

HONEYVILLE CITY COUNCIL MEETING NOTICE & AGENDA

Notice is hereby given that the **Regular Meeting** of the **Honeyville City Council** will be held on **Wednesday July 9, 2025, 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 – Ryan Adams
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 – 7:55 **Zoning Administrator/DRC/Planning Commission Report** –
Kenny Funk & Laurie Hunsaker
A. Zoning Admin Report/DRC Report: Kenny Funk
B. Planning Commission Report: Laurie Hunsaker
- 8:05 – 8:30 **City Administration** – Mayor Bruce Nelson
- Discussion Items:**
A. 4th of July
B. UDOT Update – Widening I-15
C. Day of Service
D. Projects for the Fiscal Year
E. City Fees
F. Reconcile Bank Statement – David Hougaard
- Action Items:**
A. Election Contract with the County
B. Title 11 Preamble – Ordinance 2025-01
C. Hearing Officer Preamble – Ordinance 2025-02
D. City Council Regular Meeting Minutes – 06/11/25
E. Check & Deposit Details – June 2025
- 8:30 – 8:40 **Public Health & Safety / Planning Commission**– Councilmember David Hougaard
- 8:40 – 8:50 **Parks & Cemeteries / Youth City Council / General Community Events**– Councilmember Trevor Gardner
- 8:50 – 9:00 **General Community Events / Youth City Council / Mosquito Abatement** – Councilmember Kami Anderson

9:00 – 9:10 **Water Systems & Drainage** – Councilmember Ryan Adams

9:10 – 9:20 **Streets & Roads / Buildings & Equipment / City Communications**
– Councilmember Dusty Bingham

FOLLOW-UP ACTIONS FROM JULY 9TH, MEETING:

CLOSED MEETING

Adjournment

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

CONTRACT FOR ELECTION SERVICES

This agreement made and entered into by and between BOX ELDER COUNTY, State of Utah, (hereinafter "County") and HONEYVILLE CITY, a municipal corporation located in Box Elder County, State of Utah (hereinafter "City/Town").

RECITALS

WHEREAS, City/Town is desirous of obtaining the assistance of County in connection with an election to be conducted by City/Town; and

WHEREAS, County, by and through the Box Elder County Clerk's Office, is willing to provide assistance to City/Town in connection with an election to be conducted by City/Town; provided that City/Town remains responsible for the election process; and

WHEREAS, City/Town acknowledges and recognizes that County will provide assistance only and that responsibility for the election process shall remain with City/Town and City/Town shall conduct its election appropriately and in accordance with all applicable laws;

NOW THEREFORE, based upon these recitals and other good and valuable consideration, County and City/Town do hereby agree as follows:

1. County, by and through the Box Elder County Clerk/Election's Office agrees to provide the following assistance in connection with the City/Town's election process:

- Test, program, assemble and make available to City/Town, over the counter ballots, any equipment and/or supplies specifically needed for by-mail voting.
- Arrange printing and mailing of ballot packet to active registered voters within the City/Town jurisdiction.
- Post applicable notices, required schedules, and candidate information on county website.
- May combine public notices for all Cities/Towns and split the costs associated with each City or Town when applicable.
- Provide a ballot drop box for ballots and retrieve returned ballots frequently from said drop boxes.
- Verify or provide surveillance for unattended drop boxes.
- Provide information systems assistance which includes, but is not necessarily limited to election programming, tabulation, programmer and technician, and election result reports.
- Provide personnel and technical assistance throughout the election process including signature verification, ballot processing, contacting voters for any inconsistencies in signatures or returned ballots (cure letters), and tabulation.
- Certify that all election staff have completed the required signature verification training and election security training.
- Provide schedule of ballot processing on County website.
- Provide training for poll workers (if applicable) or City/Town staff.
- Provide early voting.
- Provide early voting training.

- Set-up and take down equipment for early voting
- Provide preparation and personnel for the public demonstration of the tabulation equipment.
- Verify and process provisional ballots.
- Provide result data for canvass.
- Conduct the election audit as required by the policy set by the Lt. Governor.
- Provide an estimated cost prior to the election.
- Invoice Cities/Towns for the actual costs associated with the election.

2. City/Town agrees to do the following:

- Provide and act as the Chief Election Officer and assume all duties and responsibilities as outlined by law.
- Accept all Declaration of Candidacy forms, publish notice of candidates, notify county of all declarations upon receipt.
- Provide County with ballot information which includes, but is not necessarily limited to races, candidates and ballot issues.
- Notify candidates of financial disclosure statement deadlines, accept disclosure forms, post disclosures to City/Town website, forward disclosures to County Clerk and Lt. Governor.
- Provide poll workers for early voting (may share time with other Cities/Towns).
- Recruit poll workers for Election Day.
- Compensate poll workers.
- May publish all legal notices which include, but are not necessarily limited to election notice, polling locations, drop box locations, sample ballots, public logic and accuracy testing date, time and location, canvass notice, results, and audit notice if not included in a combined notice provided by the County.
- Proof and approve ballot formats.
- Guarantee proper chain of custody when providing any ballot services (Must have two people at any given time that ballot processing is being done).
- Have at least two people available on Election Day to accept ballots, issue ballots, and assist with provisional ballots from 7:00 am to 8:00 pm.
- Deliver ballot returns and supplies to the County for processing after polls close.
- Arrange and conduct election canvass.
- Perform all other election related duties and responsibilities not outlined in this agreement and required by law for the entire election process.
- City/Town agrees to pay County repair or replacement costs for damaged voting equipment which occurs at a polling location beyond the normal wear and tear.

3. City/Town agrees to conduct the election according to the statutes, rules, executive orders, and policies of the Lieutenant Governor as the Chief Election Officer of the state. In addition, City/Town shall defend, indemnify and hold County harmless of and from any and all liability arising out of or in any way related to County's performance of the Agreement, except for any negligent, intentional or criminal conduct of the County.

4. City/Town agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the actual election costs. The payment shall be made within thirty (30) days of receiving the invoice prepared by the County.

5. This Agreement shall be effective as of the date of execution by all parties.
6. This Agreement shall continue in effect until terminated or updated by either party.
7. The individuals executing this Agreement on behalf of the parties confirm that they are duly authorized representatives of the parties and are lawfully enabled to execute this Agreement on behalf of the parties.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate, each of which shall be deemed an original.

Dated this _____ day of _____ 2025.

BOX ELDER COUNTY

By _____
Commission Chairman

ATTEST:

County Clerk

Dated this _____ day of _____ 2025.

HONEYVILLE

By _____
Honeyville City Mayor

ATTEST:

Honeyville City Recorder

**HONEYVILLE CITY COUNCIL
ORDINANCE NO. 2025-01**

**AN ORDINANCE OF THE HONEYVILLE CITY COUNCIL ADOPTING
SUBDIVISION DEVELOPMENT AND REGULATIONS ORDINANCE**

WHEREAS, the Honeyville City Council, pursuant to the provisions of Utah Code Ann. §10-3-707 has the authority to revise ordinances of the municipality of a general and permanent character;

WHEREAS, Honeyville City has authority to regulate subdivisions in general pursuant to Utah Code Ann. §10-9a-601 et seq.; and

WHEREAS, revisions to the existing subdivision and land use ordinances of the City of Honeyville are required to comply with Senate Bill 174 (2023) and House Bill 476 (2024); and

WHEREAS, the City of Honeyville, through its Council, has authority to adopt subdivision regulations and procedures pursuant to Utah Code Ann. § 10-9a-601 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Chapter 9a, Utah Code, to establish an administrative land use authority for subdivisions and other provisions as necessary and appropriate to comply with Senate Bill 174 (2023) and House Bill 476 (2024); and

WHEREAS, the Honeyville City Planning and Zoning Commission recommends the adoption of Title 11 in the Honeyville City Code which revises, amends, updates, and adopts certain Subdivision Development and Regulations.

WHEREAS, the Honeyville City Council deems it necessary to amend its ordinances accordingly, and for the protection and preservation of the public health, safety, and general welfare.

WHEREAS, any contradiction or conflict that will exist between Title 10 and Title 11 of the Honeyville City Code will be resolved in favor of Title 11 upon the passage of this Ordinance; and

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

1. Title 11, Subdivision Development and Regulations as shown on Attachment A to this Ordinance.
2. Severability. If a Court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction. Staff are authorized and directed to make such non-substantive changes and take other actions to finalize, post, and publish this Ordinance.

4. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND APPROVED by the Honeyville City Council on this 19th day of June.

Adams	Yes	_____	Nay	_____
Hougaard	Yes	_____	Nay	_____
Anderson	Yes	_____	Nay	_____
Gardner	Yes	_____	Nay	_____
Bingham	Yes	_____	Nay	_____

ATTEST:

Honeyville City:

City Recorder

By: _____
Mayor Bruce Nelson

TITLE 11: SUBDIVISION DEVELOPMENT AND REGULATIONS

11-1 GENERAL

11-1-1 SHORT TITLE

This Title shall be known and referred to as the "Subdivision Ordinance of Honeyville City, Utah" or the "Subdivision Ordinance" and may be so cited and pleaded.

11-1-2 AUTHORITY

This Title is adopted pursuant to the Municipal Land Use Development and Management Act, §10-9a of Utah State Code, and the police power authority of local government as established by Utah common law.

11-1-3 PURPOSE

The purposes of this Title are to:

- A. Provide for the health, safety, and welfare;
- B. Promote the prosperity;
- C. Improve the morals, peace, good order, comfort, convenience, and aesthetics of the City and its present and future inhabitants and businesses;
- D. Protect the tax base;
- E. Secure the economy in governmental expenditures;
- F. Foster the City's agricultural and other industries;
- G. Protect both urban and nonurban development;
- H. Protect and ensure access to sunlight for solar energy devices;
- I. Provide fundamental fairness in land use regulation;
- J. Protect property values; and
- K. Comply with Utah Code (notably §10-9a-6).

11-1-4 SCOPE

Except as otherwise provided this Title shall apply to all property within the corporate limits of the City except property expressly exempted therefrom by the provisions of this Title or other lawful exemption.

11-1-5 APPLICABLE PROVISIONS NOT IN THIS TITLE

- A. This Title and all of its provisions apply to all subdivision applications and petitions.
- B. The requirements of this Title do not apply retroactively to subdivision applications or petitions that were approved by the City prior to the enactment of this ordinance.
- C. All master or general plans adopted by the City or for an area within the incorporated boundaries of the City shall serve as an advisory guide for subdivision decisions.
Amendments to the text of this ordinance shall be consistent with the purposes, goals, objectives, and policies of the applicable adopted master plans or general plans of the City.
- D. Code provisions not found in this Title applicable to the use and development of land include, but are not limited to, the following:
 - 1. Title 8, "Water Regulations", of this code;
 - 2. Title 9, "Building Regulations", of this code.
 - 3. Title 10, "Land Use", of this code.
 - 4. Title 12, "Flood Control", of this code.

11-1-6 ENACTMENT OF ORDINANCES, RESOLUTIONS, AND DEVELOPMENT AGREEMENTS; INTERPRETATION

- A. To accomplish the purposes of this Title, the City may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the City considers necessary or appropriate for the use and development of land within the City, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing: uses; density; open spaces; structures; buildings; energy efficiency; light and air; transportation and public or alternative transportation; infrastructure; street and building orientation; width requirements; public facilities; fundamental fairness in land use regulation; and considerations of surrounding land uses to balance the forgoing purposes with a landowner's private property interests and associated statutory and constitutional protections.
- B. In interpreting and applying this Ordinance, the requirements in this document are minimum requirements.

11-1-7 APPROVED AND RECORDED DOCUMENTS REQUIRED

- A. No land shall be subdivided which is located wholly or in part in the City, except in compliance with this Title and Utah Code as adopted and amended.
- B. A subdivision of land is not valid unless its governing document is approved by the Land Use Authority and properly recorded in the County Recorder's Office.

11-1-8 PENALTY FOR NONCOMPLIANCE

It is unlawful to transfer ownership of any parcel of land pursuant to an invalid subdivision. The City may, in its discretion, void such transfers and impose on the transferor a class C misdemeanor.

11-1-9 VALIDITY

Should any Section, Clause, or Provision of this Title be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Title as a whole or any part hereof other than the part specifically so declared to be invalid.

11-1-10 INTERPRETATION AND CONFLICT OF LAWS

The interpretive rules of 10-3-3 of the Land Use Title shall apply to the interpretation of this Title. Where any provision in this Subdivision Title conflicts with State Law, State Law shall prevail. Where any provision in this Subdivision Title conflicts with other ordinances enacted by the City, the provisions in this Subdivision Title shall prevail unless the City intended such conflicting ordinances not in this Title to amend this Title.

11-2 DEFINITIONS

11-2-1 DEFINITIONS OF WORDS AND PHRASES

See Section 10-3-4: Definitions of words and phrases.

11-3 LAND USE AND APPEAL AUTHORITIES

11-3-1 PURPOSE; DESIGNATION OF LAND USE AUTHORITY

- A. The purpose of this Chapter is to set forth the Land Use and Appeal Authorities responsible for administering the provisions of this Title.
- B. Table 1 designates the Land Use Authority and Appeal Authority for subdivision approvals and appeals, respectively, within the City. The Land Use Authority shall apply the plain language of subdivision regulations. If a subdivision regulation does not plainly restrict a subdivision application, the Land Use Authority shall interpret and apply the subdivision regulation to favor the subdivision application.
- C. All appeals under this Title shall proceed under the authority of the Hearing Officer as described in 10-4-5 of the Land Use Title.

