Projects for Citizens to do:** Every year there is a week of service and the Mayor would like to have a list of ideas to give out to groups who want to serve the community.
- D. **City Hall Remodel:** The remodel is coming along however, they still need to install doors finish the stairs for the Fire Department, etc. The furniture won't be installed until February 7th or 8th.
- E. **Status of General Plan:** The Mayor is hopeful to present this to the council in February. He would like to hold another public hearing for this again.
- F. **Goals for 2024:** There will be a budget meeting in May, but the Mayor would like the council to come up with items that they would like to accomplish in 2024. The Mayor would like to upgrade the council chambers, finish the general plan and the water

capital facilities plan in 2024. **Kory W** suggested that the packet for meetings be sent out the Friday prior to the City Council meeting. **Trevor G** mentioned the pickleball court & pavilion at the East Park. He also suggested pursuing more watering with secondary water. **David H** would like an approved master plan for the park. He stated that there is a lack of shade, run down restrooms & playground equipment. He would also like to clean up unallowed living and keep pursuing violations of junk, trash, etc. He would also like to come up with a 10-year plan for vehicle replacement within the city. **Ryan A** stated that he has been in contact with Checketts amusement and told them he was planning on them for 2024 July activities.

- G. Water Capital Facilities Plan:** **Ryan A** shared that he met with Dana and the Mayor regarding this plan. Dana needs some water usage information from the city. They also talked about the Water Entitlement Ordinance which separates secondary water from culinary water, there is still a lot of work that needs to be done on this ordinance.

Mayor Nelson stated that the city also needs to detect leaks, lead pipes, low pressure or volume flow. The council also discussed that the engineer would like the city to loop the water system out on 3600 W. from S. Sl Crk Rd. **Trevor G** suggested tackling the worst sections first.

- H. City Council Responsibilities:** **Mayor Nelson** stated that he has asked Councilmember Bingham to take over Councilmember Millsap's responsibilities with the exception that Councilmember Hougaard will take Mosquito Abatement and Councilmember Bingham will take over buildings & equipment.

- I. Fire District Contract Update:** The Mayor was supposed to meet with the Fire District on Monday, however the chairman was sick so they were unable to meet. They will meet Feb 12th.

- J. Work Meeting to Define Job Descriptions/Purchase Policy:** The Mayor would like to have a work meeting to define what responsibilities are and review the purchase policy. That was scheduled for 01/31/25 at 7:00 p.m.

- K. Reconcile Bank Statement – Ryan Adams**

ACTION ITEMS:

Public Hearing – Mayor Stipend:

- A. Open Public Hearing: Opened at 8:01**

KORY WILDE motioned to Open at 8:01 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.

The council expressed concerns with the amount and list of duties not being put on the presented documents. **Mayor Nelson** wanted to address the stipend amount at this time and then address addition monies along with the additional duties at a later date.

Mary Bingham stated that an Ordinance is law. She wondered if a new Mayor would want to follow these new rules. She also expressed that the Mayor can make their job as big or as little as they choose. She stated that the current ordinance does not state a stipend anywhere in it but rather a bond.

Colt Mund stated that the council does have the power to approve or deny this ordinance. He is only concerned that there is not a number in the presented documents. He advised the council to pass it at a subsequent meeting.

Mayor Nelson decided to turn this issue over to Colt and readdress the issue in February.

Trevor G suggested changing the Mayor's compensation to \$500.00.

Close Public Hearing:

TREVOR GARDNER motioned to Close the Public Hearing at 8:20 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.

Action Item: Mayor Stipend
No action was taken.

- B. Daughters of Utah Pioneers – Historical Marker:** Donna Hunsaker presented the map of where they were requesting to place the historical marker. They would like to put the marker at the east end of the lilac bushes.

TREVOR GARDNER motioned. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

C. City Council Regular Meeting Minutes – 12/05/23:

DAVID HOUGAARD motioned to approve the City Council Regular Meeting Minutes of 12/05/23 as presented. TREVOR GARDNER seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde abstaining, Trevor Gardner for and Dusty Bingham abstaining.

D. Check & Deposit Details – December 2023

David H asked about a Deed Transfer fee. The city clerk clarified that this was a transfer of cemetery plots.

