

**The Minutes of
Honeyville City Council
February 14, 2024 Regular Meeting**

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

Present were Mayor Bruce Nelson, Councilmembers David Hougaard, Kory Wilde, Trevor Gardner and Dusty Bingham. Councilmember Ryan Adams was excused from this meeting.

Approximately 6 members of the public were present.

Employees present were:

- Brittany Chlarson, Clerk/Recorder
- Codey Illum, Zoning Administrator
- Wendy Lindauer, Deputy Clerk
- Dana Schuler, City Engineer
- Troy McNeely, Public Works Director

David Hougaard offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Public Comment Period:

Tori Jones: Is wanting to put another home on her parent's property but will most likely need to do that by having a detached ADU. She asked that the council make an adjustment to the presented ADU ordinance changing the size of the ADU to reflect square footage of the existing home rather than stating the footprint of the existing home.

Mayor Nelson asked to move the presentation of the Petersen Annexation to the first part of the meeting to allow Mr. Petersen to join via zoom.

TREVOR GARDNER motioned to move agenda item Petersen Annexation Petition. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

Petersen Annexation: **Todd Petersen** presented his Annexation request. Stating that he is wanting to split his current property located in the county so that they could build a second home. Because it is in Honeyville City's annexation plan he is requesting that this property be annexed into Honeyville.

DAVID HOUGAARD motioned to reject the Petersen Annexation Request due to the property not being contiguous to the city. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

Audit Report – Davis & Bott: Matt Jensen presented the audit report from fiscal year July 1, 2022 – June 30, 2023 stating that it was a clean report. He did report that Internal Control has continuously been out of compliance due to the nature of a small city with limited funds to hire additional staff, however Matt did acknowledge that the city is doing all that it can to meet this requirement. Davis & Bott found that the city is in compliance with the State. There were a few findings; Davis & Bott spoke with staff and created a response on how those issues would be addressed. Overall, they felt that it was a clean audit.

Zoning Administrator/Planning Commission Report – Codey Illum & Laurie Hunsaker

- A. Zoning Admin Report:** Codey I has been working with Dana on a subdivision request. He reported that there are a few issues with his request. One being zoning and the other water. The applicant is asking if he could use a well because of the water issues in that area. David H stated that according to the State, a well can only serve a house and a limited amount of acreage. Codey I also felt that they also need to look into what the current Public Works Standards shows.

Codey I also reported that there have been a few changes to the land use process. He will report on this as he learns more.

- B. Planning Commission Report:** Laurie Hunsaker reported that the Commission has been looking at the changes to the water ordinance. They have also been creating an ADU ordinance. Internal ADU's are allowed per state code so Honeyville is addressing external ADU's. The attorney had a few suggestions for the presented ADU ordinance. Laurie addressed the reasoning behind the footprint square footage.

David H will meet with Laurie regarding his research on the new ordinance living in RV's.

City Administration – Mayor Bruce Nelson

Discussion Items:

- A. Ethics Training:** There will be an Ethics Training held with the City Council, Planning Commission & Employees on March 27th at 6:00 p.m.
- B. City Hall Remodel:** There are a few details that need to be addressed before the remodel will be complete. Mayor Nelson feels that they will need to put new carpet upstairs.

C. 4th of July Responsibilities:

- **5K:** Dave
- **Rodeo & Trap Shoot:** Kory
- **Park Activities:** Ryan
- **Parade & Movie in the Park:** Trevor
- **Food at Park:** Dusty

There was discussion about the Fire Districts use of the Cook Shack for their fundraiser breakfast. It makes it difficult for the City to get into the space for their activities.

D. Water Capital Facilities Plan: Mayor Nelson reported that he will be meeting with Dana the first of March to go over some items.

E. Lead Pipe Replacement: Mayor Nelson reported that he is working on this with Ryan, Troy, Dana & Sunrise Engineering to make sure they are meeting the requirements of the state.

F. BR Water Conservancy Test Well: It was reported that the BR Water Conservancy has filed for a test well up by Cold Water Canyon. Mayor Nelson contacted the State about issues with this location due to Elwood and Honeyville City's water sources up there. The State told him that they would deny their request.

G. City Council & Mayor Bond: A citizen stated that the council should be bonded. Mayor Nelson researched this. Honeyville City pays into the Utah Local Government Trust and therefore they are covered.