11-3-2 LAND USE AUTHORITY

- A. The Land Use Authority for preliminary subdivision applications is the Planning Commission. For purposes of subdivision applications, the Planning Commission shall be ultimately responsible for the following, but may delegate any task to the City Engineer, City Staff, Zoning Administrator, or members of the Planning Commission:
1. Rendering land use decisions related to preliminary applications under this Chapter, including approving or denying preliminary applications.
 2. Reviewing all preliminary applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter. This task is delegated to the Zoning Administrator by default.
 3. Scheduling and holding a pre-application meeting with potential applicants as required by this Chapter. This task is delegated to the Zoning Administrator by default.
 4. Keeping subdivision application forms (both preliminary and final) and related informational material up to date and publicly accessible and distributing such forms and materials to potential applicants. This task is delegated to City Staff by default.
- B. The Land Use Authority for final subdivision applications is the Development Review Committee (DRC). The DRC shall comprise one member of the Planning Commission, the Zoning Administrator, the Public Works Director, and the City Engineer; the DRC shall meet on an as-needed basis and shall act upon the agreement of at least three members. The City Attorney may participate in DRC meetings or advise the DRC on an as-needed basis. For purposes of subdivision applications, the DRC shall be responsible for the following, but may delegate any task to the City Engineer, City Staff, or members of the DRC:
1. Rendering land use decisions related to final applications under this Chapter, including approving or denying final applications.
 2. Reviewing all final applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter.
 3. Providing feedback to applicants on their final applications in the manner required by this Chapter.
 4. Providing notice to entities and parties as required by this Chapter.
 5. Signing final application approvals as required by this Chapter.
 6. Ensuring that documents are properly recorded with the County as required by this Chapter.
- C. As subdivision application decisions are administrative, not legislative, the Land Use Authority is authorized to make any land use decision described by this Chapter without City Council approval.
- D. Except when operating as the Appeal Authority, or amending a subdivision, the City Council shall not require the Land Use Authority to approve or deny an application under this Chapter.

11-3-3 APPEAL AUTHORITY

- A. The Appeal Authority for City decisions relating to this Chapter, except where otherwise noted, is the Hearing Officer.

- B. The Appeal Authority for City Council decisions relating to this Title, except where otherwise noted, is the District Court.
- C. The Appeal Authority shall hear appeals on final decisions made by the Land Use Authorities and shall hear complaints about the conduct of the Land Use Authorities in administering the provisions of this Chapter.
- D. A party appealing or complaining of a Land Use Authority's decision under this Chapter must exhaust its remedies under this Section (by appealing or complaining to the Appeal Authority) before bringing an action against the City in a court of law.
- E. A party who has submitted a subdivision application or petition may appeal or complain to the Appeal Authority under this Chapter. In such an appeal or complaint, the party may appeal or complain only regarding the Land Use Authority's treatment of that party's own application; a third party may not appeal or complain of Land Use Authority decisions or conduct.
- F. A party desiring to appeal or complain of a Land Use Authority decision shall submit to the Appeal Authority the following in writing:
 - 1. A brief explanation of the relief the party is seeking, the reason the party submitted its application or petition, the Land Use Authority's decision and treatment of the application or petition, and why the applicant believes the Land Use Authority misapplied the provisions of this Chapter or abused the discretion given it by this Chapter.
 - 2. The most recent version of the application or petition the party submitted.
 - 3. Any supplemental documentation or information that the Appeal Authority requests.
 - 4. All appeals and complaints must be emailed or mailed to the City Clerk using the Clerk's official City address and/or email account listed on the City website.
- G. After receiving a complete appeal or complaint in accordance with this Section, the Appeal Authority shall deliver a decision to the applicant, in writing, no later than 30 calendar days after the Appeal Authority receives the appeal or complaint.

Type of Application	Reviewing Body	Recommending Body	Land Use Authority	Appeal Authority
Development Agreement	DRC	Planning Commission	City Council	District Court
Lot Line Adjustment	City Staff	N/A	DRC	Hearing Officer / District Court
Subdivision Amendment	City Staff	DRC	Planning Commission	Hearing Officer / District Court
Variance	N/A	N/A	Hearing Officer	District Court
All Other Uses				
Pre-Application Meeting (upon request)	DRC	N/A	N/A	N/A

Preliminary Plat	City Staff	DRC	Planning Commission	Hearing Officer / District Court
Final Plat	City Staff	N/A	DRC	Hearing Officer / District Court

11-4 APPLICATION PROCEDURES AND REQUIREMENTS

11-4-1 PRE-APPLICATION MEETING

- A. A pre-application meeting provides prospective subdivision applicants with an overview of the City's development application processes, as well as an opportunity to discuss and review conceptual development proposals with the Development Review Committee (DRC).
- B. If a party requests a pre-application meeting,
 1. Party shall submit a complete and signed request form and concept plan that includes the following:
 - a. Approximate existing property boundaries;
 - b. Approximate existing and proposed street rights-of-way;
 - c. Approximate proposed lot layout;
 - d. Current zoning/intended use; and
 - e. Possible geologic hazards/sensitive lands.
 2. City Staff shall schedule the meeting within 15 business days after the request is received. The meeting shall be held at the earliest convenient opportunity.
 3. The DRC shall conduct the meeting, provide feedback on materials as requested by the party, and shall provide or have available on the City website the following at the time of the meeting:
 - a. Copies of applicable land use regulations,
 - b. A complete list of standards required for the project, and
 - c. Relevant application checklists.



SUBDIVISION APPLICATION PROCESS (OVERVIEW)

HONEYVILLE CITY, UTAH



11-4-2 SUBDIVISION APPLICATION PROCESS AND REQUIREMENTS

- A. The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision unless the party has properly applied under this Chapter and received both a preliminary approval and a final approval from the respective Land Use Authorities.
- B. Preliminary Subdivision Application
 1. To be considered complete, a preliminary subdivision application submittal shall include all items listed on the city-approved Preliminary Subdivision Application Submittal Checklist at least the following elements:
 2. A preliminary subdivision application shall expire one (1) year after its initial submittal unless an extension is granted in writing by the Zoning Administrator for no more than six (6) additional months.
 3. If a final subdivision application is not submitted within one (1) year of notice of the preliminary subdivision approval, the preliminary subdivision approval shall expire.
- C. Final Subdivision Application
 1. A final subdivision application may be submitted upon the approval of the corresponding preliminary subdivision application.
 2. To be considered complete, a final subdivision application submittal shall include all items listed on the city-approved Final Subdivision Application Submittal Checklist.
 3. A final subdivision application shall expire six (6) months after its initial submittal unless an extension is granted in writing by the Zoning Administrator for no more than six (6) additional months.

- D. The Land Use Authority shall produce, maintain, and make available to the public a list of the specific items that comprise complete preliminary and final applications and a breakdown of any fees due upon submission or approval of the applications.
- E. The Land Use Authority may require, and the applicant shall provide, additional information beyond the requirements of this Section or those published by the City relating to an applicant's plans to ensure compliance with City ordinances and approved standards and specifications for construction of public improvements and to protect the health and safety of City residents.

11-4-3 NOTICE TO AFFECTED ENTITIES

- A. Within 15 calendar days after receiving a complete subdivision application under this Chapter, the Zoning Administrator or designee shall provide written notice of the proposed subdivision to the facility owner of any known water conveyance facility located, entirely or partially, within 100 feet of the subdivision plat.
 - 1. To determine whether any water conveyance facility is located within 100 feet of a proposed subdivision, the Zoning Administrator or designee shall review information:
 - a. From the facility owner under Utah Code §10-9a-211, using mapping-grade global positioning satellite units or digitized data from the most recent aerial photo available to the facility owner;
 - b. From the State Engineer's Inventory of Canals; or
 - c. From a licensed surveyor who has consulted with a representative of an existing water conveyance facility that services an area near the land the application concerns.
- B. To give water conveyance facilities time to provide feedback on subdivision applications, the Land Use Authority shall not approve a preliminary (or related final) subdivision application under this Chapter sooner than 20 calendar days after the applicant submits a complete application. This waiting period does not apply to revised applications the applicant may submit during the application review process.
 - 1. A water conveyance facility owner's failure to provide comments to the Land Use Authority about a subdivision application does not affect or impair the Land Use Authority's authority to approve the subdivision application.

11-4-4 REVIEW PROCESSES

- A. The respective Land Use Authorities shall review all subdivision applications in accordance with the requirements of this Section before approving or denying those applications.
- B. For both preliminary and final applications, the review process begins when an applicant submits a complete application.
 - 1. The Land Use Authorities shall not review an incomplete subdivision application, except to determine whether the application is complete.

2. If the Land Use Authorities determine that an application is incomplete, it shall notify the applicant of the incompleteness, highlighting any insufficiencies and explaining that the application will not be reviewed until it is complete.
- C. For both preliminary and final applications, after the applicant submits a complete application, the Land Use Authorities shall review and provide feedback to the applicant in a series of “review cycles.”
1. A review cycle consists of the following phases:
 - a. Phase #1: The applicant submits a complete application (or, if after the first cycle, submits a revised version of the complete application).
 - b. Phase #2: The Land Use Authorities review the application in detail and assess whether the application conforms to local ordinances.
 - c. Phase #3: The Land Use Authorities respond to the applicant, citing any missing requirements or areas of noncompliance and providing a detailed list of necessary revisions to the applicant. For any required modification or addition to the application or request for more information, the Land Use Authorities shall be specific and include citations to ordinances, standards, or specifications that require the modification or addition and shall provide the applicant with an index of all requested modifications or additions.
 - d. Phase #4: The applicant revises the application, addressing each comment or requirement the Land Use Authorities made. The applicant must submit both revised plans and a written explanation in response to the municipality’s review comments, identifying and explaining the applicant’s revisions and reasons for declining to make revisions, if any. If the applicant fails to respond to a comment made by the Land Use Authorities in its review, the review cycle is not complete and will remain open until the applicant addresses all comments.

Table A – Review Cycles, Hearings, and Timelines by Subdivision Stage

<i>Use Type</i>	<i>Approval Stage</i>	<i>Max Review Cycles</i>	<i>Max Public Hearings</i>	<i>City Turnaround Deadline*</i>
All Uses	Preliminary	4	1	30 Business Days
	Final	1	0	30 Business Days
*Describes the total time (per review cycle) the City may take to complete both Phase #2 and Phase #3 unless as described in paragraph D.3 below.				

- D. A Land Use Authority (and other City representatives or agents) shall adhere to the maximum number of review cycles and the review deadlines described in Table A, except as described below. If no further revisions are needed, a Land Use Authority may end the review process early and approve or deny the preliminary or final application.
1. This provision notwithstanding, for any subdivision application that affects property within an identified geological hazard area, the City is exempt from limits on the number of permitted review cycles and the City's deadlines for reviewing and responding (Phases #2 and #3).
 2. If the applicant makes a material change to a preliminary or final application not requested by the City at any point in the review process, the Land Use Authority may restart the review process, but only with respect to the portion of the application that the material change substantively affects.
 3. For both preliminary and final applications, if an applicant takes longer than 40 business days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the City shall have an additional 20 business days to review and respond to the revised application (Phases #2 and #3 of the next review cycle or issuing an approval decision).
 4. For preliminary applications, if an applicant takes longer than 180 calendar days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the application shall, at the option of the Land Use Authority, expire. If an application expires, the applicant must restart the subdivision application process.
- E. When a preliminary or final application's review period ends, the Land Use Authority shall approve or deny the respective preliminary or final application within 20 business days.
1. If the Land Use Authority has not approved or denied the application within 20 business days after the allotted review cycles are complete, the applicant may request a decision. After such a request, the municipality shall, within 10 business days:
 - a. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code §10-9a-508(5)(d) to review and approve or deny the revised set of plans; or
 - b. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the designated Appeal Authority.
- F. After the Land Use Authority provides comments in the last allotted review cycle for a final application, the City shall not require further modifications or corrections to the application unless those modifications or corrections are necessary to protect public health and safety or to enforce State or federal law or unless the review cycle reset due to the applicant making a material change that the Land Use Authority did not request.
1. With the exception of modifications or corrections that are needed to protect public health and safety, that are needed to enforce State or federal law, or that arise from the review cycle being reset, the municipality waives noncompliant subdivision-related requirements that the Land Use Authority does not identify during the review process.

2. The applicant shall make reasonable changes, unless prohibited otherwise by a contract or deed, to the subdivision application to accommodate the water conveyance facility to the extent required by Utah Code §73-1-15.5.
- G. The Planning Commission shall hold a public hearing during the review period for a preliminary subdivision application.
1. The purpose of these public hearings is to ask questions of the applicant and receive commentary on the technical aspects of the application from affected entities, interested parties, and the public.
 2. The hearing must occur before the end of the Land Use Authority's preliminary review period (end of Phase #3 of the last preliminary review cycle). Scheduling issues shall not extend the review and approval deadlines in this Chapter.
 3. The municipality shall not hold a public hearing during the review period for a final application under this Chapter.
- H. Other Sections of this Title notwithstanding, the Land Use Authorities shall approve or deny preliminary and final applications under this Chapter after reviewing the complete applications as described in this Section.

