



HONEYVILLE CITY

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO REZONE

PARCEL #04-027-0019 FROM A-5/RR TO RR

AND PARECEL #'S 04-026-0033, 06-026-0032 & 04-026-0054 FROM RR TO R1.

Notice is hereby given that **Public Hearings** will be held before the **Honeyville City Planning Commission** on **Wednesday, March 26, 2025 at 7:00 p.m. or shortly thereafter** in the Honeyville City Hall located at 2635 W. 6980 N. Honeyville, UT.

The purpose of these hearings is to take public comment on the **proposed rezone applications** for parcel # 04-027-0019 which is located at 5590 N. Highway 38 Honeyville, UT to rezone from A-5/RR to RR. And parcel #'s 04-026-0032, 04-026-0033 and 04-0026-0054 which are located near 6110 N. Highway 38 Honeyville, UT to rezone from RR to R1.

This Public Meeting will be held **IN-PERSON** at Honeyville City Hall. If you wish to make a Public Comment at this meeting please be in attendance at 7:00 p.m.

A handwritten signature in blue ink, reading "Brittiny Charlson", is written over a horizontal line.

Brittiny Charlson
Honeyville City Recorder
Posted this 13th day of March 2025.



Application to Rezone

Property Location: 5590 N. Hwy 38

Parcel Number(s): 04-027-0019 Total Acres: 2.166

Current Zone: A5-RZ Requested Zone: RZ

Surrounding Property Current Zoning: A5-RZ

Is Request in Compliance with City's Adopted General Plan: ☒ YES ☐ NO

Purpose for Rezone Request: to subdivide our current property to create a Flag lot for our daughter to build a home on;

Is Request Associated with Future Development: ☒ YES ☐ NO

Name of Future Development (if applicable): N/A

Contact Information

Property Owner: Guy Delano Cox TTEE

☒ Check Here if Same as Applicant / Developer

Address: _____

Phone: _____ Email: _____

Applicant / Developer: Same

Company Name: _____

Address: _____

Phone: _____ Email: _____

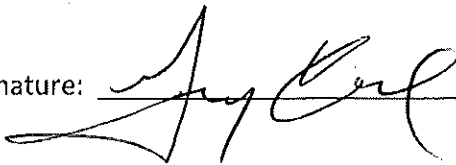
PAID
CHECK #
AMOUNT
DATE 3/10/25

Applicant Certification Request for Rezone

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. I also certify and agree:

- I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application.
- I understand that Honeyville City may rescind any approval or take any other legal or appropriate action for information or representations submitted that is incorrect or untrue.
- I have reviewed the applicable sections of the Honeyville City Land Use Ordinances and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.
- To pay all fees associated with this application as assessed by the current adopted Consolidated Fee Schedule, as well as any fees associated with any City Consultant (e.g. engineer, attorney) .
- The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11).
- To allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Developer's Signature: _____



Date: 2/18/2025

Property Owner's Signature: _____



Date: 2/18/2025

Rezone Requirements
(See also Ordinance 10-5-7)

- ☒ ~~Notarized~~ Notarized Agent Authorization (if Applicant/Developer is different from Property Owner)
- ☒ 1 electronic PDF copy of the plat/parcel map of the area showing current zoning of property and surrounding properties *-Exhibit B*
- ☒ Legal description and approximate common address for parcel(s) being rezoned *Exhibit A*
- ☒ Name and mailing address of property owners within 300 feet of parcel boundary(ies) *Exhibit C*

EXHIBIT A

A part of the Southwest Quarter of Section 10, and the Northwest Quarter of Section 15,
Township 10 North, Range 2 West, Salt Lake Meridian:

Lot 1, CHARLENE MILLER MINOR SUBDIVISION, described as: BEGINNING at a point located West 2009.74 feet along the Section line and South 85.27 feet from the Southeast Corner of the Southwest Quarter of Section 10, Township 10 North, Range 2 West, Salt Lake Base and Meridian (said pint of beginning being on the Easterly right of way line of the State Highway 69) thence South $31^{\circ}40'00''$ East 250 feet along said line thence North $59^{\circ}00'00''$ East 450.30 feet, thence North $31^{\circ}00'00''$ West 125 feet, thence South $81^{\circ}40'56''$ West 328.64 feet, thence South $58^{\circ}20'00''$ West 150.00 feet to feet to BEGINNING.

and more commonly known as 5590 North HWY 38, Brigham, UT.