RYAN ADAMS motioned to approve the Check & Deposit Details of December 2023 as presented. DAVID HOUGAARD seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde abstaining, Trevor Gardner for and Dusty Bingham abstaining.

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

- A. **Property Line Adjustments:** Dave reported on the City owned home property line adjustment status.
- B. **Review CUP applications:** Dave offered to help the clerk review CUP applications so that the city could see which ones have expired.

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

- A. **Cookshack Issues for 4th of July:** Trevor wanted to make sure previous issues were addressed prior to the 4th of July activities.

General Community Events/Planning Commission – Councilmember Kory Wilde:

Nothing to report at this time.

Water Systems & Drainage – Councilmember Ryan Adams:

- A. **Drainage Projects:** It was stated that the city is waiting on funding which will encompass all of 3600 W. **Trevor G** felt that there were some simple solutions such as cleaning ditches in the mean time while the city is waiting on funding. **Wayne Aoki** gave information on a drain ditch by May's that went South. The Mayor asked Ryan to look into that issue.

Streets & Roads/Mosquito Abatement/City Communications – Councilmember Dusty Bingham:

Dusty B asked for information on what is required of him. **Mayor Nelson** stated that he should contact the county to get on their schedule for chip & seal. **David H** stated that he and Dusty should set up a meeting to discuss buildings & equipment.

ACTIONS FROM JANUARY 10, 2024:

Everyone – Bring list of projects service groups could do within the city.

Dave, Kory & Brittiny – Research CUP's

Bruce – Invite Troy to the upcoming Work Meeting

Ryan – Drainage on 3600 W.

Dave & Dusty – Buildings & Equipment

TREVOR GARDNER motioned to adjourn at 8:47 KORY WILDE seconded the motion. MOTION CARRIED with Ryan Adams for, David Hougaard for, Kory Wilde abstaining, Trevor Gardner for and Dusty Bingham for.

Meeting Adjourned at 8:47 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: _____

Brittiny Chlarson – Clerk/Recorder

Bruce Nelson - Mayor

HONEYVILLE CITY

Transaction List by Vendor

January 2024

DATE	TRANSACTION TYPE	NUM	MEMO/DESCRIPTION	AMOUNT
Amy F. Hugie				
01/31/2024	Bill	2385	Attorney Fees - Resolution, Emails, Road Vacation, Flood Plain Ordinance, Development Questions	558.00
01/31/2024	Bill	2392	Attorney Fees - Road Vacation, Flood Control Ordinance, Phone Call with Office Staff	72.00
AT&T Mobility				
01/04/2024	Bill	287305197845	Public Works & Zoning Admin Cell Phones/Office I-Pads	188.54
01/04/2024	Bill Payment (Check)	22885		-188.54
01/31/2024	Bill	287305197845	Public Works & Zoning Admin Cell Phones/Office I-Pads	188.54
Blue Stakes				
01/31/2024	Bill	UT202303544	Billable Notifications	31.50
Box Elder Building Insp				
01/31/2024	Bill	2023 - 4th Quarter	2023 - 4th Quarter	1,450.33
Box Elder County				
01/31/2024	Bill	2023 - Primary Elec	2023 - Municipal Primary Election - Ballot Programming, Ballots, Canvass Prep	2,117.80
01/31/2024	Bill	2023 - General Elec	2023 - Municipal General Election - Ballot Programming, Ballots, Canvass Prep	2,119.60
Brigham City Corp.				
01/04/2024	Bill	10186	T-Coliform Report ID #231023-62	60.00
01/04/2024	Bill Payment (Check)	22886		-60.00
01/31/2024	Bill	10282	T-Coliform Report ID #231023-62	60.00
Bruce Nelson				
01/04/2024	Bill	January Stipend	Mayor January Stipend	250.00
01/04/2024	Bill Payment (Check)	22887		-250.00
Caterpillar Financial Service Corporation				
01/04/2024	Bill	34655395	CAT Backhoe Loader Property Tax	418.86
01/04/2024	Bill Payment (Check)	22888		-418.86
CivicPlus				
01/04/2024	Bill	284215	Municode Annual Renewal	1,000.00
01/04/2024	Bill Payment (Check)	22889		-1,000.00