11-4-5 APPROVAL

- A. The Land Use Authorities shall approve any complete preliminary and final applications made under this Chapter that comply with applicable municipal ordinances.
- B. The Land Use Authorities shall issue all approvals in writing and shall certify the approved final plat, either by signing the plat directly or by attaching a signed certification to the plat.

11-4-6 POST-APPROVAL ACTIONS

- A. The City shall record the approved final plat with the County Recorder's Office within one (1) year after the City approves the final application, provided that the applicant has completed any improvements or posted any improvement guarantee required by City ordinances or described in the approved improvement plan. The plat shall not be recorded until such improvements are completed or guaranteed in compliance with City ordinances and the approved improvement plan.
 1. An approved final plat not properly recorded within the timeline specified in this provision is void, unless the Development Review Committee approves an extension of not more than one (1) year.
- B. City Staff shall submit to the Utah Geospatial Resource Center, within 30 calendar days after the final application has been approved, either:
 1. An electronic copy of the approved final plat; or
 2. Preliminary geospatial data that depict any new streets and situs addresses proposed for construction within the bounds of the approved final plat.

11-4-7 PLAT EXEMPTIONS

AGRICULTURAL LAND EXEMPTION/ PROCESS

A. Requirements for Exemption.

1. A lot or parcel resulting from a division of agricultural lands is exempt from plat requirements if the lot or parcel:
 - a. Qualifies as land in agricultural use; and
 - b. Meets the minimum size requirements of applicable land use ordinances; and
 - c. Is not used and will not be used for any nonagricultural purpose.
2. The boundaries of each lot or parcel exempted shall be graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a plat under Subdivision Applications, shall be recorded with the County Recorder.
3. If a lot or parcel exempted under this Section is used for a nonagricultural purpose, the municipality shall require the lot or parcel to comply with the requirements of a full plat application.

B. Process.

1. A private individual or the City itself may request an agricultural land exemption.
 - a. Whoever requests the exemption shall hereinafter be referred to as the petitioner.
2. The petitioner prepares the record of the survey map as explained under Requirements for Exemption.
 - a. The record of the survey map makes up the petition.
 - I. The petitioner then files the petition with the Land Use Authority.
 - II. The Land Use Authority reviews the petition to ensure that it complies with the Requirements for Exemption.
 - III. If the Land Use Authority finds that any of the requirements are not met, the Land Use Authority may deny the exemption in a writing, specifying its reasons for doing so.
 - A. If the petition is denied due to deficiencies which can be corrected, the petitioner may make modifications and re-petition.
 - B. If the petition is denied due to deficiencies which cannot be corrected, the petitioner should not re-petition.
3. If the Land Use Authority finds that all requirements are met, the Land Use Authority shall send the petition with a certificate of written approval to the City Council with a recommendation that they approve the petition.
4. The City Council shall approve the petition and ensure that it is recorded by the County Recorder's Office.
 - a. Documents recorded in the County Recorder's Office that divide property by a metes-and-bounds description do not create an approved subdivision under this exemption unless the Land Use Authority's certificate of written approval required for the exemption to apply is attached to the document.
 - b. The City Council shall ensure that the Land Use Authority's certificate of written approval is attached to the petition and included when the petition is recorded.

11-4-8 PLAT EXEMPTIONS – MINOR SUBDIVISION

Reserved

11-4-9 VACATING AND AMENDING SUBDIVISIONS

- A. **Vacating a Subdivision or Street:** The Planning Commission may vacate a subdivision or a portion of a subdivision by enacting an ordinance to that effect that describes the subdivision or the portion being vacated and recording that ordinance in the County Recorder's Office.
- B. **Immaterial Plat Amendments:** A property owner or agent of a property owner may correct minor typographical or clerical errors in a document of record by filing with the County an affidavit or other appropriate instrument. This provision does not apply to changing the name of a subdivision, which requires a material amendment described in the following provisions.
- C. **Material Subdivision Amendments:** A fee owner of land in a platted subdivision may request a material subdivision amendment by filing a written petition with the Planning Commission. This petition must meet all the requirements for a subdivision application specified in Section 11-4-2, with the following changes:
 - 1. The plat (or the record of survey map, if applicable) should:
 - a. Depict only the portion of the subdivision that is proposed to be amended;
 - b. Include a plat name distinguishing the amended plat from the original plat;
 - c. Describe the differences between the amended plat and the original plat;
 - d. Include references to the original plat; and
 - e. Meet all the other plat requirements specified in Section 11-4-2.
 - 2. The petition must additionally include the name and address of each property owner affected by the petition and the signature of each of those property owners who consents to the petition.
 - a. The petitioner must include with the petition envelopes addresses to each property in the subdivision.
 - 3. Upon receipt of an amendment petition, the Planning Commission, or Zoning Administrator, shall provide notice of the petition to:
 - a. Each utility provider that services a parcel of the subdivision. The Land Use Authority shall not approve an amendment petition until at least 10 calendar days after notifying these utility providers. The designated Zoning Administrator may notify the utility providers in any effective manner (email, mail, etc.).
 - b. Each property owner in the subdivision. The Planning Commission or Zoning Administrator shall notify these property owners by mail.
 - 4. The Planning Commission shall hold a public hearing before approving an amendment petition and within 45 calendar days after the day on which the petition is submitted if:

- a. A property owner objects in writing to the amendment within 10 days of the City notifying the property owner by mail, or
 - b. Not every property owner in the subdivision has signed the revised plat.
5. Notwithstanding Section 11-4-8 C 4 the Planning Commission need not hold a public hearing if notice has been given to adjoining property owners in accordance with any applicable local ordinance and the petition seeks to:
 - a. Join two or more of the petitioner's contiguous lots;
 - b. Subdivide one or more of the petitioner's lots;
 - c. Adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;
 - d. On a lot owned by the petitioner, adjust an internal lot restriction imposed by the local political subdivision; or
 - e. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as a common area.
6. If the Planning Commission approves the amendment petition, the Planning Commission shall sign the amended plat in the manner described in Section 11-4-5, and the City shall record the plat, subject to the completion or guarantee of any improvements, as described in Chapter 5 of this Title.

11-4-10 LOT LINE ADJUSTMENTS

- A. The fee owners of two parcels may petition to adjust the lot line, or boundary separating the parcels without a subdivision amendment. Such a petition shall include:
 1. A record of survey map and a metes-and-bounds description showing the adjustment.
 2. An explanation of the reason for the adjustment.
 3. Signatures from all the parcel owners involved in the adjustment.
 4. Any other information the DRC requests.
- B. If the adjustment will not result in a violation of a land use ordinance or an adverse development condition, the DRC shall approve the petition.
- C. If the adjustment is approved, the DRC shall sign the record of survey map and accompanying metes-and-bounds description, and the City shall record the document in the County Recorder's Office.

11-5 SUBDIVISION IMPROVEMENTS

11-5-1 IMPROVEMENTS REQUIRED

- A. Compliance: The Land Use Authority shall not approve a preliminary subdivision application if the related improvement plan does not comply with City ordinances and standards, rules, and regulations for subdivisions and development approved by the City Council.
- B. Guarantee: No final plat of a subdivision of land shall be recorded unless the developer furnishes to the City a guarantee in an amount equal to 110% of the reasonable cost of the improvements required by this Chapter. The amount of the guarantee shall be estimated by the developer's Engineer and approved by the Land Use Authority and conditioned upon payment by the developer of all expenses incurred and for all labor or material used in the construction of required improvements. The provisions of the guarantee shall be for the protection of laborers and material providers and to guarantee the quality, quantity, and performance of all improvements as required herein. In no event shall the City be deemed liable under this Chapter on any claim asserted by a laborer or material provider.

11-5-2 ESSENTIAL FACILITIES

The developer of any land shall install or guarantee the installation of the following essential facilities as needed to serve a development in compliance with applicable construction standards:

- A. Culinary Water Facilities:
 - 1. 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.
- B. Irrigation Water Facilities:
 - 1. For new development east of the Hammond East Canal requiring three (3) or less new culinary water connections or west of the Hammond East Canal requiring not more than one (1) new culinary water connection, developer shall:
 - a. Utilize the culinary water system for irrigation water for a maximum of 10,000 sf of outdoor landscaping or gardening per lot, or
 - b. Provide irrigation water facilities for outdoor use to all lots; proof of water shares or water rights is required.
 - 2. For new development east of the Hammond East Canal requiring more than three (3) new culinary water connections or west of the Hammond East Canal requiring more than one (1) new culinary water connection, developer shall provide irrigation water facilities for outdoor use to all lots. Proof of water shares or water rights is required.
- C. Secondary Water Facilities:
 - 1. The developer shall install secondary water mains, valves, and laterals in all new road rights-of-way.
- D. Sewage Disposal:
 - 1. Developers shall provide a letter of septic suitability from the Health Department.
- E. Stormwater Drainage:

1. All new development shall convey and control its stormwater. Developer shall install all required stormwater conveyance and detention facilities.
 2. Developer shall demonstrate that the receiving stormwater conveyance is capable of accepting the discharge.
- F. Road Improvements:
1. Unless otherwise permitted by an express provision of this Title, each road to be constructed and dedicated to the City shall be in accordance with the Master Street Plan and shall meet the City Standards.
 2. A developer of a subdivision which abuts a substandard street shall, for the half-width of the street abutting the subdivision boundary:
 - a. Dedicate additional right-of-way as necessary to meet the street width standards, and
 - b. Improve the street infrastructure to meet current City Standards, regardless of whether a dedication occurs.
- G. Fire Protection: Fire hydrants shall be placed within 500 feet of one another throughout a subdivision and installed accordingly as required by applicable building and fire codes.
- H. Utility Services: A developer shall be responsible for securing service agreements with local electrical, telecommunications, and natural gas providers, as applicable, and shall be financially responsible for any associated costs to extend such utilities to a development.
- I. Street Signs: The contractor will furnish and install all necessary street signs at required locations and in conformance with City Standards.

11-5-3 ORDER OF MAKING IMPROVEMENTS

- A. Compliance With Construction Standards: The improvements required in this Title shall be installed in compliance with applicable construction standards. No improvements shall be installed until their location and specifications are approved by the City.
- B. Underground Installations: Unless waived in writing by the Land Use Authority, all underground utilities, water, sewer, and gas laterals, and fire hydrants shall be installed prior to road base, curbs, gutters, sidewalks, and surfacing the streets.

11-5-4 IMPROVEMENTS COMPLETION

Installation of improvements shall be completed within one (1) year of the date of approval of the final plat by the City. The Land Use Authority may, for good cause, extend this completion time requirement for no more than one (1) additional year, provided that the completion assurance required to be filed with the City, as set forth below, is extended for the same one (1) year period.

11-5-5 PHASED DEVELOPMENT; IMPROVEMENTS CONTINUOUS, ORDERLY

Whenever a developer develops a subdivision one phase at a time, such development shall be completed in an orderly manner and in such a way that the required improvements will be continuous and all of the said improvements will be made available for the full, effective, and practical use and enjoyment thereof by the purchasers, lessees, grantees, assignees or transferees of any of the lands subdivided within the time hereinbefore specified or within the phases specified.

11-5-6 COST DISTRIBUTION

Every developer shall pay a roughly proportionate share of any on or off-site improvements necessary to serve a development, as reasonably determined by the City Engineer.

11-5-7 OVERSIZED FACILITIES

When it is determined by the Land Use Authority that specifications for subdivision improvements are not adequate to meet the demands above and beyond the demands within the subdivision and it is necessary for said improvements to serve intervening or other properties, the developer will be required to install "oversized" facilities. Reimbursement for costs shall be handled through a cost-sharing agreement with the developer and/or the property owners who benefit from the improvements.

11-5-8 COST-SHARING AGREEMENT

- A. Conditions: Whenever any intervening property is located between the terminus of an existing service facility and the proposed subdivision, and the intervening property will be benefited by the installation of any of the required facilities, the developer shall pay for having all facilities, not installed by a utility company, constructed over, under and/or across the intervening property. If approved by the City Council, before approval of a final plat and prior to any construction, the developer may enter into an agreement with the City for a partial cost reimbursement, otherwise, agreements shall be made with intervening property owners.
- B. Actual Construction Costs; Determination: The cost of the facilities to be included in a cost-sharing agreement shall be the actual construction cost as determined by competitive bids and shall include all costs for having the facilities installed, including legal, administrative, and engineering costs.

- C. Proportionate Share Stated: The agreement shall state the proportionate share of the costs to be borne by the developer and the proportionate share to be reimbursed to the developer from fees collected from the intervening property owners.
- D. Deferred Credit: The City shall thereafter enter a deferred credit in its books and records and shall charge the benefited property owners the fee rates for sewer, water, and electrical connections in effect at the time such connections are made. Such fees, not to exceed the maximum stated in the agreement, shall then be returned to the developer to reimburse the developer for the proportionate share of the costs of the installation of the facilities. The City may also elect to reimburse the developer for such "off-site" facilities after the developer has furnished the City with acceptable evidence that an agreed number of housing units are occupied. No interest shall accrue or become payable on such reimbursement. engineering drawings showing benefited property shall be prepared by the developer's engineer.