H. Reconcile Bank Statement – David Hougaard

ACTION ITEMS:

A. Petersen Estate Annexation Petition: Addressed at the beginning of the meeting.

B. ADU Ordinance & Text Amendments: David H asked what the intent of this ordinance is. He couldn't find where it addressed rentals in the presented ordinance. He also addressed a need to increase impact fees because more homes will impact water, roads, parks and every other aspect within the city. Codey I stated that the Commission felt that the fees should be decided by the Council. Laurie H stated that the Commission felt that they do not want a lot of growth, that is why the commission looked at limiting the size of an ADU. David H would like to see a separate section addressing impact fees. Codey I stated that this is a living document and can be changed at any time. David H was concerned about the main home having an internal ADU and then the external ADU also having an internal ADU which basically turns it into a 4-Plex. He would like the ordinance to preclude rentals. He also felt that the ordinance should state there is a separate water hookup. Dana S stated that the impact fee issue has been brought up in a lot of other cities. She recommends that the impact fee go with a new home on a new lot. There was further discussion regarding impact fees, hook-ups, etc. They agreed this is something they should investigate. The council would like the commission to find what the city charge such as water hook-ups, parks, roads, fire suppression, etc.

The council was not ready to take action on this agenda item.

- C. Floodplain Ordinance:** Dana S presented the new floodplain ordinance that presents much greater details and guidelines. This ordinance requires individuals wanting to build within a floodplain area would be required to maintain a Flood Plain Permit. The Mayor is the designated floodplain administrator or his designee. Establishes the Flood Plain Permit. She also presented the floodplain map.

DAVID HOUGAARD motioned to approve the Floodplain Ordinance; Ordinance 2024-01 as presented and that next month the council will address text amendments & the floodplain development permit. TREVOR GARDNER seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- D. General Plan:** The City has been working with Mike Hansen to create an updated General Plan. David H still wanted verbiage on page 12 addressed. He requested that they change the verbiage to say "The Church of Jesus Christ of Latter-Day Saints" rather than "Mormon".

KORY WILDE motioned to accept the General Plan as presented with an amendment changing Mormon to The Church of Jesus Christ of Latter-Day Saints. DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

- E. Fire District Contract:** The Fire District took issue with the equipment payment. They owe \$20,000 more on equipment and they want to pay \$5,000 a quarter through 2024 to pay it off rather than the \$9,000 a quarter payment. They also took issue with 2023 1st quarter utilities and wanted the clerk to double check this number. They were not happy with the \$1,800/month lease payment on the building. The Mayor stated that currently Honeyville City pays 36% of the fees. Elwood has not been charged for rooftops; however, they will start paying that next month. 61% of the calls go to Honeyville. The Mayors from Deweyville & Bear River City only want to pay \$800/month for rent. Kory W would like to see an audit of dispatch. Trevor & Dusty both stated that they not only need to address the Fire District needs, but they need to be mindful of the citizens.
- F. City Owned Home:** Mayor Nelson reported that he contacted the State regarding selling a home in the City. According to the Mayor's contact the City is only required to get fair market value. The contact also made an alternate suggestion to the Mayor, this would be to find a property manager to remodel the home. If they did that the manager would be able to keep the rent until they were compensated and then they would just manage it for the city after that point.

G. City Council Regular Meeting Minutes – 01/10/24

KORY WILDE motioned to approve the City Council Regular Meeting Minutes of 01/10/24 as presented. DAVID HOUGAARD seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

H. Check & Deposit Details – January 2024

DAVID HOUGAARD motioned to approve the Check & Deposit Details of January 2024 as presented. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

Public Health & Safety / Mosquito Abatement – Councilmember David Hougaard:

- A. **Stipend:** David H said he wouldn't accept any further stipend checks, he tore up last month and this month's checks. He no longer wishes to receive one and has asked that the clerk no longer issue him a stipend check. He says that he cannot find anywhere in the code that states the council should receive compensation.
- B. **Violation:** Violation letters need to be addressed and reviewed.
- C. **More Responsibilities:** David H did not feel that he has very much responsibility and is willing to take on more tasks for the city.

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

- A. **Purchase Order Policy:** Trevor G asked for clarification on what he needs to do to get fertilizer ordered. Mayor Nelson stated that he should follow the current purchase order until the city adopts a new one.

General Community Events/Planning Commission – Councilmember Kory Wilde:

- A. **Easter Hunt:** Kory W stated that he will pick a date so that the information can go out in March's water bill regarding the Easter Egg Hunt.
- B. **Youth Rodeo:** The rodeo will take place June 22nd this year.

Water Systems & Drainage – Councilmember Ryan Adams:

Ryan was not present to report

Streets & Roads/Buildings & Equipment/City Communications – Councilmember Dusty Bingham:

- A. **Lawn Mower Quotes:** Dusty B reported that it will cost around \$15,000 to get a new mower.

TREVOR GARDNER motioned to allow Dusty to proceed with the purchase of a mower. KORY WILDE seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

ACTIONS FROM FEBRUARY 14, 2024:

Dave H – Contact Blair Wardle regarding Living in RV Ordinance

KORY WILDE motioned to adjourn at 9:52 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with David Hougaard for, Kory Wilde for, Trevor Gardner for and Dusty Bingham for.

Meeting Adjourned at 9:52 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: 4/10/24



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Bruce Nelson
Bruce Nelson - Mayor