HONEYVILLE CITY

Transaction List by Vendor

January 2024

DATE	TRANSACTION TYPE	NUM	MEMO/DESCRIPTION	AMOUNT
CNH Industrial Accounts				
01/31/2024	Bill	P2321904	Repair Hoses for Backhoe & Fees	471.75
Cold Water Pest Services				
01/31/2024	Bill	3774	Pest Control at City Hall	100.00
01/31/2024	Bill	4196	Pest Control at City Hall	100.00
Comcast.				
01/04/2024	Bill	8495446310296769	City Hall Internet	103.17
01/04/2024	Bill	8495446310296769	City Hall Internet	103.17
01/04/2024	Bill Payment (Check)	22890		-206.34
01/31/2024	Bill	8495446310296769	City Hall Internet	106.35
Core & Main LP				
01/04/2024	Bill	T821460	Meter Parts & Lids	900.93
01/04/2024	Bill	T834050	Meter Clamps	191.08
01/04/2024	Bill	T930892	Meter Ring & Cover	293.34
01/04/2024	Bill Payment (Check)	22891		-1,385.35
Dave Hougaard				
01/04/2024	Bill	January Stipend	City Council January Stipend	50.00
01/04/2024	Bill Payment (Check)	22892		-50.00
Desert Rain Sprinklers LLC				
01/04/2024	Bill		Winterized Sprinkler Lines	1,250.00
01/04/2024	Bill Payment (Check)	22893		-1,250.00
Dominion Energy				
01/04/2024	Bill	2415200000	South Well	64.26
01/04/2024	Bill	5505200000	City Hall	234.18
01/04/2024	Bill	1151530000	City Shop	97.43
01/04/2024	Bill Payment (Check)	22894		-395.87
01/31/2024	Bill	5505200000	City Hall	766.76
01/31/2024	Bill	1151530000	City Shop	390.35
01/31/2024	Bill	2415200000	South Well	163.39

Dusty Bingham

HONEYVILLE CITY

Transaction List by Vendor

January 2024

DATE	TRANSACTION TYPE	NUM	MEMO/DESCRIPTION	AMOUNT
01/04/2024	Bill	January Stipend	City Council January Stipend	50.00
01/04/2024	Bill Payment (Check)	22895		-50.00
Eco-Turf				
01/04/2024	Bill	2265	Fall Weed Control	975.00
01/04/2024	Bill Payment (Check)	22896		-975.00
Econo Waste				
01/04/2024	Bill	612285	Trash Removal	206.00
01/04/2024	Bill	613592	Trash Removal	206.00
01/04/2024	Bill Payment (Check)	22897		-412.00
01/31/2024	Bill	618568	Trash Removal	206.00
Elan Financial Services				
01/31/2024	Bill	4798510066943438	AMAZON - Snow Plow Lights, AMAZON - Remote for Snow Plow Throttle, STAPLES - Paper, Statement Paper & Calendars, USPS - Cemetery Deeds, Fees & Interest	115.01
01/31/2024	Bill	4798510427395930	AMAZON - Snow Plow Lights, AMAZON - Remote for Snow Plow Throttle, STAPLES - Paper, Statement Paper & Calendars, USPS - Cemetery Deeds, Fees & Interest	1,395.00
Granite Telecommunications				
01/04/2024	Bill	04798273	City Hall Phone	455.32
01/04/2024	Bill Payment (Check)	22898		-455.32
01/31/2024	Bill	04798273	City Hall Phone	238.11
Grover Excavation Inc.				
01/31/2024	Bill	19229	Asphalt Patch	2,953.42
IRS				
01/03/2024	Tax Payment		Tax Payment for Period: 12/01/2023-12/31/2023	-3,449.17
Jones & Associates				
01/04/2024	Bill	21755		2,527.50
01/04/2024	Bill	21754		660.25
01/04/2024	Bill	21695		1,636.50
01/04/2024	Bill	21696		5,675.50
01/04/2024	Bill	21814		6,714.50
01/04/2024	Bill	21813		591.50
01/04/2024	Bill	21695		1,636.50