11-5-9 INSPECTION

- A. Inspections: All construction work involving the installation of improvements in subdivisions shall be subject to inspection by the City. The Land Use Authority or other authorized representative of the City shall make inspections.
 - 1. Arrangement for inspection must be made with the Land Use Authority at least three (3) days prior to beginning construction of the improvements.
- B. Inspection And Testing By City: In order to assure the City that the intent of the construction standards and this Title are being complied with, the City shall provide inspection and testing services at the expense of the developer. Payment for these services will be made by the developer.
- C. City Engineer Represents City: The City Engineer shall act as the City's representative during the construction period and shall:
 - 1. Decide questions which may arise as to quality and acceptability of materials furnished and work performed.
 - 2. Interpret the intent of construction standards in a fair and unbiased manner.
 - 3. Make periodic visits to the site and determine if the work is proceeding in accordance with the provisions of this Title.
- D. Responsibility:
 - 1. Each developer shall be solely responsible for complying with applicable construction standards and the provisions of this Title in regard to the quality of materials, workmanship, and execution of the work.
 - 2. The City Engineer shall not be responsible for the construction means, controls, techniques, sequences, procedures, or construction safety.
- E. Performance Obligation Of Developer: Inspections, tests, or approvals by the Land Use Authority or other agent representing the City shall not relieve the developer from his obligation to perform the work in accordance with the requirements of the construction standards and this Title.

11-5-10 IMPROVEMENT GUARANTEE

- A. Improvement Guarantee Required: Developer shall execute a written improvement agreement, recorded in the Office of the City Clerk, where developer agrees that the subdivided property will not be leased or conveyed to any person unless all required improvements are installed or in lieu of installation, the developer furnishes the City, when the final plat is approved, one of the following guarantees, approved by the City Council, that improvements, not then installed, will be constructed and paid for within a period of one (1) year from the date of subdivision approval:
 - 1. A bond with a corporate surety in an amount equal to 110% of the cost of the improvements.
 - 2. A deposit in escrow with an escrow holder in an amount of money equal to 110% of the cost of the improvements.
 - 3. An irrevocable letter of credit from a financial institution is filed with the City which contains provisions substantially similar to those required in the escrow agreement.
- B. If a developer installs any or all required improvements prior to final plat approval, the developer shall furnish the City one (1) of the three (3) guarantees listed in paragraph A at the time the final plat is approved, in an amount equal to ten percent (10%) of the cost of the improvements as a guarantee that the improvements, as installed, shall remain free from defects and shall be maintained by the developer until final acceptance by the City Council.
- C. Covenant Running With Land: The improvement agreement shall specifically provide that it shall be deemed to be a covenant running with the subdivided land for the benefit of the City and shall particularly and accurately describe said land.
- D. Approval By City Attorney: The improvement agreement shall be approved as to form by the City Attorney.
- E. Scope Of Agreement: An improvement agreement shall be restricted to guaranteeing installation of applicable improvements and shall be separate from any developer financing or funding program.
- F. Funds Release: Funds may be released or the amount of the bond or letter of credit decreased only upon recommendation by the Land Use Authority.

11-5-11 PARTIAL RELEASE OF FUNDS

- A. Authority: At the request of a developer the City may release from the improvement guarantee the estimated costs of improvements installed by the developer and approved by the Land Use Authority.
- B. Process For Partial Release:

1. The developer shall submit to the Land Use Authority an application for release, signed by the developer, which details the work completed as of the date of the application.
 2. The City Engineer shall review the release request, verify the requested quantities have been installed or constructed in accordance with City Standards, and, if in concurrence, prepare and submit to the City an approved release request.
 3. The City Engineer's approval of a requested release shall constitute a representation to the City that the subject improvements have been completed, to the best of the Engineer's knowledge, information, and belief, in accordance with applicable construction standards. However, by approving any such payment, the City Engineer shall not be deemed to have represented that the Engineer:
 - a. Made exhaustive or continuous on site inspections,
 - b. Checked the quality or quantity of the work,
 - c. Reviewed the means, methods, techniques, sequences and procedures of construction, or
 - d. Made any examination to ascertain how or for what purpose the developer has used the monies released.
 4. The City shall then release the amount approved by the City Engineer.
- C. A developer shall not obtain a release from the bonds, withdraw from the covenant, and lien improvements guarantee any amount in excess of 100% of the estimated cost of the improvements, but shall pay from other sources any costs for such improvements which exceed 100% of the costs approved by the City Engineer.

11-5-12 CONDITIONAL ACCEPTANCE

- A. Request: After all required improvements are complete, each developer shall, in writing, notify the Zoning Administrator and the Land Use Authority that improvements are complete and shall request conditional acceptance by the City.
- B. Inspection: The City Engineer shall then inspect and notify the developer in writing of any work that is defective. The developer shall immediately remedy such defects.
- C. Construction Drawings: After all required improvements have been satisfactorily installed and approved by the Land Use Authority, and as a requirement of "conditional acceptance," the developer shall furnish a Mylar or Mylar copy of all original construction drawings. These drawings shall show the "as constructed" condition of all improvements.
- D. Notice Of Acceptance: The City Engineer shall, as soon as improvements are acceptable and after receipt of the as-built drawings, present to the developer a notice of conditional acceptance establishing the date for beginning the one (1) year guarantee period.

11-5-13 WARRANTY OF WORK

Developer shall warrant and guarantee for a period of one (1) year from the date of the City's conditional acceptance that all improvements are free from defects due to faulty materials or workmanship. Each improvement guarantee shall remain in effect until the developer receives final written acceptance from the City at the conclusion of the guarantee period.

- A. Repairs: Developer shall, at no cost to the City, promptly make such corrections as may be necessary by reason of any improvement defects, including repair of damage to other improvements resulting from such defects. The City shall give notice of observed defects with reasonable promptness. In the event the developer fails to make such repairs, adjustments, or other work that may be necessary due to such defects, the City may perform the developer's obligations and charge the developer the cost thereby incurred.
- B. City Engineer Determination: The City Engineer shall determine the necessity for repairs of improvements whose decision shall be final and binding upon the developer.
- C. Completion Of Repairs: Whenever, in the judgment of the City Engineer, improvements shall be in need of repair, the Engineer shall cause written notice to be served on the developer. Thereafter the developer shall promptly complete such repairs.

11-5-14 FINAL ACCEPTANCE AND RELEASE

- A. Request: Developer shall be responsible for making a written request to the Zoning Administrator and the City Engineer for final acceptance and release. The City Engineer shall then inspect the subdivision improvements. If defects exist, the Land Use Authority shall notify the developer, in writing, who shall promptly replace and/or repair all defective work.
- B. Notification: When the improvements are acceptable, the City Engineer shall notify the City Council, in writing, which shall then issue a letter of final acceptance and release the 10% warranty.

11-5-15 ACCEPTANCE PERIOD

Requests for conditional and final acceptance shall be made during periods when all improvements can be visually inspected by the City Engineer. Any improvements buried with soil or snow or otherwise not visible shall not be approved. Generally, no acceptances will be made from November through and including February.

11-6 SUBDIVISION CONSTRUCTION, DRAWING AND DESIGN STANDARDS

11-6-1 GENERAL PROVISIONS

- A. Intent: It is the intent of these construction standards to describe the minimum acceptable requirements necessary to complete the improvements required by the City. Any work or improvements that may be reasonably inferred from these standards, as being required to produce the intended result, shall be supplied whether or not it is specifically called for. Work, materials, or equipment described in words which so applied have a well-known technical or trade meaning shall be deemed to refer to such recognized standards. Details and specifications for public works construction shall conform to the latest version of the American Public Works Association manual of standard specifications (published by the T2 Center at Utah State University and further referenced throughout this chapter as APWA specifications) and the Honeyville City Public Works Construction Standards.
- B. Contracts And Subcontracts:
 - 1. Prior to construction, the developer will submit to the City and the City Engineer for approval, a list of the names of all contractors and/or subcontractors the developer proposes to employ in constructing the improvements required herein.
 - 2. The developer will not employ any contractor or subcontractor (whether initially or as a substitute) against whom the City or the City Engineer may have reasonable objection, nor will the developer be required to employ any contractor or subcontractor against whom he has reasonable objection.
 - 3. The developer will be fully responsible for all acts and omissions of his contractors and subcontractors and of persons directly or indirectly employed by him.
- C. Nothing in the contract documents shall create any contractual relationship between any contractor or subcontractor and the City or the City Engineer, or any obligations on the part of the City or the City Engineer, to pay or to see to the payment of any monies due any contractor or subcontractor, except as may otherwise be required by law.
- D. The developer shall agree to specifically bind every contractor and subcontractor to all of the applicable terms and conditions of the construction standards. Every contractor or subcontractor, by undertaking to perform any of the work, will thereby automatically be deemed to be bound by such terms and conditions.

11-6-2 DESIGN STANDARDS

- A. Streets:
 - 1. 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 Approval Authority. New streets shall connect to existing public streets.
 - 2. 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.

3. 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.
4. 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 the Land Use Title.
5. Conform To Master Street Plan: Streets shall conform to the adopted Master Street Plan.
6. 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 preliminary subdivision application is submitted to the City, streets shall be provided as required by the Approval Authority. 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.
7. Urban and Rural Street Designation:
 - a. Urban Streets: Streets within zones having a density of one-half ($\frac{1}{2}$) acre or less shall be considered urban streets and shall include curb, gutter, and sidewalk. Installation of sidewalks, handicap ramps, and curbs and gutters is required on existing urban streets bordering a new subdivision.
 - b. Rural Streets: Streets within zones having a density greater than one-half ($\frac{1}{2}$) acre shall be considered rural streets.
8. Design and Construction: All streets shall conform to the Honeyville City Design and Construction Standards.
9. Cul-De-Sacs:
 - a. Cul-de-sacs shall not exceed 650 feet measured from centerline intercept of the nearest three-way "tee" or four-way "cross" intersection to the center point of the circular turnaround.
 - b. Cul-de-sacs shall not serve more than ten (10) lots (including the corner lots fronting on the stem road to the cul-de-sac).
 - c. Cul-de-sacs 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.
 - d. Each cul-de-sac shall conform to the Honeyville City Design and Construction Standards.
10. Temporary Turnaround:
 - a. A temporary turnaround shall be used where a street is temporarily terminated and is more than one lot deep on both sides of the street.
 - b. Each temporary turnaround shall conform to the Honeyville City Design and Construction Standards.
11. Road Obstructions and Termination: In the event that any road or street in any subdivision shall terminate at or within a distance equal to the average required lot

frontage of the subdivision 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 (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 (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.

12. Frontage on Major Highway:

- a. Where a subdivision abuts a major highway, frontage roads may be required by the Utah Department of Transportation (UDOT).
- b. All development and subdivisions fronting on a UDOT highway require UDOT approval of driveway and access points and any street intersection with a UDOT highway.
- c. Sidewalk along SR 38 shall be provided:
 - I. Along the west right-of-way for development north of 7200 N, and
 - II. Along the east right-of-way for development south of 6900 N.

13. Monuments: Permanent monuments shall be accurately set and established at such points as are necessary to definitively establish all lines of a subdivision plat, except those outlining individual lots. Monuments shall be of a type approved by the Land Use Authority. All subdivision plats shall be tied to a section corner, a monument of record, or an established land office survey corner.

14. 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. A street name existing within the City or within a community which abuts Honeyville City shall not be duplicated.

B. Easement Standards:

1. Front lot line public utility easements are required and shall be a minimum of ten feet (10') wide and shall be dedicated as public utility easements unless the City Engineer determines a particular easement is unnecessary.
2. Easements shall be provided for all utilities located on private property.
3. Easements for pressurized waterlines shall be a minimum of 20 feet in width and shall be dedicated to the owner of such waterline.
4. Easements for irrigation water facilities shall be a minimum of 10 feet in width and shall be dedicated to the users of said facilities.
5. Easements for drainage facilities shall be a minimum of 10 feet in width and shall be dedicated to the owner of said facilities.
6. Whenever any stream or important surface drainage course is located in an area that is being subdivided, the developer shall dedicate to the City an adequate

easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream.

C. Utilities To Be Underground:

1. Unless the Approval Authority determines, upon application by the developer, supported by recommendation of the City Engineer, that it is not feasible to do so, all new power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the developer.

D. Blocks:

1. Blocks shall not exceed 1,300 feet in length. Blocks over 800 feet in length shall be provided with a walkway dedicated to the City 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.
4. Double frontage lots are prohibited unless approved by the Approval Authority for reasons of topography or other agency restrictions.
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 for the full depth of the lot except where exceptional topography exists and approved by the Approval Authority.
7. Corner lots shall have the minimum required frontage on both streets.
8. All remnants below the minimum lot size leftover after subdividing 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 or property.

F. Storm Drainage And Floodplains:

1. Complete drainage systems for the entire subdivision area shall be provided. The storm drainage system for the subdivision shall meet the requirements of Honeyville City Design and Construction Standards.

2. 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.
3. Any subdivision containing floodplains or flood-prone areas shall be subject to Title 12 of this Code.

G. On-Site Sewage Disposal:

1. Whenever individual septic tanks are proposed as sanitary sewage disposal systems, the developer shall either install such facilities or include on the final subdivision plat a plat note requiring the on-lot sanitary sewage disposal facilities be installed by the owner as a condition of the principal building permit issuance.

H. Culinary Water System:

1. 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.
2. The culinary water system for the subdivision shall meet the requirements of Honeyville City Design and Construction Standards.

I. Irrigation Water Facilities:

1. Irrigation water facilities shall be provided in accordance with Section 11-5-2.
2. Plans and specifications for the irrigation water system shall be approved in writing by the agency furnishing the water and the Land Use Authority.
3. Where an existing irrigation system consisting of open ditches is located within 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.
4. 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 Land Use Authority.

