



HOWELL TOWN NEWSLETTER

June 2026



Volume 23

Issue 6

Upcoming Events:

June 9 th	6:00 p.m.	Howell Planning Commission Meeting
June 9 th	7:00 p.m.	Howell Town Council Meeting

Notice for Howell Days

looking to help with the auction for Howell days

From the April Planning Commission Meeting

Discussion rezoning of Wendy Henderson

property: 12-25-20 ordinance: Property must be in the name of individual building before rezoning can be approved.

Discussion on Tuff shed and other residential buildings not on foundations:

mobile homes (anything without a foundation, still have axles and tires) being part of the tuff shed ordinance. What to do with a home that has no foundation and the town was told they would be putting a foundation under it. Fee can be applied to the taxes, and they can be reported to the health department. Non-conformance section and fees 10-7. No permit was given for the living on the property. Need to update the ordinance to state storage unit/ tiny house/ shipping containers/ Storage sheds.

Recommend new impact study to be completed.

From the April 10 Town Council Meeting

Public hearing

Town water infrastructure:

Christi Nessen thanked the town and previous board members for all their work in bringing the town's water system to where it is now.

Craig Hawkes reported on the town's current system and referenced the most recent impact

study (2007). The study shows the town can handle more water hook ups. Craig also reported that the town has recently updated their water system maps. As a town, most of our water usage goes to lawns and livestock.

Brad Hawkes advised the town to be wise when putting in new lines regarding size and future growth. He also mentioned his issues with getting water are partly due to his elevation. It was agreed by many that elevation plays a big part in the water consistency of homes above a certain level. Brad also mentioned when there is a large volume of water being used, his pressure and water supply drop drastically.

Pressure pumps would be necessary for homes at higher elevations to ensure they get the desired pressure at their residence.

Robert Logan emphasized the importance of pressure regulators in the home to help regulate the water coming into the home which ensures water pressure surges will not damage any water systems in the home. It is required for all new homes.

Tim Douglas said with the larger line that was installed on the east side, his water supply is much more consistent. If fees are to be raised, he would prefer it to be raised in the impact fees and not the monthly water fees. He suggested a new study be done to determine if our impact fees need to be raised.

Impact fees:

The town impact fees are \$7970 with \$500 for the meter. Craig talked about the various grants they have used to upgrade certain lines. It would take more grants along with the impact fees to do more upgrades. Impact fees are only used for upgrading water infrastructure. A new impact study would help the town see where they are deficient.

Water meters:

Dakota Tuck stated that the town cannot deny a water meter unless they have a licensed engineer come in and say we are at our water capacity and cannot issue more water meters. The town cannot discriminate who they choose to approve and who they deny. Only if the town is at water capacity can they deny water hook ups.

Board Member Sorensen brought up the concern of anyone tapping into a water line. The town does not allow anyone to tap into a water line without their approval and inspection. All meter locations are determined by the town with input from the landowner. It was suggested that when installing new water lines, the town should look at the possibility of future growth in that area and plan the size of line accordingly. The landowner has been the one to pay for the line from both the main line and from the meter to their home with the town assuming responsibility of the line before the meter after 1 or 2 years. In the past, the town has helped with the cost difference in the upgraded line if such is deemed necessary.

It was mentioned to limit water meter approvals to a certain number a year to make sure we are not over taxing our water systems. Many agreed with this statement.

Rezoning was also addressed. The town used to use conditional use permits to allow smaller lots, but this was incorrect. The town now goes through a rezoning process for any requests under 20 acres. Gary Burton urged the public that if they have issues with growth, then attend meetings where rezoning is requested and voice their concerns.

From the April 14 Town Council Meeting Proposal and voting for Planning Commission member:

Chris Hawkes term as planning commission member was up in February. We need to vote on whether he continues or if a new seat will open.
Follow up to the minutes.

Job descriptions for the building cleaning and grounds keeping:

Flag at cemetery: law states it must have a light. Working on adding light and flag will only be flown on holidays.

Box Elder County Sheriff's Office

Deputy King is our new sheriff for the valley.

16 calls, 4 agencies assist, 2 citizen assists, 3 fire department assists, 1 VIN inspection, 1 health issue, also sheriff department will be in new uniforms.

Dirk Anderson: BRAG

Community advisors and planners are available to help with projects, capital asset reporting. He can also help us or connect us to agencies that can help us find and acquire grants to help with town needs.