HONEYVILLE CITY

Transaction List by Vendor

January 2024

DATE	TRANSACTION TYPE	NUM	MEMO/DESCRIPTION	AMOUNT
01/04/2024	Bill	21696		5,675.50
01/04/2024	Bill Payment (Check)	22899		-
				25,117.75
Kory Wilde				
01/04/2024	Bill	January Stipend	City Council January Stipend	50.00
01/04/2024	Bill Payment (Check)	22900		-50.00
Mid-American Research Chemical				
01/31/2024	Bill	0806622-IN	Black Ice Deodorizer	107.46
Mountainland Supply Company				
01/31/2024	Bill	S105863325.001	Combo Air Valve, Adapter Rings, Meter Flat Ring, Cheater Pipe Wrench, Magnum Nozzle	1,199.19
Quiklink Internet				
01/04/2024	Bill	22065	Shop Internet	75.00
01/04/2024	Bill Payment (Check)	22901		-75.00
RICOH USA, INC				
01/31/2024	Bill	5068705228	Additional Images	449.02
Ricoh USA, Inc.				
01/04/2024	Bill	107810773	Copier Lease	129.68
01/04/2024	Bill Payment (Check)	22902		-129.68
01/31/2024	Bill	107892423	Copier Lease	136.16
Rocky Mountain Power				
01/04/2024	Bill	53231466-0012		1,931.69
01/04/2024	Bill Payment (Check)	22903		-1,931.69
01/31/2024	Bill	53231466-001 2		1,850.14
Rural Water Assoc. of Utah				
01/04/2024	Bill	18640	Troy McNeely Cross Connection Training	450.00
01/04/2024	Bill Payment (Check)	22904		-450.00
Ryan Adams				
01/04/2024	Bill	January Stipend	City Council January Stipend	50.00

HONEYVILLE CITY

Transaction List by Vendor

January 2024

DATE	TRANSACTION TYPE	NUM	MEMO/DESCRIPTION	AMOUNT
01/04/2024	Bill Payment (Check)	22905		-50.00
Stan Hogan Construction				
01/04/2024	Bill	1202	Shoulder work on 5600 N. to 7400 N.	3,850.00
01/04/2024	Bill Payment (Check)	22906		-3,850.00
Standard Plumbing				
01/04/2024	Bill	SC0222	Fee	7.00
01/04/2024	Bill	UWLR18	Sander & Snow Plow Parts	134.00
01/04/2024	Bill	UZP230	Parts for Plumbing Compression @ Shop	192.65
01/04/2024	Bill Payment (Check)	22907		-333.65
STATE OF UTAH ..				
01/04/2024	Bill	3rd Quarter	2023 - 3rd Quarter	35.30
01/04/2024	Bill	2nd Quarter	2023 - 2nd Quarter	29.44
01/04/2024	Bill	1st Quarter	2023 - 1st Quarter	16.07
01/04/2024	Bill Payment (Check)	22908		-80.81
T-n-T Engraving				
01/31/2024	Bill	103118	Name Plates	16.75
Thatcher Company				
01/31/2024	Bill	5020036924	T. Chlor & Chlorine	1,064.00
Town Web Design, LLC				
01/04/2024	Bill		Database Hosting for Website/Domain Name Renewal	1,203.00
01/04/2024	Bill Payment (Check)	22909		-1,203.00
Trevor Gardner				
01/04/2024	Bill	January Stipend	City Council January Stipend	50.00
01/04/2024	Bill Payment (Check)	22910		-50.00
UT State Tax Commission				
01/19/2024	Payroll Refund		Tax Payment for Period: 10/01/2024-12/31/2024	1,596.24
Utah Municipal Clerks Association				
01/31/2024	Bill	UMCA Membership	2024 UMCA Membership Dues for Brittney & Wendy	180.00

HONEYVILLE CITY

Transaction List by Vendor

January 2024

DATE	TRANSACTION TYPE	NUM	MEMO/DESCRIPTION	AMOUNT
Verizon Wireless 01/31/2024	Bill	265462167-00003	Electronic Payment System - Square	81.76