J. Secondary Water Facilities: All new development shall be required to install secondary water lines within all new street rights-of-way as detailed in the Honeyville City Design and Construction Standards.

K. Safety Fences: The developer shall install a six-foot (6'), non-climbable chain link fence, or its equivalent, along large open ditch, canal or waterway, non-access 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 Approval Authority reasonably determines is not likely to present a hazard to life may be exempted from this requirement.

**HONEYVILLE CITY COUNCIL
ORDINANCE NO. 2025 - 02**

**AN ORDINANCE OF THE HONEYVILLE CITY COUNCIL DESIGNATING A
HEARING OFFICER AS THE APPEAL AUTHORITY FOR HONEYVILLE**

WHEREAS, Utah State Code Ann. §10-9a-701 requires a municipality to have an ordinance designating an appeal authority to hear and decide variances from land use ordinances, to appeal decisions applying land use ordinances, and to appeal fees imposed by Honeyville City;

WHEREAS, Honeyville City desires to establish a hearing officer as the appeal authority for Honeyville City;

WHEREAS, the Honeyville City Planning and Zoning Commission believes it is in the best interests and general welfare of the City to adopt an ordinance designated a hearing officer to decide appeals from land use decisions and variances from land use ordinances; and

WHEREAS, the intent of the Honeyville Planning and Zoning Commission and the City Council is to replace the existing Board of Appeals with a hearing officer to meet the requirements of the Honeyville City Code and Utah Code Ann. §10-9a-701; and

WHEREAS, the Honeyville City Planning and Zoning Commission held a public hearing on the proposed ordinance to seek public input and comment; and

WHEREAS, the Honeyville City Planning and Zoning Commission recommends the adoption of an ordinance designating a hearing officer as the appeal authority for Honeyville City; and

WHEREAS, the Honeyville City Council held a public meeting to discuss the proposed ordinance to appoint a Hearing Officer to act in the capacity of the appeal authority in accordance Utah State Code Ann. §10-9a-701; and

WHEREAS, the Honeyville City Council finds that adopting the proposed ordinance is in the best interests of the City of Honeyville and will promote the health, safety, and well-being of Honeyville City citizens.

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

1. The attached ordinance amending provisions of Titles 3 and 10 of the Honeyville City Code attached hereto is hereby adopted and incorporated into the Honeyville City Land Use and Zoning Code.
2. This ordinance designating a hearing officer as the appeal authority shall be effective immediately upon approval and posting as required by law.

3. The Honeyville City Board of Appeals is dissolved effective immediately.
4. This Ordinance repeals and supersedes the provisions of any prior ordinance(s) in conflict herewith.

PASSED AND APPROVED by the Honeyville City Council on this _____ day of July 2025.

Adams	Yes_____	Nay_____
Hougaard	Yes_____	Nay_____
Anderson	Yes_____	Nay_____
Gardner	Yes_____	Nay_____
Bingham	Yes_____	Nay_____

ATTEST:

Honeyville City:

City Recorder

By: _____
Mayor Bruce Nelson

3-4-15: Hearing for denial, suspension or revocation; appeal

- A. Procedure: If the city determines that facts exist for denial, suspension or revocation of a license under this chapter, the city shall notify the applicant or licensee (respondent) in writing of the city's intent to deny, suspend or revoke the license, including the grounds therefor, by personal delivery, or by certified mail.
- 2. Within five (5) business days of the receipt of respondent's written response, the city shall notify respondent in writing of the hearing date on respondent's denial, suspension or revocation proceeding. Within ten (10) business days of the receipt of respondent's written response, the hearing officer shall conduct a hearing at which respondent shall have the opportunity to present all of respondent's arguments and to be represented by counsel, present evidence and witnesses on his or her behalf, and cross examine any of the city's witnesses. The hearing shall take no longer than two (2) business days, unless extended to meet the requirements of due process and proper administration of justice. The hearing officer shall issue a written opinion within five (5) business days after the hearing. If a court action challenging the city's decision is initiated, the city shall prepare and transmit to the court a transcript of the hearing within ten (10) business days after the issuance of the hearing officer's written opinion.

10-4-4: Planning commission

- F. Appeals: Any person adversely affected by a final decision of the planning commission may appeal that decision to the hearing officer by filing a written appeal stating the grounds therefore within ten (10) business days from the date of the decision.

10-4-5 Hearing Officer.

- A. Creation. The position of Hearing Officer is created pursuant to the enabling authority granted by the Municipal Land Use Development, and Management Act, Section 10-9a-701 of the Utah Code Annotated. The Hearing Officer shall replace in all respects the previous duties of the Board of Appeals. Only one Hearing Officer shall consider and decide any matter properly presented for Hearing Officer Review.
- B. Appointment. The Hearing Officer shall be appointed by the City Council. The Hearing Officer shall serve at the discretion of the City Council. The Hearing Officer shall either be law trained or have significant experience with land use laws and the requirements and operations of administrative hearing processes.
- C. Compensation. The Hearing Officer may be compensated on a contract basis, based upon meetings actually attended, work done, and reasonable and necessary expenses, as determined by the City Council.
- D. Organization and Procedure. The Hearing Officer shall be organized and exercise its powers and duties as follows.
 - 1. The Hearing Officer may adopt policies and procedures, consistent with the provisions of this Code and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for

the functioning of the Hearing Officer. All such policies and procedures shall be submitted to the City Council for review and approval.

2. The Hearing Officer shall meet as necessary to consider matters within its jurisdiction. All meetings shall be properly noticed and held in accordance with the Open Meetings Law set forth in Utah Code Ann. § 52-4-1, et seq., as amended.
3. Decisions of the Hearing Officer shall take effect on the date of the meeting or hearing where the decision is made, unless a different time is designated in the Hearing Officer's rules, or at the time the decision is made.
4. The Hearing Officer shall keep written minutes of its proceedings, and keep records of its examinations and other official actions. The Hearing Officer may, but is not required to, have its proceedings contemporaneously transcribed or use a tape recorder.
 - a. The Hearing Officer shall transmit reports of its official acts and recommendations to the City Council.
 - b. The minutes of all meetings of the Hearing Officer shall be prepared and filed in the office of the City Clerk. All such records shall be available for public review and access in accordance with the Government Records and Access Management Act, Utah Code Ann., § 63-2-101, et seq., as amended.

- E. Powers and Duties. The Hearing Officer shall have all the powers and duties, explicit or implied, given such Officers by Utah State law, including but not limited to the following:
1. Hear and decide appeals from zoning decisions applying the provisions of this title, as provided in section 10-5-21 of this title.
 2. Hear and decide appeals from city council decisions regarding conditional use permits, as provided in section 10-5-14 of this title.
 3. Hear and decide variances from the terms of this title, as provided in section 10-5-22 of this title.
 4. Determine the existence, expansion, or modification of nonconforming uses, as provided in section 10-5-19 of this title.
 5. Hear and decide appeals from a fee charged in accordance with Utah State Code Section 10-9a-510; and
 6. The Hearing Officer shall act in a quasi-judicial manner; and
 7. Serve as the final arbiter of issues involving the interpretation or application of land use ordinances; and
 8. May not entertain an appeal of a matter in which the appeal authority, or any participating member, had first acted as the land use authority.
 9. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this Code.
- F. Notice of Hearing. The Hearing Officer shall fix a reasonable time for the hearing of each appeal, give public notice thereof and due notice to the parties in interest.
- G. Appearance. At the hearing of any matter, the parties affected may appear in person with or without an attorney.
- H. Stay of Proceedings. An appeal to the Hearing Officer shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Hearing Officer that by reason of facts stated in the appeal, a stay would, in

his or her opinion, cause immediate peril to life or property. In such case, proceedings shall not be stayed except by a restraining order granted by the Hearing Officer or by the District Court upon application, notice, and due cause shown.

- I. Appeal. Any person adversely affected by a final decision of the Hearing Officer may petition the district court for a review of the decision as provided in Utah Code Ann. §§10-9a-801 et seq., as amended

10-5-15: Permitted use review

- F. Appeal of Decision: Any person adversely affected by a decision of the zoning administrator regarding a permitted use review may appeal to the hearing officer in accordance with the provisions of section 10-5-21 of this chapter.

10-5-16: Temporary use permit

- F. Appeal of Decision: Any person adversely affected by a final decision of the zoning administrator regarding a temporary use permit may appeal to the hearing officer in accordance with the provisions of section 10-5-21 of this chapter.

10-5-17: Sign permit

- F. Appeal of Decision: Any person adversely affected by a decision of the zoning administrator regarding a sign permit may appeal to the hearing officer in accordance with the provisions of section 10-5-21 of this chapter.

10-5-18: Building permit review

- F. Appeal of Decision: Any person adversely affected by a final decision of the zoning administrator regarding zoning compliance of a building permit may appeal to the hearing officer in accordance with the provisions of section 10-5-21 of this chapter.

10-5-19: Nonconformity determination

- F. Appeal of Decision: Any person adversely affected by a final decision of the planning commission regarding a nonconforming use or lot, non complying structure, or other nonconformity may, within thirty (30) days after such decision, appeal to the hearing officer in accordance with the provisions of section 10-5-21 of this chapter.

10-5-20: Administrative interpretation

- F. Appeal of Decision: Any person adversely affected by an administrative interpretation rendered by the zoning administrator may appeal to the hearing officer in accordance with the provisions of section 10-5-21 of this chapter.

10-5-21: Appeal of administrative decision

- A. Purpose: This section sets forth procedures for appealing an administrative decision applying provisions of this title.
- B. Authority: The hearing officer shall hear and decide any appeal from an administrative decision applying the provisions of this title as provided in this section.
- C. Initiation: Any person, or any officer, department, or board of the city, adversely affected by a decision administering or interpreting a provision of this title may appeal to the hearing officer as provided in subsection D, 1 of this section. A complete application for an appeal shall be filed within ten (10) days of the decision which is appealed.
1. Only decisions applying this title may be appealed to the hearing officer.
 2. A person may not appeal, and the hearing officer may not consider any amendment to this title. An appeal may not be used to waive or modify the terms or requirements of this title.
- D. Procedure: An appeal of an administrative decision to the hearing officer shall be considered and processed as provided in this subsection.
1. A complete application shall be submitted to the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:
 - a. The name, address and telephone number of the applicant and the applicant's agent, if any.
 - b. The decision being appealed.
 - c. Grounds for the appeal.
 - d. A description of the action claimed by the applicant to be incorrect.
 2. After an application is determined to be complete, the zoning administrator shall schedule a public meeting before the hearing officer as provided in section 10-5-4 of this chapter. Prior to the hearing, the zoning administrator shall transmit to the hearing officer all papers constituting the record of the action which is appealed.
 3. The hearing officer shall consider the appeal at a public meeting and thereafter shall approve, approve with conditions, or deny the appeal. Any conditions of approval shall be limited to conditions needed to conform the matter appealed to applicable approval standards.
 4. After the hearing officer makes a final decision, the zoning administrator shall give the applicant written notice of the decision within ten (10) days.

5. A record of all appeals shall be maintained in the office of the zoning administrator.
- E. Standards for Decision:
1. The hearing officer may reverse or affirm, wholly or in part, or may modify an administrative decision. To that end, the hearing officer shall have all the powers of the officer from whom the appeal was taken, may attach appropriate conditions, and may issue or direct the issuance of a permit.
 2. The person making an appeal shall have the burden of proving that an error has been made.
 3. The hearing officer shall review an administrative decision for correctness and shall give no deference to the reasonableness of the decision being appealed.
 4. Because the provisions of this title are in derogation of a property owner's common law right to unrestricted use of property, any provision of this title found to be ambiguous shall be construed in favor of the property owner.
- F. Appeal of Decision: Any person adversely affected by a final decision of the hearing officer regarding an appeal of an administrative decision may, within thirty (30) days after such decision, appeal to the district court as provided in section 10-9a-801 of the Utah code, as amended.

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

10-5-22: Variance

- B. Authority: The hearing officer is authorized to hear and decide variances to the provisions of this title as provided in this section.
2. After the application is determined to be complete, the zoning administrator shall schedule a public meeting before the hearing officer as provided in section 10-5-4 of this chapter.
 3. A staff report evaluating the application may be prepared by the zoning administrator.
 4. The hearing officer shall hold a public meeting and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform the variance to approval standards.
 5. After the hearing officer makes a final decision, the zoning administrator shall give the applicant written notice of the decision within ten (10) days.
- E. Approval Standards: The following standards shall apply to a variance:
1. The hearing officer may grant a variance only if:
 2. The hearing officer may find an unreasonable hardship exists only if the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. The hearing officer may not find an unreasonable hardship exists if the hardship is self-imposed or economic.
 3. The hearing officer may find that special circumstances attached to the property exist only if the special circumstances relate to the hardship complained of and deprive the property of privileges granted to other properties in the same zone.

6. In granting a variance, the hearing officer may impose additional requirements on an applicant that will mitigate any harmful effects of the variance, or serve the purpose of the standard or requirement that is waived or modified.

- F. Appeal of Decision: Any person adversely affected by a final decision of the hearing officer regarding a variance may, within thirty (30) days after such decision, appeal to the district court as provided in section 10-9a-801 of the Utah code, as amended.