TAX PARCEL NUMBER: 04-027-0019

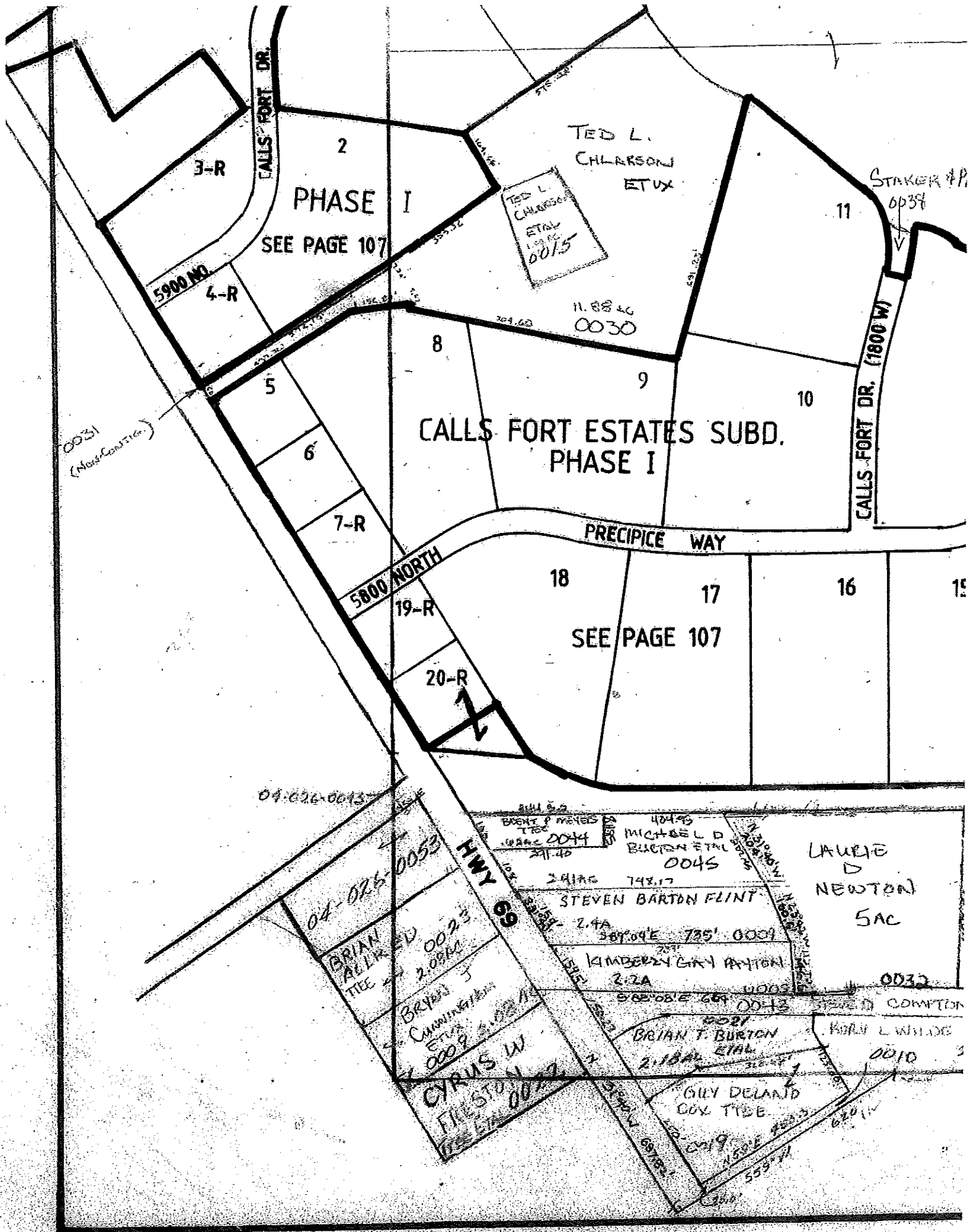


EXHIBIT C

Names and address of Property owners within 300 feet of parcel boundaries

Kory Wilde
5560 N Hwy 38
Brigham City, UT 84302

Brion Roper
5540 N Hwy 38
Brigham City, UT 84302

Garrett Timbimboo
5565 N Hwy 38
Brigham City, UT 84302

Beverly Wheatley
5545 N Hwy 38
Brigham City, UT 84302

Brian Burton
5610 N Hwy 38
Brigham City, UT 84302



Application to Rezone

Property Location: 6120 N. Hwy 38, 6130 N. Hwy 38

Parcel Number(s): 04-026-0033 Total Acres: 9.73
04-026-0032 04-026-0054

Current Zone: RR Requested Zone: R-1

Surrounding Property Current Zoning: RR

Is Request in Compliance with City's Adopted General Plan: ☐ YES ☐ NO

Purpose for Rezone Request: Parcel boundary adjustment

Is Request Associated with Future Development: ☐ YES ☒ NO

Name of Future Development (if applicable): _____

Contact Information

Property Owner: Frank May Jr. Jared Coleman

☒ Check Here if Same as Applicant / Developer

Address: _____

Phone: _____ Email: _____

Applicant / Developer: Frank May Jr.

Company Name: _____

Address: _____

Phone: _____ Email: _____

PAID
CHECK
AMOUNT
DATE 2/24/25

Rezone Requirements
(See also Ordinance 10-5-7)

- ☐ Notarized Agent Authorization (if Applicant/Developer is different from Property Owner)
- ☐ 1 electronic PDF copy of the plat/parcel map of the area showing current zoning of property and surrounding properties
- ☐ Legal description and approximate common address for parcel(s) being rezoned
- ☐ Name and mailing address of property owners within 300 feet of parcel boundary(ies)