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
Bank of Utah - New 12/14						
01/02/2024	Deposit					301.00
		176				-40.00
		5791				-40.00
		211075020				-40.00
		500174				-40.00
		9161				-40.00
		9161				-101.00
01/02/2024	Deposit					680.00
		1255				-200.00
		2677				-40.00
		7164				-40.00
		2200				-40.00
		1001				-46.00
		995390				-40.00
		831476756				-44.00
		10503404				-60.00
		995027				-40.00
		10574829				-40.00
		10753578				-50.00
		10451245				-40.00
01/02/2024	Deposit					615.00
		10315100				-40.00
		68826744				-40.00
		10232684				-40.00
		902038				-140.00
		645				-40.00
		268				-40.00
		10105436				-40.00
		68764888				-40.00
		10014536				-40.00
		703				-40.00
		248				-40.00
		8000061				-75.00
01/02/2024	Deposit					495.00
		2465				-80.00
		1795				-40.00
		68406178				-40.00
		7846				-40.00
		8727299				-40.00
		68315856				-40.00
		8840760				-15.00
		995932				-40.00
		8926083				-40.00
		995933				-40.00
		9492228				-40.00
		8959413				-40.00
01/02/2024	Deposit					893.60
		9578132				-60.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		9506058				-40.00
		9387009				-100.00
		9660199				-50.00
		9488589				-100.00
		9559478				-60.00
		5391				-40.00
		68574013				-241.80
		60022				-81.80
		5800				-40.00
		60309				-40.00
		60191				-40.00
01/02/2024	Deposit					860.00
						50.00
				Concept Plan - Affordable Homes of Utah		250.00
		460				-80.00
		1080				-40.00
		968166				-80.00
		3988				-40.00
		3996				-40.00
		3266481870				-40.00
		3266380033				-40.00
		210941406				-40.00
		210941396				-40.00
		210941396				-120.00
01/03/2024	Deposit					710.00
		618				-240.00
		1740				-40.00
		8585				-40.00
		717				-40.00
		593				-80.00
		1				-70.00
		3976				-80.00
		1166				-40.00
		4534				-40.00
		1394				-40.00
01/03/2024	Deposit					274.19
		7908				7.00
		551				7.00
		220.19		HON2401 - Dee Korth - Furnace		220.19
		7908				-40.00
01/03/2024	Deposit					69.55
						7.00
			Various			-2.45
						-25.00
						-40.00
01/03/2024	Deposit					38.86
						-1.14
						-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
01/04/2024	Deposit					53.37
						30.00
						-1.63
						-25.00
01/05/2024	Deposit					115.50
						-4.50
						-40.00
						-80.00
01/06/2024	Deposit					311.00
		634				-40.00
		211146306				-40.00
		5764				-231.00
01/08/2024	Deposit					269.86
						-10.14
						-40.00
						-40.00
						-80.00
						-40.00
						-80.00
01/09/2024	Deposit					675.00
		4088				-40.00
		8000089				-40.00
		7325				-40.00
		167				-40.00
		2957				-40.00
		184				-42.00
						-200.00
		1602				-73.00
		758				-40.00
		2717				-40.00
		1436				-40.00
		3410				-40.00
01/09/2024	Deposit					640.00
		806				-80.00
		218				-40.00
		4003				-40.00
		7580				-40.00
		15107				-40.00
		211273053				-40.00
		211273048				-40.00
		211273042				-40.00
		60110				-40.00
		60007				-40.00
		800284				-40.00
		800123				-40.00
		869				-80.00
		2038				-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
01/09/2024	Deposit					693.00
		10301				-73.00
		13571				-40.00
		9645				-40.00
		6009				-40.00
		119				-40.00
		5178				-40.00
		141				-80.00
		3078				-40.00
		4590				-40.00
		10897165				-180.00
		3275878248				-40.00
		6075				-40.00
01/09/2024	Deposit					490.00
		11212823				-40.00
		69673779				-40.00
		11272955				-40.00
		69706420				-50.00
		6296				-40.00
		11452290				-40.00
		11473743				-40.00
		11555445				-40.00
		995123				-40.00
		895071				-40.00
		5994				-40.00
		1064				-40.00
01/09/2024	Deposit					605.00