10-6-3: Change in nonconforming status

A nonconforming use, lot, noncomplying structure, or other nonconformity may not be changed except in conformance with the provisions of this title or as authorized by the hearing officer. To the extent any nonconforming use, lot, noncomplying structure, or other nonconformity becomes conforming, it shall not be changed back to the previously existing nonconforming condition.

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

10-6-6: Noncomplying structures

- C. Enlargement and Expansion: Any expansion or enlargement of a noncomplying structure that increases the degree of nonconformance is prohibited except as provided in this subsection.

2. A structure which is noncomplying as to height, area, or yard requirements may be enlarged upon authorization by the hearing officer provided the board, after notice and a hearing, finds the enlargement to be compatible with adjoining property and not detrimental to the community, as determined by the effect of the enlargement on traffic, value of adjacent and nearby properties, and the availability of adequate public facilities and services.

10-6-14: Appeal

Any person adversely affected by a decision of the zoning administrator or other official enforcing the provisions of this chapter may appeal for relief therefrom to the hearing officer as provided in this title.

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

10-7-5: Types of violations

It shall be unlawful for any person to violate any provision of this title, cause the violation of any provision of this title, or fail or refuse to do some act required under this title, including any of the following acts:

- D. Development or Use Inconsistent with Conditions of Approval: To violate, by act or omission, any lawful term, condition, or qualification placed by the city council, planning commission, hearing officer or officer of the city, as applicable, upon a required permit, certificate, or other form of authorization granted by the city council, planning

commission, hearing officer or other city officer allowing the use, development, or other activity upon land or improvements thereon.

10-7-6: Remedies

Any violation of the provisions of this title shall be subject to the enforcement remedies and penalties provided by this chapter and by Utah law, including any of the following:

- A. Withhold Permits: The city may deny or withhold any permit, certificate, or other form of authorization pertaining to any land or improvements when an uncorrected violation exists on such land pursuant to this title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the city council, planning commission, hearing officer, or other city officer. The city may, instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this section shall apply regardless of whether the original applicant or current owner is responsible for the violation in question.

10-7-10: Appeal

Any person adversely affected by a decision of the zoning administrator or other official enforcing the provisions of this chapter may appeal for relief therefrom to the hearing officer as provided in this title.

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

10-9-4: Rules for locating zone boundaries

- G. Clarification by Zoning Administrator: If application of the above rules does not clarify the location of a zone boundary, the zoning administrator shall determine the proper boundary subject to appeal to the hearing officer as provided in this title.

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

10-9-5: Clarification of zoning

- B. Ambiguous Use: If ambiguity arises concerning the classification of a particular use within the meaning and intent of this title, or with respect to matters of height, yard requirements, area requirements, or other property development standards, the zoning administrator shall determine the proper use or development standard, subject to appeal to the hearing officer as provided in this title.

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

10-21-12: Appeal

Any person adversely affected by a final decision of the planning commission or zoning administrator regarding the administration of this chapter may appeal that decision to the hearing officer as provided in section 10-5-21 of this title.

Text Amendment – Hearing Officer Changes (Dec 3)

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

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

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

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

Approximately 9 members of the public were present.

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

Dusty Bingham offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

Public Comment Period: No comments were made.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Hearing – Adjusting 2024 – 2025 Fiscal Year Budget:

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

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

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

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

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

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

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

Public Hearing – Adopting 2025 – 2026 Fiscal Year Budget:

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

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

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

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

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

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

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

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

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

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

A. Zoning Admin/DRC Report: Kenny F

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

B. Planning Commission Report: Laurie H

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

City Administration – Mayor Bruce Nelson:

Discussion Items:**A. 4th of July:**

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

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

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

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

D. Reconcile Bank Statement – Ryan Adams

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

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

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

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

C. Check & Deposit Details – May 2025

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

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

Public Health & Safety/Planning Commission – Councilmember David Hougaard

- Nothing to report at this time.

Parks & Cemeteries/Youth City Council/General Community Events –

Councilmember Trevor Gardner

- Nothing to report at this time.

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

Abatement – Kami Anderson

- Kami was not present to report.

Water Systems & Drainage – Councilmember Ryan Adams

- Nothing to report at this time.

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

Bingham

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

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

Meeting Adjourned at 8:28 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: _____

Brittiny Chlarson – Clerk/Recorder

Bruce Nelson - Mayor

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Anna Dammer						
06/03/2025	Bill	June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23913	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
AT&T Mobility						
06/03/2025	Bill	287305197845	Yes	Public Works & Zoning Admin Cell Phones/Office I-Pads Replace Public Works Phone	10-11-2105 Accounts Payable	235.56
06/03/2025	Bill Payment (Check)	23925	Yes		10-11-1110 Bank of Utah - New 12/14	-235.56
Bob Kosbab						
06/03/2025	Bill	June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23928	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Boyd Cook						
06/09/2025	Bill	5/25/25 - 06/07/25	Yes	City Work 5/25/25 - 6/07/25 40 Hours	10-11-2105 Accounts Payable	800.00
06/09/2025	Bill Payment (Check)	23937	Yes		10-11-1110 Bank of Utah - New 12/14	-800.00
06/24/2025	Bill	06/08/25 - 06/21/25	Yes	City Work 06/08/25 - 06/21/25 40 Hours	10-11-2105 Accounts Payable	800.00
06/24/2025	Bill Payment (Check)	23969	Yes		10-11-1110 Bank of Utah - New 12/14	-800.00
Brigham City Corp.						
06/17/2025	Bill	11265	Yes	T-Coliform Report ID #250519-55	10-11-2105 Accounts Payable	60.00
06/24/2025	Bill Payment (Check)	23966	Yes		10-11-1110 Bank of Utah - New 12/14	-60.00
Bruce Nelson						
06/03/2025	Bill	June Stipend	Yes	Mayor June Stipend	10-11-2105 Accounts Payable	500.00
06/03/2025	Bill Payment (Check)	23902	Yes		10-11-1110 Bank of Utah - New 12/14	-500.00
C & J Welding & Repair						
06/03/2025	Bill	12971	Yes	Square Tubes, Flat Iron, Pipe & Cutting	10-11-2105 Accounts Payable	164.47
06/03/2025	Bill Payment (Check)	23923	Yes		10-11-1110 Bank of Utah - New 12/14	-164.47
Cash.						
06/30/2025	Bill	Petty Cash	Yes	Petty Cash for 2025 4th of July Celebration	10-11-2105 Accounts Payable	2,740.00
06/30/2025	Bill Payment (Check)	23976	Yes		10-11-1110 Bank of Utah - New 12/14	-2,740.00

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Central B. E. Special Service Fire Dist.						
06/24/2025	Bill	2nd Quarter	Yes	2025 - 2nd Quarter Fees	10-11-2105 Accounts Payable	10,593.75
06/24/2025	Bill Payment (Check)	23964	Yes		10-11-1110 Bank of Utah - New 12/14	- 10,593.75
Christensen Buildings Inc						
06/30/2025	Bill	71	Yes	East Park Bowery	10-11-2105 Accounts Payable	11,000.00
06/30/2025	Bill Payment (Check)	23973	Yes		10-11-1110 Bank of Utah - New 12/14	- 11,000.00
CNH Industrial Accounts						
06/03/2025	Bill	P3936104	Yes	36" Poly-Culver Yard	10-11-2105 Accounts Payable	371.94
06/03/2025	Bill	P4027404	Yes	Pin, Lift Arm Pin, Lynch Pin	10-11-2105 Accounts Payable	16.01
06/03/2025	Bill Payment (Check)	23926	Yes		10-11-1110 Bank of Utah - New 12/14	-387.95
Comcast.						
06/03/2025	Bill	8495 44 631 0296769	Yes	City Hall Internet	10-11-2105 Accounts Payable	117.51
06/03/2025	Bill Payment (Check)	23914	Yes		10-11-1110 Bank of Utah - New 12/14	-117.51
David Nilson Checketts Amusements						
06/17/2025	Bill	41014431	Yes	2025 - 4th of July Celebration Inflatables	10-11-2105 Accounts Payable	4,475.00
06/24/2025	Bill Payment (Check)	23970	Yes		10-11-1110 Bank of Utah - New 12/14	-4,475.00
Drewes Floral						
06/11/2025	Bill	3019	Yes	Funeral Flowers	10-11-2105 Accounts Payable	249.03
06/11/2025	Bill Payment (Check)	23951	Yes		10-11-1110 Bank of Utah - New 12/14	-249.03
Dusty Bingham						
06/03/2025	Bill	June Stipend	Yes	City Council June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23918	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Econo Waste						
06/03/2025	Bill	656122	Yes	Trash Removal - City Hall, Shop	10-11-2105 Accounts Payable	206.00
06/03/2025	Bill Payment (Check)	23912	Yes		10-11-1110 Bank of Utah - New 12/14	-206.00

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Elan Financial Services						
06/03/2025	Bill	47985166943438	Yes	UNTUIT- QuickBooks, Interest	10-11-2105 Accounts Payable	182.78
06/03/2025	Bill	4798510427395930	Yes	CARROT-TOP - Flags, USPS - Postage, STAPLES - Office Supplies - Cardstock, Sheet Protectors, Ink, Folders, CIRCLE B - Filter System Parts, VEVOR - Shop Supplies, TREMONTON ACE - City Hall Flowers, STAPLES - Office Supplies - Paper, Statement Paper, Notebooks, INTEREST	10-11-2105 Accounts Payable	1,445.12
06/03/2025	Bill Payment (Check)	23903	Yes		10-11-1110 Bank of Utah - New 12/14	-1,627.90
06/30/2025	Bill	4798510066943438	Yes	INTUIT QUIKBOOKS ONLINE	10-11-2105 Accounts Payable	173.84
06/30/2025	Bill	4798510427395930	Yes	USPS - Cemetery Deeds, USPS - Postage Business Licenses	10-11-2105 Accounts Payable	52.50
06/30/2025	Bill Payment (Check)	23974	Yes		10-11-1110 Bank of Utah - New 12/14	-226.34
Enbridge Gas						
06/11/2025	Bill	5505200000	Yes	City Hall	10-11-2105 Accounts Payable	37.00
06/11/2025	Bill	1151530000	Yes	City Shop	10-11-2105 Accounts Payable	8.28
06/11/2025	Bill	2415200000	Yes	South Well	10-11-2105 Accounts Payable	18.25
06/11/2025	Bill Payment (Check)	23948	Yes		10-11-1110 Bank of Utah - New 12/14	-63.53
Farr Cragun & Berube, P.C.						
06/11/2025	Bill	34176	Yes	Colt Mund Attorney Fees - Review Surety Bond, Excavation Permit, Interlocal Agreement, Edits to Interlocal Agreement & Review Building Permit	10-11-2105 Accounts Payable	348.00
06/11/2025	Bill	34447	Yes	Colt Mund Attorney Fees - Research Governmental Immunity & Short Term Rentals	10-11-2105 Accounts Payable	72.00
06/11/2025	Bill	35011	Yes	Colt Mund Attorney Fees - Research Private Road, Review Zoning Code, Discussion on Rezone Application, Building Permit Discussions	10-11-2105 Accounts Payable	204.00
06/11/2025	Bill Payment (Check)	23942	Yes		10-11-1110 Bank of Utah - New 12/14	-624.00
Golden Spike Automation						
06/11/2025	Bill	1112	Yes	Renew the Water SCADA Computer Remote Access	10-11-2105 Accounts Payable	235.48
06/11/2025	Bill Payment (Check)	23949	Yes		10-11-1110 Bank of Utah - New 12/14	-235.48
Greer's Hardware						
06/11/2025	Bill	B848297	Yes	Outlet for 6, Drift Punch, Nuts & Bolts & Smooth Rods	10-11-2105 Accounts Payable	56.05
06/11/2025	Bill	B849218	Yes	Twin Motion Fixture, LED Headlamp, LED Bulb	10-11-2105 Accounts Payable	99.97
06/11/2025	Bill	B859553	Yes	Extension Cord, Cup Brush, Cap, Nipple, Grinding Wheel, Gas Tape, Flex Putty Knife & Spanner Wrench	10-11-2105 Accounts Payable	128.21
06/11/2025	Bill	B860149	Yes	Heavy Duty Corn Broom, Plastic Pail, Derby Rope, Bleach & Padlock	10-11-2105 Accounts Payable	104.94
06/11/2025	Bill	B860629	Yes	Soil Prep, Fireman Nozzle, Shovel, Grass Seed, EZ Seed	10-11-2105	394.85