Mary Kellogg
6090 N.
Hwy 38

Ernesto Guzman Jr.
6080 N.
Hwy 38

Mark Hammon
6168 N.
Hwy 38

Lisa & Ryan Chandler
6140 N.
Hwy 38

Preston Greenwood
6160 N. Hwy 38

Colt Hardcastle
6135 N.
Hwy 38

Jarom & Staci Nelson
6060 N.
Hwy 38

Rick Beagley
6260 N. Hwy 38

Connie Strang
3089 W. 10755 S.
South Jordan UT 84095

Stephen Rawls
6088 N. Hwy 38

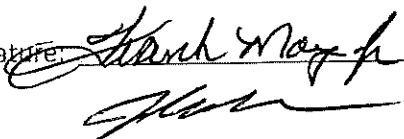
Kevin Nelson
6086 N. Hwy 38

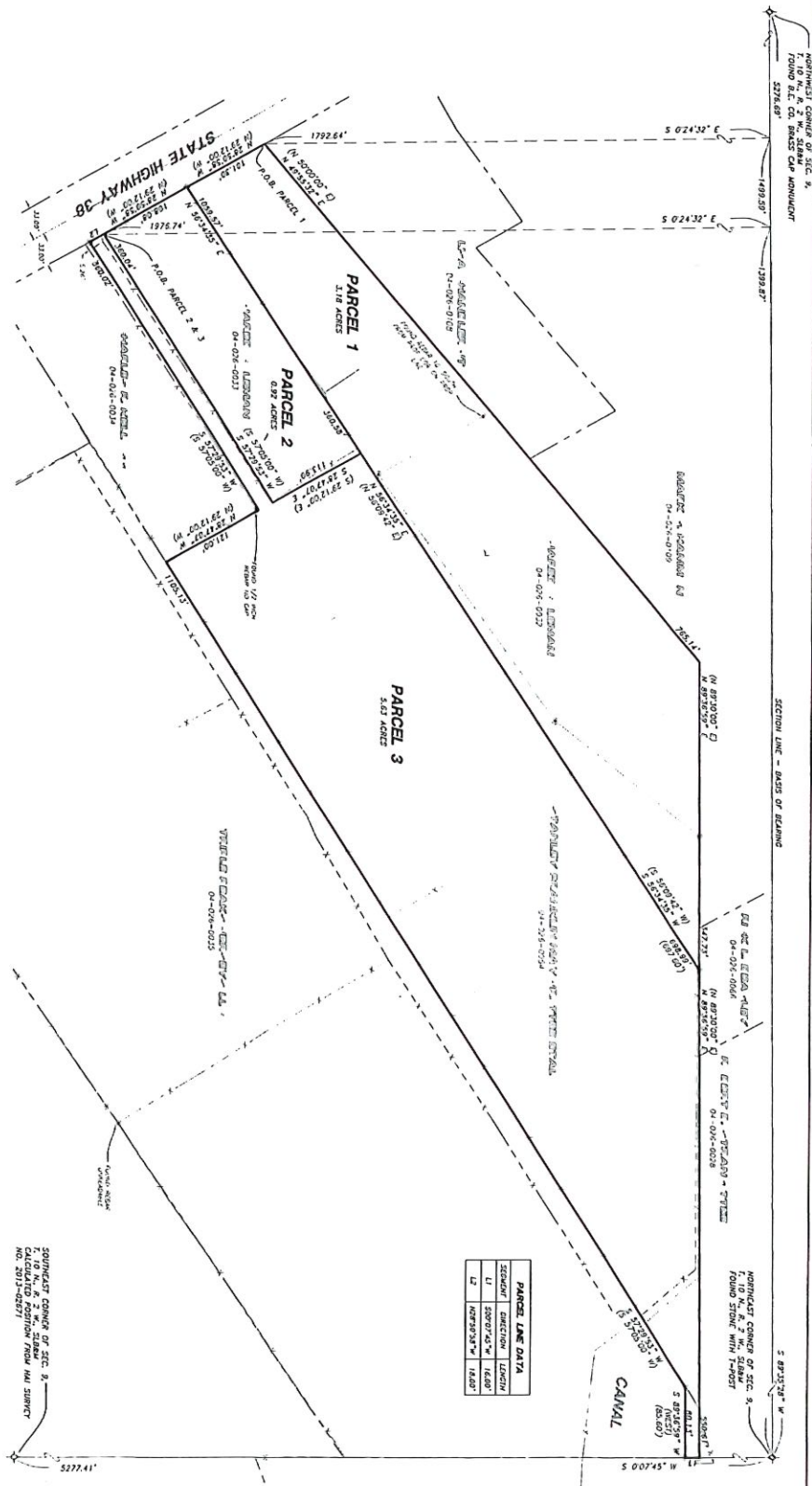
Applicant Certification Request for Rezone

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. I also certify and agree:

- I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application.
- I understand that Honeyville City may rescind any approval or take any other legal or appropriate action for information or representations submitted that is incorrect or untrue.
- I have reviewed the applicable sections of the Honeyville City Land Use Ordinances and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.
- To pay all fees associated with this application as assessed by the current adopted Consolidated Fee Schedule, as well as any fees associated with any City Consultant (e.g. engineer, attorney) .
- The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11).
- To allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Developer's Signature: _____ Date: _____