		168				7.00
		127				30.00
						14.00
		1437				7.00
		4589				7.00
		2041		Charles Kellogg		500.00
		168				-40.00
01/09/2024	Deposit					308.20
						-11.80
						-160.00
						-40.00
						-80.00
						-40.00
01/10/2024	Deposit					1,036.00
		4329				-40.00
		7166				-40.00
		5761				-154.00
		5761				-66.00
		5761				-40.00
		5761				-343.00
		324				-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		4508				-40.00
		270				-120.00
		3482				-40.00
		359				-40.00
		1836				-73.00
01/10/2024	Deposit					266.00
		3082				7.00
		1002				-45.00
		1871				-94.00
						-40.00
		3082				-40.00
		6717				-40.00
01/10/2024	Deposit					77.05
						-2.95
						-80.00
01/10/2024	Deposit					38.86
						-1.14
						-40.00
01/12/2024	Deposit					277.00
						7.00
						20.00
						25.00
						-10.00
						-155.00
						-40.00
						-40.00
01/16/2024	Deposit					786.00
		800106				-40.00
		3251				-40.00
		9204				-40.00
		195				-80.00
		195				-120.00
		987				-146.00
		2910				-40.00
		481				-40.00
		2685				-40.00
		6357				-120.00
		5797				-40.00
		173				-40.00
01/16/2024	Deposit					1,984.66
		486				-26.66
		33681				-140.00
		24445				-1,027.00
		1697				-40.00
		211510046				-40.00
		60415				-41.00
		60279				-20.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		211510048				-40.00
		211451739				-50.00
		60040				-40.00
		11654779				-480.00
		11674157				-40.00
01/16/2024	Deposit					666.00
		2396				-60.00
		704				-80.00
		1131				-120.00
		3595				-43.00
		3036				-80.00
		70174368				-40.00
		701475087				-40.00
		70175087				-40.00
		5070				-40.00
		209				-40.00
		713				-40.00
		12355632				-43.00
01/16/2024	Deposit					889.57
		1358				-40.00
		1840				-40.00
		2193				-80.00
		8161				-80.00
		8162				-80.00
		7850				-40.00
		162				-152.00
		6029				-217.57
		380				-40.00
		1625				-40.00
		1278				-40.00
		208				-40.00
01/16/2024	Deposit					875.00
						-80.00
						-250.00
		4727				-40.00
		1795				-40.00
		152314745				-40.00
		7926				-160.00
		55230				-40.00
		200				-40.00
		800113				-40.00
		800062				-75.00
		800131				-40.00
		211361144				-30.00
01/16/2024	Deposit					966.65
		3050				-40.00
		1204				-120.00
		1633				-52.00
						-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		570				-161.80
		113				-232.85
		1426				-120.00
		832443578				-40.00
		500002				-40.00
		211402450				-40.00
		211402471				-40.00
		2720				-40.00
01/16/2024	Deposit					539.40
		11651741				-40.00
		995232				-40.00
		11703348				-40.00
		998414				-106.00
		11715828				-40.00
		70028247				-40.00
		70051139				-80.00
		12264349				-23.00
		11991698				-30.00
		11809016				-39.00
		11818929				-40.00
		70007183				-21.40
01/16/2024	Deposit					523.00
		11822036				-40.00
		11840388				-40.00
		11896670				-40.00
		12018534				-40.00
		12103747				-40.00
		12114821				-40.00
		12162238				-40.00
		12187817				-40.00
		12115568				-43.00
		12049072				-40.00
		5820				-40.00
		5414				-40.00
01/16/2024	Deposit					1,365.26
			Various			119.00
			Various			100.00
			Various	Vaughn Nielson		550.00
		5931				-40.00
		4470				-120.00
		995184				-40.00
		4178				-196.26
		578				-40.00
		7799				-40.00
		7389				-40.00
		709				-40.00
		5703				-40.00
01/18/2024	Deposit					254.00
		2740				7.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		254				7.00
		2733				-40.00
						-120.00
		2740				-40.00
		254				-40.00
01/18/2024	Deposit					433.00
		5730				14.00
						30.00
		964				-40.00
		3284044413				-40.00
		9308				-40.00
		7601				-40.00
		3280125130				-40.00