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
06/11/2025	Bill	A346066	Yes	Nuts, Bolts & Fasteners	Accounts Payable 10-11-2105	29.90
06/11/2025	Bill Payment (Check)	23940	Yes		Accounts Payable 10-11-1110 Bank of Utah - New 12/14	-813.92
IRS						
06/02/2025	Tax Payment		Yes	Tax Payment for Period: 05/01/2025-05/31/2025	10-11-1110 Bank of Utah - New 12/14	-4,122.46
Jacob Jaques						
06/03/2025	Bill	June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23900	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Jensen Hunsaker						
06/11/2025	Bill	5K Reimbursement	Yes	2025 - 5K Reimbursement - Medals, Timing Chips, Sunglasses, Reflective Bands, Bibs & Pins & Bubble Awards	10-11-2105 Accounts Payable	1,672.50
06/11/2025	Bill Payment (Check)	23941	Yes		10-11-1110 Bank of Utah - New 12/14	-1,672.50
Jones & Associates						
06/11/2025	Bill	22924	Yes	Nye/Roddam Subdivision Amendment & Millisap Lot Line Adjustment	10-11-2105 Accounts Payable	117.75
06/11/2025	Bill	22925	Yes	Potential Revision to City Code, General Information Related to Potential Development, General Engineering Assistance, Council Chambers Desk & Remodel Design, 2023 Culinary Water CFP, 2023 Culinary Water IFPP & IFA, FEMA HMGP Design (3600 W)	10-11-2105 Accounts Payable	5,024.50
06/11/2025	Bill Payment (Check)	23943	Yes		10-11-1110 Bank of Utah - New 12/14	-5,142.25
Kamerie Anderson						
06/03/2025	Bill	June Stipend	Yes	City Council June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23908	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Kelli Shaw						
06/03/2025	Bill	June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23909	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Kenny Funk						
06/24/2025	Bill	May 2025	Yes	Zoning Administrator - May Hours 25 Hours	10-11-2105 Accounts Payable	625.00
06/24/2025	Bill Payment (Check)	23971	Yes		10-11-1110 Bank of Utah - New 12/14	-625.00
Laurie Hunsaker						
06/03/2025	Bill	June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
06/03/2025	Bill Payment (Check)	23915	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Master Meter, Inc						
06/03/2025	Bill	284064	Yes	Yearly Software Support	10-11-2105 Accounts Payable	2,022.00
06/03/2025	Bill Payment (Check)	23910	Yes		10-11-1110 Bank of Utah - New 12/14	-2,022.00
Mid-American Research Chemical						
06/11/2025	Bill	0850332-IN	Yes	Cleaning Wipes, Glass Cleaner, Spray Paint, Insect Repellent & Breaks & Parts Cleaner	10-11-2105 Accounts Payable	684.33
06/11/2025	Bill Payment (Check)	23952	Yes		10-11-1110 Bank of Utah - New 12/14	-684.33
Misra's Concrete, LLC						
06/11/2025	Bill	East Park	Yes	4' Sidewalk around Pickleball Court, 25' x 35' Park Bowery, Footings for Bowery	10-11-2105 Accounts Payable	26,900.00
06/11/2025	Bill Payment (Check)	23938	Yes		10-11-1110 Bank of Utah - New 12/14	-26,900.00
Mountainland Supply Company						
06/17/2025	Bill	S106973506.001	Yes	2 Bolt Wide Range Epoxy Coat Couplings	10-11-2105 Accounts Payable	875.50
06/24/2025	Bill Payment (Check)	23972	Yes		10-11-1110 Bank of Utah - New 12/14	-875.50
Petersen Plumbing Supply						
06/11/2025	Bill	3460726	Yes	Epoxy & Canvas Drop Cloth	10-11-2105 Accounts Payable	667.88
06/11/2025	Bill Payment (Check)	23944	Yes		10-11-1110 Bank of Utah - New 12/14	-667.88
Quiklink Internet						
06/11/2025	Bill	30098	Yes	Shop Internet	10-11-2105 Accounts Payable	75.00
06/11/2025	Bill Payment (Check)	23946	Yes		10-11-1110 Bank of Utah - New 12/14	-75.00
Renegade Rentals						
06/03/2025	Bill	27123	Yes	Black Diamond Line & Speed Feed Head	10-11-2105 Accounts Payable	68.18
06/03/2025	Bill	27522	Yes	Black Diamond Line, 2 Cycle Engine Oil & Curved Shaft Edger	10-11-2105 Accounts Payable	440.94
06/03/2025	Bill	27889	Yes	Weed Eater	10-11-2105 Accounts Payable	359.99
06/03/2025	Bill Payment (Check)	23922	Yes		10-11-1110 Bank of Utah - New 12/14	-869.11
06/24/2025	Bill	317330	Yes	Weed Eater Repair	10-11-2105 Accounts Payable	45.00
06/24/2025	Bill	319941	Yes	Tiller Rental to Work Ground at Park	10-11-2105	94.30

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
					Accounts Payable	
06/24/2025	Bill	320012	Yes	Edger Blade	10-11-2105	5.02
					Accounts Payable	
06/24/2025	Bill Payment (Check)	23961	Yes		10-11-1110	-144.32
					Bank of Utah - New 12/14	
RICOH USA, INC						
06/03/2025	Bill	40503200	Yes	Copier Lease	10-11-2105	135.55
					Accounts Payable	
06/03/2025	Bill	40554581	Yes	Finance Charge	10-11-2105	6.78
					Accounts Payable	
06/03/2025	Bill Payment (Check)	23917	Yes		10-11-1110	-142.33
					Bank of Utah - New 12/14	
06/17/2025	Bill	5071471059	Yes	Additional Images	10-11-2105	121.04
					Accounts Payable	
06/24/2025	Bill	40596818	Yes	Copier Lease	10-11-2105	135.55
					Accounts Payable	
06/24/2025	Bill Payment (Check)	23965	Yes		10-11-1110	-256.59
					Bank of Utah - New 12/14	
RKT						
06/03/2025	Bill		Yes	Backhoe Tire Repair	10-11-2105	183.00
					Accounts Payable	
06/03/2025	Bill Payment (Check)	23911	Yes		10-11-1110	-183.00
					Bank of Utah - New 12/14	
Rocky Mountain Power						
06/11/2025	Bill	55231466-004 6	Yes	Radio Transmitter	10-11-2105	11.00
					Accounts Payable	
06/11/2025	Bill	53231466-001 2	Yes	City Hall, North Well, Calls Fort Cemetery, Streetlights, City Shop, Honeyville Cemetery, Cookshack, South Well 3-Phase Pump	10-11-2105	5,842.63
					Accounts Payable	
06/11/2025	Bill Payment (Check)	23947	Yes		10-11-1110	-5,853.63
					Bank of Utah - New 12/14	
Rupp Trucking Ent. Inc.						
06/03/2025	Bill	28101	Yes	Vac Truck - 5 Hours	10-11-2105	2,000.00
					Accounts Payable	
06/03/2025	Bill Payment (Check)	23920	Yes		10-11-1110	-2,000.00
					Bank of Utah - New 12/14	
Rupp Waste Containers, Inc.						
06/24/2025	Bill	11787	Yes	2025 - City Clean-Up Waste Containers	10-11-2105	4,996.80
					Accounts Payable	
06/24/2025	Bill Payment (Check)	23962	Yes		10-11-1110	-4,996.80
					Bank of Utah - New 12/14	
Rural Water Assoc. of Utah						
06/03/2025	Bill	25096	Yes	Rural Water Annual Membership Fees	10-11-2105	938.00
					Accounts Payable	
06/03/2025	Bill Payment	23924	Yes		10-11-1110	-938.00

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION NUM TYPE	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
	(Check)			Bank of Utah - New 12/14	
Ryan Adams					
06/03/2025	Bill June Stipend	Yes	City Council June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check) 23927	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Staci Zilles-Nelson					
06/03/2025	Bill June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check) 23899	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Standard Plumbing					
06/03/2025	Bill YPCM94	Yes	Nozzles, Ergo Trowel & RB Rotor Pop Up	10-11-2105 Accounts Payable	307.27
06/03/2025	Bill YPG659	Yes	City Hall Sprinkler Repairs	10-11-2105 Accounts Payable	69.18
06/03/2025	Bill YPHG97	Yes	LED Hat Light, Spindle Adapter, Backing Flange, Switch/Outlet, Staple, Blow Gun Nozzle & Quick Conn Kit	10-11-2105 Accounts Payable	91.51
06/03/2025	Bill YPHH23	Yes	Overshoes, Tape to Go & Terminal Set	10-11-2105 Accounts Payable	55.96
06/03/2025	Bill YOKD52	Yes	Floor Flange, Galvanized Bushing, Galvanized Nipple, Galvanized Elbow, Clean Seal, Test Ball, Oxide Bits & Assorted Parts	10-11-2105 Accounts Payable	205.45
06/03/2025	Bill YQWK28	Yes	ADJ Pock Blow Gun, HM Ind Assort, Spindle Adapter, Q-Comp Adapt, Q-Comp Union	10-11-2105 Accounts Payable	183.17
06/03/2025	Bill Payment (Check) 23921	Yes		10-11-1110 Bank of Utah - New 12/14	-912.54
STATE OF UTAH ..					
06/03/2025	Bill 2025 - 1st Quarter	Yes	2025 - 1st Quarter	10-11-2105 Accounts Payable	14.66
06/03/2025	Bill Payment (Check) 23907	Yes		10-11-1110 Bank of Utah - New 12/14	-14.66
Stoltz Equipment					
06/03/2025	Bill P25718	Yes	Eyebolts & Tube Nuts	10-11-2105 Accounts Payable	51.89
06/03/2025	Bill P25945	Yes	Mower Blades	10-11-2105 Accounts Payable	121.56
06/03/2025	Bill Payment (Check) 23916	Yes		10-11-1110 Bank of Utah - New 12/14	-173.45
06/11/2025	Bill LATECH	Yes	Late Fee	10-11-2105 Accounts Payable	2.60
06/11/2025	Bill Payment (Check) 23950	Yes		10-11-1110 Bank of Utah - New 12/14	-2.60
Sunrise Engineering, Inc					
06/30/2025	Bill ARIV1002880	Yes	Cemetery System - Additional GIS Services	10-11-2105	700.00

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
06/30/2025	Bill Payment (Check)	23975	Yes		Accounts Payable 10-11-1110 Bank of Utah - New 12/14	-700.00
T-n-T Engraving 06/03/2025	Bill	103966	Yes	Name Plates	10-11-2105 Accounts Payable	22.75
06/03/2025	Bill Payment (Check)	23906	Yes		10-11-1110 Bank of Utah - New 12/14	-22.75
Tarbets Concrete Cutting Inc 06/03/2025	Bill	367726	Yes	Codrill 7" hole, 10"	10-11-2105 Accounts Payable	225.00
06/03/2025	Bill Payment (Check)	23919	Yes		10-11-1110 Bank of Utah - New 12/14	-225.00
Thatcher Company 06/03/2025	Bill		Yes	T. Chlor & Chlorine	10-11-2105 Accounts Payable	1,932.75
06/03/2025	Bill Payment (Check)	23904	Yes		10-11-1110 Bank of Utah - New 12/14	-1,932.75
06/17/2025	Bill	5020092584	Yes	T. Chlor & Chlorine	10-11-2105 Accounts Payable	726.65
06/24/2025	Bill Payment (Check)	23967	Yes		10-11-1110 Bank of Utah - New 12/14	-726.65
The Print Shop 06/17/2025	Bill	31794	Yes	Vinyl for Office Hours on City Hall Door & Install	10-11-2105 Accounts Payable	71.58
06/24/2025	Bill Payment (Check)	23968	Yes		10-11-1110 Bank of Utah - New 12/14	-71.58
Tremonton Ace Hardware 06/17/2025	Bill	93749	Yes	Cookshack/Connector, Couplings, Compression Tees, Compression Connections, Oscillating Tool, OSC Blade Sets, City Hall Light	10-11-2105 Accounts Payable	313.66
06/17/2025	Bill	94021	Yes	Cement ABS, Elbow ABS, Bolt Eye w/Nut, Elbow 60 ABS, Elbow 90L ABS	10-11-2105 Accounts Payable	46.47
06/24/2025	Bill Payment (Check)	23963	Yes		10-11-1110 Bank of Utah - New 12/14	-360.13
Trevor Gardner 06/03/2025	Bill	June Stipend	Yes	City Council June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23901	Yes		10-11-1110 Bank of Utah - New 12/14	-50.00
Ty Walker 06/03/2025	Bill	June Stipend	Yes	Planning Commission June Stipend	10-11-2105 Accounts Payable	50.00
06/03/2025	Bill Payment (Check)	23905	Yes		10-11-1110 Bank of Utah -	-50.00

HONEYVILLE CITY

Transaction List by Vendor

June 2025

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
					New 12/14	
Utah Retirement Systems						
06/14/2025	Expense		Yes		10-11-1110 Bank of Utah - New 12/14	-904.61
06/23/2025	Expense		Yes		10-11-1110 Bank of Utah - New 12/14	-823.15
Utah State Tax Commission						
06/24/2025	Deposit		Yes		10-11-1170 Utah St Treasurer Pool - 281	27,839.07
Valley Designs Landscape Consultants						
06/11/2025	Bill	West Park	Yes	West Park Layout & Plant Material Specifications	10-11-2105 Accounts Payable	3,000.00
06/11/2025	Bill Payment (Check)	23939	Yes		10-11-1110 Bank of Utah - New 12/14	-3,000.00
Wheeler Machinery Co.						
06/11/2025	Bill	SS0000544107	Yes	Finance Charge	10-11-2105 Accounts Payable	47.51
06/11/2025	Bill Payment (Check)	23945	Yes		10-11-1110 Bank of Utah - New 12/14	-47.51