Property Owner's Signature:  _____ Date: 1-23-25
1-29-25

**PARCEL 1 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF THE USA CHAMBER OF PROPERTY, TAX ID. NO. 04-022-0106, POINT ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1989.59 FEET SOUTH 89.35.28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1792.66 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 49°55'32" EAST (FROM 3000.00' EAST BY RECORD) 753.14 FEET ALONG
 THE SOUTHWEST LINE OF SAID CADDLESBERRY AND CONTINUING ALONG THE SOUTHWEST LINE OF THE PROPERTY
 OF SAID CADDLESBERRY TO THE POINT OF BEGINNING, THENCE SOUTH 89°55'32" EAST (FROM 3000.00' EAST BY
 RECORD) 100.00 FEET ALONG THE SOUTHWEST LINE OF SAID CADDLESBERRY TO THE POINT OF BEGINNING,
 THENCE NORTH 89°55'32" EAST (FROM 3000.00' EAST BY RECORD) 100.00 FEET ALONG THE SOUTHWEST LINE OF
 SAID HAWKINS PROPERTY AND CONTINUING ALONG THE SOUTH LINE OF THE RICK L. DELCAY
 PROPERTY, 1/4 IN. 04-01-02-00-66 TO AN EXISTING TRAIL ALONG THE SOUTH 55°14'35" WEST
 CORNER 3009.42' WEST BY RECORD 100.557 FEET ALONG SAID CORNER TRAIL TO SAID
 CORNER 3009.42' WEST BY RECORD 100.557 FEET ALONG SAID CORNER TRAIL TO SAID
 101.10 FEET ALONG SAID EXISTING TRAIL-OR-HAY LINE TO THE POINT OF BEGINNING, CONTAINING
 1.18 ACRES.

PARCEL 2 BOUNDARY DESCRIPTION

A PART OF THE UNINCORPORATED QUARTERS OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE 5TH CLIFF RAIL AND DEERHORN.

PARCEL 3 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

[illegible]

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S00°07'45" W	16.00'
L2	N28°50'59" W	18.00'