Public Comments

Christ Anderson: Town celebration: Do we want to have the boosters run the celebration on July 11? Budget has been \$6,000 in the past. This year's celebration will only be a 1-day event instead of 2 days. Town council will do breakfast and assist with making dinner.

CWS renewal information- Bradley Johnson

Tracy Sweneson, Dusty Richards, and Bradley Johnson with DNR for wildfire management and mitigation were here to discuss the offer to join in the agreement to have their assistance with wildfires. This can be paid for by doing in-kind work. 3 categories to work under to mitigate the cost. Preparedness to fight fires, learning and training, 2026 would need to be about \$10,000 and another \$8,000 is owed from 2025. This will be done using the calendar years. Community wildfire protection plan to keep in good standing for the year. HB passed that all new housing must meet the fire code according to the station requirements.

How to record the work that was done each year so that it can be reported to the program at the end of the year will need to be decided. WOVE code has structured upgrades and can help. This agreement would need to be signed as a 5-year term.

Water meter applicants

Cody and McKenzie Sorensen- approved

Jay Thalman-Needs land put incorrect name of owner.

Parker Nessen- approved

Shelly Logan- approved

Cole Johnson- (Craig Hawkes will have the meter until it is transferred to Cole) approved.

Carter Anderson- approved

Shelly Logan, Town Treasurer– Financial Reports

General Fund Interest- \$193.50

PTIF Interest- \$717.14

Mayor, Council Member Reports

Mayor Bruce Morris:

- ❖ New pipe under road going to Munks after fire: need to put galvanized in the place and use a 4-foot squash pipe (2-20 feet) sections and charge for the 24 foot and see if we can cover the rest. We will work with Rusty to see what we can do.
- ❖ Review bids submitted for the road repair on 14400: bids were discussed and it was decided that we will go with Coldwater. Landis will not help cover any of the road repair from last year.

Council Member Rex Nessen:

- ❖ Will get weeds sprayed on the roads and find out about pricing on galvanized squash pipe and get it installed.

Council Member Josh Anderson:

- ❖ Bill for the repairs on the community center roof are pending since he found a few more small leaks. Howell Days Auction needs to be covered and put in the newsletter so that we can get volunteers. Friday the carpets in the upper section and post office will be cleaned.

Council Member McKenzie Sorensen:

- ❖ Moratorium for water meter sales and get impact study in public meeting for next month. Grovers will need to put in the meters, and it will need to be increased on the cost.

Council Member Drew Sorensen:

- ❖ Nothing

June Utah Trivia Questions

1. Which Emery County town was named for a U.S. president?
2. What town hosts the World Folkfest each summer?
3. Residents of what town moved 15,000 feet of lumber from a snowbound sawmill, made 250,000 bricks, quarried stone, and complete a large building in nine months to keep its claim to state college?
4. What Utah town is nicknamed Art City?
5. What town on Bear Lake is the starting point for many snowmobile trails?
6. What museum has one of the largest collections of vintage aircraft and ordinance in the United States?
- 7.

From the April 24 Town Council Meeting

Council discussion and vote on water moratorium.

- ❖ McKenzie read a letter from Hansen, Allen and Luce Inc: Engineering report about what system. Attachment A to the town minutes
- ❖ McKenzie then read a letter from Dirk Anderson from BRAG (Bear River Association of Governments)

Public hearing

Moratorium on water meters:

Dakota Tuck: she says that there is enough water for the valley, and she feels that the meeting was posted incorrectly. Then brought up the impact fees that were not part of this meeting.

Rick Ellis: Completely agrees with the moratorium not because we do not have the water to support the valley but because we do not have the proper infrastructure.

Cristi Anderson: Understand both side of this discussion and show concern about where eth funding will come from for fixing the issues.

Danny Hawkes: Agree with moratorium but the infrastructure is not the and the people in the higher elevations will notice the addition of the new meters and not the people at the lower elevation. He agrees that

something needs to be done to fix the issue and that he does not think the people already in the valley should have to pay for this upgrade.

Shuman Bingham: Do we have a timeline on how long it will take to do the study? McKenzie then answered that the moratorium can be put in place starting at 6 months and the study can begin as soon as that is in place and the moratorium can be put in place for as long as a year.

Danielle Hawkes: As far as this goes, it is not about being against growth because they would like to see their children move out here but if we do not have the infrastructure in place. They do not want to have to sell cows and would like to be able to shower with the needed pressure at their house which they do not currently have. McKenzie brought up the fact that their home has 19 psi and not the required 30 psi.