		1343				-40.00
		144				-40.00
		5631				-69.00
		5730				-40.00
01/18/2024	Deposit					220.89
						20.00
						-8.08
						-208.97
01/18/2024	Deposit					346.28
						-12.87
						-40.00
						-319.15
01/22/2024	Deposit					116.27
						-3.73
						-80.00
						-40.00
01/23/2024	Deposit					50.00
						50.00
01/23/2024	Deposit					154.36
						-5.64
						-40.00
						-80.00
						-40.00
01/24/2024	Deposit					524.00
		70666716				-40.00
		3362				-40.00
		70675757				-40.00
		2010				-80.00
		13413946				-40.00
		2690				-40.00
		13420955				-40.00
		6083				-40.00
		70999399				-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		170				-40.00
		3289156639				-44.00
		3289160844				-40.00
01/24/2024	Deposit					1,026.00
						49.00
						80.00
						625.00
		940				-120.00
		5258				-40.00
		3737				-40.00
		2092				-40.00
		1708				-32.00
01/24/2024	Deposit					206.36
						-7.64
						-214.00
01/24/2024	Deposit					780.60
						-26.96
						-120.00
						-130.00
						-477.56
						-80.00
01/25/2024	Deposit					232.00
		7200				-40.00
		7794				-12.00
		540				-80.00
		800155				-100.00
01/26/2024	Deposit					1,156.00
						21.00
						-40.00
		650				-40.00
		3949				-40.00
		3949				-40.00
		9100				-120.00
		952780				-280.00
						-40.00
		2944				-40.00
						-175.00
		114				-120.00
		8000001				-200.00
01/26/2024	Deposit					300.00
						100.00
						20.00
		2799				-80.00
		1259				-100.00
01/26/2024	Deposit					164.47
						19.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
						20.00
						-8.53
						-134.00
01/29/2024	Deposit					650.00
		4419				-80.00
		299				-40.00
		2351				-40.00
		6003				-40.00
		463				-80.00
		60323				-40.00
		13665177				-50.00
		211703728				-120.00
		995954				-40.00
		13675616				-40.00
		13752735				-40.00
		13775509				-40.00
01/29/2024	Deposit					835.00
		3181				-80.00
		71129525				-40.00
		13782362				-40.00
		13872105				-40.00
		71112079				-40.00
		14060471				-40.00
		14206839				-40.00
		13832032				-55.00
		14122133				-160.00
		14177226				-300.00
01/29/2024	Deposit					181.00
						14.00
						7.00
						20.00
						60.00
		995953				-40.00
		5392				-40.00
01/30/2024	Deposit					660.00
		9175				-80.00
		2779680				-40.00
		71409403				-40.00
		14296195				-40.00
		14401003				-40.00
		14534403				-40.00
		60310				-40.00
		14428961				-100.00
		14472680				-240.00
01/31/2024	Deposit					907.00
		2093				24.00
		1765				-80.00
		7850				-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		3294295356				-40.00
		708				-40.00
		6447				-80.00
		1256				-240.00
		1020				-240.00
		2093				-40.00
						-43.00
		334				-40.00
01/31/2024	Deposit					514.00
						14.00
						150.00
						350.00
01/31/2024	Deposit					164.47
						7.00
						-6.16
						-163.63
Utah St Treasurer Pool - 281						680.00
01/04/2024	Deposit					-40.00
		8146				-40.00
		8145				-40.00
		3550				-40.00
		2092				-40.00
		408				-100.00
		714				-40.00
		1888				-80.00
		4401				-100.00
		3401				-80.00
		455				-40.00
		4717				-40.00
		4895				-40.00
01/04/2024	Deposit					310.00
		3553				7.00
						5.00
		9154				14.00
		3918				7.00
		158				-120.00
		9153				-40.00
		3176				-13.00
		3918				-80.00
		3553				-24.00
01/05/2024	Deposit					578.00
		380				7.00
		1426				-40.00
		379				-40.00
		800173				-10.00
		2439				-40.00

HONEYVILLE CITY

Deposit Detail

January 2024

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		1436				-40.00
		545				-40.00
		293				-75.00
		375				-40.00
		2955				-146.00
		mo				-60.00
		389				-40.00