LEGEND

————	SUBJECT PROPERTY LINE
———	ADJACENT PROPERTY LINE
-----	PROPOSED PROPERTY LINE
.....	CEMENTLINE
~~~~~	TYNCE LINE
+	FOUND NAIL REBAR UNLESS NOTED
◆	SET 3/8"X4" REBAR WITH CEMENT
◆	SECTION CORNER
◆	CALCULATED SECTION CORNER

1. I, WALT PEREL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK, LICENSE NO. 104217995. I HAVE CONDUCTED A VISUAL SURVEY OF THE PROFESSIONAL LAND SURVEYOR'S PLAT IN THE SUBJECT OF THE PROPERTY DESCRIBED AND SHOW HEREON. THE PLAT IS ACCORDANT WITH SECTION 32-01 OF THE EASEMENT LAW OF THE STATE OF NEW YORK. NO DISCREPANCIES HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2023.

WALT PEREL, PLS  
PROFESSIONAL LAND SURVEYOR LICENSE NO. 104217995

STATE OF NEW YORK  
OFFICE OF THE ATTORNEY GENERAL  
DIVISION OF LAND SURVEYING  
100 WATER STREET, 10TH FLOOR  
ALBANY, NY 12244-1500  
TEL: 518-474-2900  
WWW.DLS.STATE.NY.US

**NARRATIVE**

THE BASES OF BEARING IS THE NORTH LINE OF SAID SECTION WHICH BEARS SOUTH 89°35'28" WEST, UTAH NORTH STATE PLANE, CALCULATED NAD83 ADJUSTED BEARING.

**SURVEYOR'S CERTIFICATE**

© 2025

MATT PRETL, PLS  
UTAH LAND SURVEYOR LICENSE NO. 10457995

Sheet	1	of	1
Sheds			

PROPERTY SURVEY FOR

# FRANK MAY

6110 NORTH HWY 38  
 HONEYSVILLE, BOX ELDER COUNTY, UTAH

A PART OF THE NORTHEAST QUARTER OF SECTION  
 TOWNSHIP 10 NORTH, RANGE 2 WEST, S18.84M

Drawn By: SD Date: 2/10/2025  
Designed By: _____  
Checked By: ES  
Approved By: _____  
Scale: 1" = 60'  
Drawing File: 24-3-146-18  
JOB NUMBER: 24-3-146

HAI

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Open Logan  
(435) 723-3424 (404) 358-4906 (435) 732-8272  
Celebrating Over 65 Years of Business

[illegible]

### **PARCEL 1 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF THE LISA CHANDLER JT PROPERTY, TAX ID. NO. 04-026-0108, POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1499.59 FEET SOUTH 89°35'28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1792.64 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 49°55'32" EAST (NORTH 50°00'00" EAST BY RECORD) 765.14 FEET ALONG THE SOUTHERLY LINE OF SAID CHANDLER PROPERTY AND CONTINUING ALONG THE SOUTHERLY LINE OF THE MARK G. HAMMON PROPERTY, TAX ID. NO. 04-026-0109 TO AN ANGLE POINT OF THE PROPERTY; THENCE NORTH 89°36'59" EAST (NORTH 89°30'00" EAST BY RECORD) 347.73 FEET ALONG THE SOUTH LINE OF SAID HAMMON PROPERTY AND CONTINUING ALONG THE SOUTH LINE OF THE RICK L. BEAGLEY PROPERTY, TAX ID. NO. 04-026-0066 TO AN EXISTING FENCE LINE; THENCE SOUTH 56°34'35" WEST (SOUTH 56°09'42" WEST BY RECORD) 1059.57 FEET ALONG SAID EXISTING FENCE LINE TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 28°50'58" WEST (NORTH 29°12'00" WEST BY RECORD) 101.30 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.18 ACRES.