McKenzie has the original impact study that state what needs to be done and that we have not completed them because we do not have the funding to upgrade the pipe size to what is needed to complete the impact study findings.

Christopher Hawkes: He appreciates that responsibility and thinking ahead of by the town council to address this issue and he does not want to bear the burden of all the upgrades needed for growth.

Craig Hawkes: Asking about the meeting being about the moratorium because some of the information is false that is going around the valley. Some of the items had been upgraded but not all of them. 3 big projects were done through grants and not taking the money from the people that live here and the ones that are moving.

Timber Rinderknecht: He understands that water lines need to be updated. Will this

change affect him for wanting a water meter in the May meeting? Asking about the letter from BRAG and Engineers how it will affect buying a meter.

Chris Richards: He came out here to get away from the growth, and it should be on the developers to get the water line upgraded to get the water to the subdivisions they are wanting to put in.

Kimi Rinderknecht: She is concerned that people that are following the laws and waited until they had 20 acres in place before applying for a water meter. She stated that she feels there have been inconsistencies with the laws in the past.

Wendy Henderson: What will this do for her property? They did not stay for town council meeting and if they had stayed for that meeting the meter would have been approved.

Allen Johnson: Was the study done with a static reading? There is the 1977 well that could be used if it is a water problem. Council members let him know that it is not a water problem.

Dakota Tuck: Will there be new 8-inch lines put in place or will that be for just the new home being put in. She also feels that there is favoritism going on about who gets a meter. Please explain to the council who they are favoritism. Try and be fair with everyone, an impact study needs to be done. Why does this need to be put in place so quickly? Council answered with the letter explaining that we have sold 11 already this year. There is a cistern above her so they will not see the pressure drop like everyone on the west side of the valley.

Cody Kunzler: Concerned with the price of what the price of installing a meter since it will cost \$5000 and we are only charging \$500 for new meter that are costing more than that. The impact fee can only be used for

certain upgrades. Where are we producing more money to cover the cost?

Craig Hawkes: We have done it cheap in the past because we bought 20 setters and meter about 10 years ago and the price for setters is now \$1800 and they used to cost \$500; we only have 4 more left before we must buy more for placing water meters.

Steve Norman: from west Corrinne and on board for west Corrinne water and he came out to listen to the meeting. They were in our situation 6 years ago with growth coming in and not enough money in the bank to cover the fees. They are getting close to 1000 connections. They did the moratorium and impact study, their fee is \$3500 and they raised it to \$4000. They were told they needed \$4 million to get more connections. Shareholders pay a small amount; new connections pay for some of the improvements and they received grants.

Timber Rinderknecht: Asking about how the pressure in the gravity feed system works at building pressure . Kendall Morris explained how that works.

Danny Hawkes: Is that pump at half capacity and could we turn it up? If the cistern is full then we cannot pump more water because that is the capacity that it needs to be at for the current need

Craig Hawkes: Pressure depends on the fullness of the cistern, and we have the capacity to have the water, it is the elevations that are causing us problems. We might need to change the line to 8 inches on the west side or put a cistern on the west side.

Christopher Hawkes: Is the power capacity to the pump good or do we need to investigate getting a bigger pump or more power for the pump.

Approve Jordan Ames water meter: Stipulation: If proof of ownership is provided to the town by May 5, 2026, then water meter will be approved. If not provided, then it will not be approved even though it was approved in this meeting.

Approve Thad Rinderknecht water meter.

Water moratorium and vote

- ❖ Mortarium will be in place for 6 months while the town gets more information on what needs to be done for the water pressure to be maintained at the correct PSI for the valley. Within 6 months of this meeting a public meeting will be held to discuss the findings and what actions need to take place.

Tiny Thoughts

Urgency is the best predictor of personal success.

Self-care creates impact.

Your body and mind are the most valuable tools you have to produce anything. Neglecting them puts a ceiling on everything else.

Insights

McDonald's Ray Kroc with some wisdom:

"There are things money can't buy and hard work can't win. One of them is happiness."

Steve Jobs on thinking:

"I hate the way people use slide presentations instead of thinking. People would confront a problem by creating a presentation. I wanted them to engage, to hash things out at the table, rather than show a bunch of slides. People who know what they're talking about don't need PowerPoint."

June Utah Trivia Answers

1. Cleveland (Grover Cleveland)
2. Springville
3. Cedar City
4. Springville
5. Garden City
6. Hill Aerospace