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
10-11-1110	Bank of Utah - New 12/14					
06/02/2025	Deposit					437.00
		6415507				-40.00
		6529992				-10.00
		6122459				-40.00
		6060619				-40.00
		6058840				-40.00
		33628813				-40.00
		5891738				-40.00
		5849419				-80.00
		5799559				-40.00
		500229				-27.00
		7911				-40.00
06/02/2025	Deposit					360.00
		6550327				-40.00
		3892064655				-80.00
		3893345196				-80.00
		24702				-40.00
		24702				-40.00
		24702				-40.00
		24702				-40.00
06/02/2025	Deposit					396.28
						30.00
						-14.72
						-92.00
						-140.00
						-149.00
06/03/2025	Deposit					1,342.00
		3739		5k Run Donation - Byee Electric		-500.00
		3738		4th of July Donation - Bybee Electric - General		-500.00
				Park Reservation		30.00
		4123				-40.00
		4954				-40.00
		9102				-40.00
		106				-40.00
		3667				-108.00
		887337342				-44.00
06/03/2025	Deposit					929.04
				HON2517 - Elden Stokes - Solar		837.20
				HON2518 - Doug Ball - Replace Furnace		125.84
						-34.00
06/04/2025	Deposit					519.51
						-17.49
						-205.00
						-150.00
						-52.00
						-40.00
						-40.00
						-50.00
06/05/2025	Deposit					1,545.79
				Park Reservation		60.00
				HON2521 - Nicole Lyday		125.84
						30.00
				HON2519 - Craig Smith - Battery for Solar		837.20
				HON2520 - Cody Storey - A/C Replacement		125.84

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
						-55.89
						-161.80
						-200.00
						-61.00
06/06/2025	Deposit					330.83
						-10.23
						-80.00
						-80.00
						-80.00
						-101.06
06/07/2025	Deposit					745.00
		7928				-40.00
		530				-170.00
		1697				-83.00
		122				-132.00
		357				-56.00
		517				-40.00
		4470				-59.00
		851				-40.00
		4921				-65.00
		190				-60.00
06/07/2025	Deposit					573.80
		1081				-52.00
		6178586				-40.00
		995044				-40.00
		6315886				-40.00
		995452				-40.00
		6653597				-40.00
		6864221				-40.00
		5109				-40.00
		3901915404				-40.00
		800193				-40.00
		864				-161.80
06/07/2025	Deposit					935.30
						-80.00
						-40.00
		3547				-40.00
		225400700				-40.00
		139				-40.00
		1045				-40.00
		1045				-62.00
		1023				-73.30
		2603				-40.00
		1567				-80.00
		653				-400.00
06/07/2025	Deposit					825.00
		1902				-40.00
		279				-40.00
		1257				-80.00
		4016				-200.00
		5289				-40.00
		3206				-84.00
		312				-47.00
		737				-40.00
		1317				-40.00
		9299				-70.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		27163802				-144.00
06/07/2025	Deposit					1,443.30
		62222		5K Race Entries		-929.50
				Rodeo Entry		-15.00
						-40.00
		635				-59.00
		188				-40.00
		152321126				-40.00
		529				-159.80
		4077				-80.00
		529				-40.00
						-40.00
06/09/2025	Deposit					4,791.22
		423		HON2516 - Jacob Jaques - New Porch & Cover		113.22
		17547		Bryce Tolman - 7076 N 2200 W		3,757.00
		17547		Bryce Tolman - 7076 N 2200 W		535.00
		3250				-40.00
		1765				-92.00
		3390				-51.00
		1425				-40.00
		1687				-80.00
		133				-83.00
06/09/2025	Deposit					1,159.00
		13889				-40.00
		1138				-400.00
		4981				-40.00
		184				-100.00
		887983167				-60.00
		225606365				-40.00
		225598165				-225.00
		60209				-92.00
		500033				-40.00
		2879				-40.00
		2896				-82.00
06/09/2025	Deposit					661.00
				Deed Transfer		50.00
				Park Reservation		45.00
		6972026				-100.00
		1790				-40.00
		16				-40.00
		225559291				-40.00
		225559287				-42.00
		60127				-94.00
		3331				-80.00
		1142				-57.00
		10478				-73.00
06/09/2025	Deposit					413.95
						-15.05
						-86.00
						-140.00
						-43.00
						-80.00
						-80.00
06/10/2025	Deposit					646.00
		8769				-44.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		425				-92.00
		4382				-58.00
		863				-120.00
		3952				-80.00
		7634				-40.00
		3906439075				-2.00
		7174479				-80.00
		34200344				-40.00
		34364567				-50.00
		895104				-40.00
06/10/2025	Deposit					795.00
		6109				-40.00
		7344862				-40.00
		7401351				-40.00
		7379388				-58.00
		7292694				-80.00
		7330987				-81.00
		7443990				-160.00
		6412				-100.00
		7702981				-54.00
		7825970				-62.00
		7711002				-80.00
06/10/2025	Deposit					711.00
		7814726				-93.00
		7747437				-124.00
		7752768				-134.00
		7793785				-280.00
		800168				-40.00
		3908327178				-40.00
06/10/2025	Deposit					429.48
						-16.52
						-57.00
						-121.00
						-80.00
						-78.00
						-70.00
						-40.00
06/11/2025	Deposit					386.00
		8196				-40.00
		2554				-50.00
		1656				-40.00
		3501				-46.00
		2212				-46.00
		322				-43.00
		145				-40.00
		7467				-40.00
		7467				-41.00
06/11/2025	Deposit					65.00
		224		Transfer Deed		25.00
		1171				-40.00
06/11/2025	Deposit					277.28
				HON-- Chuck Chamberlain - bldg premit		125.84
						-10.36
						-161.80

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
06/11/2025	Deposit					657.60
		204				-40.00
		673				-121.80
		203				-40.00
		252				-155.80
		2334				-40.00
		2934				-40.00
		4658				-45.00
		2126				-40.00
		1763				-40.00
		225635144				-40.00
		225626027				-55.00
06/12/2025	Deposit					632.00
		800287				-100.00
		800310				-118.00
		193				-63.00
		1431				-40.00
		1931				-46.00
		4222				-40.00
		1919				-40.00
		7536511				-40.00
		667				-40.00
		7586654				-54.00
		7593308				-51.00
06/12/2025	Deposit					1,360.00
				5K Entry Fee		-25.00
		1854		5K Sponsor - B&T Farms		-200.00
		185		5K Sponsor - CM Trucking		-100.00
		008		5K Sponsor - Kaylee & Jason Lee (Farm Bureau)		-100.00
		17551		5K Sponsor - Bryce's Auto		-450.00
				5K Sponsor - Garage Pros		-100.00
		7606905				-135.00
		7645441				-40.00
		34644863				-80.00
		34653441				-40.00
		34653441				-40.00
		800145				-50.00
06/12/2025	Deposit					157.17
						-5.83
				Rodeo Entry		-30.00
						23.00
						-40.00
						-70.00
06/13/2025	Deposit					760.00
		225676522				-47.00
		60302				-48.00
		60023				-89.00
		60057				-80.00
		60012				-90.00
		225676511				-50.00
		2208				-156.00
		8042623				-40.00
		9330				-160.00
06/13/2025	Deposit					178.81
						-6.19
						-65.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
						-40.00
						-80.00
06/14/2025	Deposit					992.00
		513				-40.00
		824				-40.00
		5666				-40.00
		7722				-40.00
		4578				-91.00
		3765				-375.00
		55393				-97.00
		3295				-40.00
		6080				-40.00
		6080				-149.00
		154690740				-40.00
06/14/2025	Deposit					197.00
		517				-48.00
		800134				-60.00
		60150				-40.00
		225730978				-49.00
06/16/2025	Deposit					107.00
		1087				-63.00
		119				-44.00
06/16/2025	Deposit					1,706.00
						-225.00
		110				-56.00
		800133				-51.00
		6793				-120.00
		26891				-949.00
		164100				-70.00
		1489				-40.00
		3509				-40.00
		137				-40.00
		7				-40.00
		4453				-75.00
06/16/2025	Deposit					1,562.00
		3748506		5k Sponsor - IHC		-500.00
		70061		5k Sponsor - Members First		-700.00
		3253				-40.00
		1019				-40.00
		218				-42.00
		4544				-160.00
		998				-80.00
06/16/2025	Deposit					1,348.17
				Park Rental		30.00
						-51.63
						-74.00
						-58.00
						-57.00
						-51.00
						-43.00
						-40.00
						-40.00
						-40.00
						-40.00
						-40.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
						-40.00
						-40.00
						-40.00
						-40.00
						-40.00
						-40.00
						-33.00
						-18.00
						-13.00
						-300.00
						-80.00
						-162.80
06/17/2025	Deposit					466.47
		6258				-125.00
		5612				-201.47
						-100.00
						-40.00
06/17/2025	Deposit					773.00
						-683.00
		3776				-40.00
		225779196				-50.00
06/17/2025	Deposit					510.10
						-19.90
						-88.00
						-40.00
						-40.00
						-40.00
						-12.00
						-150.00
						-40.00
						-80.00
06/18/2025	Deposit					17,587.75
		642		HON2523 - 6977 N 2275 W - Shop - Lindauer		677.81
		222		HON2524 - 7190 N 2200 W - Home - Barnett		5,167.94
		120		HON2525 - 6480 N Hwy 38 - Home - Walker		6,047.00
		120		HON2525 - 6480 N Hwy 38 - Home - Walker		3,757.00
		120		HON2525 - 6480 N Hwy 38 - Home - Walker		949.00
		120		HON2525 - 6480 N Hwy 38 - Home - Walker		535.00
		579				-82.00
		800035				-60.00
						-81.00
		1861				-184.00
						-47.00
06/18/2025	Deposit					512.59
				Park Rental		30.00
						-19.21
						-100.00
						-240.00
						-161.80
06/20/2025	Deposit					506.00
		119				-97.00
		5236				-40.00
		4219				-40.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		5235				-40.00
		24743				-40.00
		24743				-40.00
		24743				-40.00
		24743				-40.00
		4640				-40.00
		225854021				-49.00
		500232				-40.00
06/20/2025	Deposit					1,735.00
		15593		Rodeo Donation - Nelson Metals		-200.00
		62479		5K Race Entries		-731.00
						-200.00
		60427				-111.00
		5896				-40.00
		1559				-40.00
		3342				-40.00
		172				-53.00
		511				-150.00
		168				-120.00
		3110				-50.00
06/20/2025	Deposit					758.32
				5k Donation Sponsor		-500.00
						-27.68
						-99.00
						-122.00
						-25.00
						-40.00
06/21/2025	Deposit					123.00
		430				-43.00
		3100				-40.00
		3923641367				-40.00
06/23/2025	Deposit					927.80
		871				-225.00
		871				-78.00
		671				-40.00
		671				-239.00
		1882				-115.00
		2573				-121.80
		2004				-40.00
		889210093				-69.00
06/23/2025	Deposit					180.00
				Rodeo Entry Fees		-30.00
		225898082				-40.00
		60371				-40.00
		225916240				-30.00
		22516243				-40.00
06/23/2025	Deposit					409.13
						-15.87
						-40.00
						-40.00
						-75.00
						-60.00
						-50.00
						-40.00
						-40.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
						-40.00
						-40.00
06/23/2025	Deposit					203.01
				Park Reservation		90.00
						-6.99
						-80.00
						-40.00
06/25/2025	Deposit					1,127.00
		459				-118.00
		427				-40.00
		7503				-47.00
		2788				-51.00
		9450				-78.00
		3433				-70.00
		833				-56.00
		36950				-556.00
		1735				-40.00
		454				-71.00
06/25/2025	Deposit					387.00
		4508				-120.00
		208				-40.00
		1400				-67.00
		136				-40.00
		951				-120.00
06/26/2025	Deposit					130.81
				Rodeo Entry		-30.00
						-4.19
						-80.00
						-25.00
06/26/2025	Deposit					1,360.29
				Rodeo Donation		-500.00
				Rodeo Entry Fees		-30.00
						-51.71
						-80.00
						-51.00
						-40.00
						-160.00
						-40.00
						-40.00
						-40.00
						-40.00
						-59.00
						-40.00
						-40.00
						-40.00
						-92.00
						-80.00
						-40.00
06/27/2025	Deposit					846.00
		109				-60.00
		800178				-100.00
		11653				-387.00
		6494				-84.00
		744				-80.00
		154				-40.00

HONEYVILLE CITY

Deposit Detail

June 2025

DATE	TRANSACTION TYPE	NUM	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		1031				-55.00
		6058				-40.00
06/28/2025	Deposit					509.00
		1789				-148.00
		7205				-40.00
		225978757				-48.00
		225978741				-40.00
		225978740				-40.00
		2000246				-70.00
		60327				-43.00
		226052062				-80.00
06/30/2025	Deposit					755.00
		1878				-77.00
		4606				-115.00
		1944				-45.00
		3857				-64.00
		16225				-126.00
		4649				-48.00
		23				-120.00
		7914				-40.00
		281748152				-40.00
		185				-80.00
06/30/2025	Deposit					450.00
				Park Reservation		50.00
		186		5k Sponsor - Pack Tax		-100.00
		539		5k Sponsor - Dillon Bosworth		-150.00
		0087		Park Reservation		60.00
				Rodeo Entries		-90.00
10-11-1170 Utah St Treasurer Pool - 281						
06/24/2025	Deposit		Utah State Tax Commission			27,839.07
			Utah State Tax Commission			25,450.58
			Utah State Tax Commission			2,388.49
06/25/2025	Deposit					50.35
				Dog Lic.		12.00
						-1.65
						-40.00
06/26/2025	Deposit					1,014.00
		2770		Rodeo Entry		-15.00
		1801		Rezone Fee - Stephanie Madsen		300.00
		1091				-366.00
						-69.00
		601				-63.00
		1098				-61.00
						-140.00