## **PARCEL 2 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1399.87 FEET SOUTH 89°35'28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1976.74 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 28°50'58" WEST (NORTH 29°12'00" WEST BY RECORD) 108.08 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE NORTH 56°34'35" EAST 360.58 FEET ALONG SAID EXISTING FENCE LINE; THENCE SOUTH 28°47'07" EAST (SOUTH 29°12'00" EAST BY RECORD) 113.90 FEET; THENCE SOUTH 57°29'53" WEST (SOUTH 57°05'00" WEST BY RECORD) 360.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES.

### PARCEL 3 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1399.87 FEET SOUTH 89°35'28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1976.74 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 57°29'53" EAST (NORTH 57°05'00" EAST BY RECORD) 360.04 FEET; THENCE NORTH 28°47'07" WEST (NORTH 29°12'00" WEST BY RECORD) 113.90 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 56°34'35" EAST 698.99 FEET (NORTH 56°09'42" EAST 697.60' FEET BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE SOUTH LINE RICK L. BEAGLEY PROPERTY, TAX ID. NO. 04-026-0066; THENCE NORTH 89°36'59" EAST (NORTH 89°30'00" EAST BY RECORD) 550.61 FEET ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF THE ROBERT B. STRANG TTEE PROPERTY, TAX ID. NO. 04-026-0028 TO THE EAST SECTION LINE OF SAID SECTION.; THENCE SOUTH 00°07'45" WEST (SOUTH BY RECORD) 16.00 FEET ALONG SAID EAST SECTION LINE TO THE NORTHEAST CORNER OF THE TRIPLE PEAKS JERSEYS LLC PROPERTY, TAX ID. NO. 04-026-0035; THENCE ALONG THE BOUNDARY OF SAID TRIPLE PEAKS JERSEYS LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°36'59" WEST 80.13 FEET (WEST 85.60 FEET BY RECORD); AND (2) SOUTH 57°29'53" WEST (SOUTH 57°05'00" WEST BY RECORD) 1105.13 FEET TO THE SOUTHEAST CORNER OF THE CHARLES R. KELLOGG PROPERTY, TAX ID. NO. 04-026-0034; THENCE ALONG THE BOUNDARY OF SAID KELLOGG PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 28°47'07" WEST (NORTH 29°12'00" WEST BY RECORD) 121.00 FEET; AND (2) SOUTH 57°29'53" WEST (SOUTH 57°05'00" WEST BY RECORD) 360.02 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 28°50'58" WEST (NORTH 29°12'00" WEST BY RECORD) 18.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 5.63 ACRES.