

HONEYVILLE CITY PLANNING COMMISSION MEETING NOTICE & AGENDA

Notice is hereby given that the **Regular Meeting** of the **Honeyville City Planning Commission** will be held on **Wednesday July 16, 2025**, at 7:00 p.m., in the Honeyville City Hall, 2635 West 6980 North, Honeyville, UT 84314. Interested citizens are invited to attend.

Call to Order – Laurie Hunsaker

Invocation & Pledge of Allegiance – Anna Dammer

Conflict of Interest, if any:

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 5 minutes to comment.

Public Hearing – HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027:

- A. Open Public Hearing:
- B. Close Public Hearing:
- C. Action Item: Motion to Approve the HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027

City Council Meeting Report – Chair Laurie Hunsaker:

- A. Report:

Zoning Administrator Report – Kenny Funk:

- A. Zoning Admin Report:

Discussion Items:

- A. Fence Definition & Permit – Staci
- B. General Plan Revision – Laurie
- C. Shipping Containers

Action Items:

- A. Approval of Minute: 05/28/25
- B. Approval of Minutes: 06/25/25

Agenda Items for Next Month

ADJOURNMENT

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: 07/10/25



HONEYVILLE CITY

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO REZONE

PARCELS 05-161-0026 & 05-161-0027

FROM A-5 TO A-5A.

Notice is hereby given that **Public Hearings will be held before the Honeyville City Council on Wednesday, July 16, 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 this hearing is to take public comments on the **proposed rezone applications for parcels 05-161-0026 & 05-161-0027 which are located near 7670 N. Highway 38 Honeyville, UT to rezone from A-5 to A-5A.**

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 1st day of July 2025.

PUBLIC HEARING DOCKET

Parcel # 05-161-0026 & 05-161-0027

The following were present for the above hearing:

Phone

R Thompson 720 No Hwy 38. 801-5899060
Late

Date

**The Minutes of
Honeyville City Planning Commission
July 16, 2025, Special Meeting**

Laurie Hunsaker called the meeting to order at 7:12 p.m.

Present were Chair Laurie Hunsaker. Commission Members Staci Zilles-Nelson with Kelli Shaw and Bob Kosbab arriving at 7:11 p.m.

Employees present: Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator

There were approximately 6 members of the public present.

Laurie Hunsaker offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None Noted

Public Comment Period:

No comments were made.

Public Hearing – HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027:

A. Open Public Hearing: Public Hearing was opened at 7:14 p.m.

STACI ZILLES-NELSON motioned to Open the Public Hearing for the HMM Properties Rezone Request at 7:14 p.m. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

Kenny F explained that Madsen's had purchased two parcels, and they were wanting to do a lot line adjustment, leaving 2.5 acres with the home and then leaving the other parcel large enough to farm. However, these parcels are located in the A-5 zone so they are looking to rezone their parcels to A-5A which would allow the smallest acreage to be 2.5 acres.

Gary Madsen stated that they are not trying to build anything new they simply would like to sell the home but keep the land large enough to farm. Staci Z-N asked if they would be leaving secondary water with the home. It was explained that it is above the canal and does not currently have secondary water as it is.

Dave Hougaard asked about access and rights-of-way. It was clarified that there is access on the north side of the property.

Tony Francis stated that he is not against the rezone but questioned why this would be allowed for one and not for someone else. After receiving details on the resident in question it was clarified by **Laurie H** that the previous landowner was shut down because they were wanting to build which made their request a subdivision request and it did not meet the requirements where this application is not asking for a subdivision but to adjust current lot lines which changes the requirements.

B. Close Public Hearing: Public Hearing was closed at 7:21 p.m.

BOB KOSBAB motioned to Close the Public Hearing for the HMM Properties Rezone Request at 7:21 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

C. Action Item: Motion to Approve the HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027

STACI ZILLES-NELSON motioned to recommend approval of the HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

City Council Meeting Report – Chair Laurie Hunsaker:

Laurie H stated that she was not at the meeting so she would not be able to report.

Zoning Administrator Report/DRC – Kenny Funk:

A. Zoning Admin Report/DRC:

Three building permits were issued:

- Ty Walker for a house.
- Barnett's for a house.
- Lindauer's for a shop.

Driveway requests made:

- A request for a resident in town wanted to put a second driveway in to access the back of the property.
- The other request was in the Sunset Meadows subdivision.

Kenny F explained that neither were on a state road so it wouldn't be an issue with UDOT so he advised the residents to work with Troy to make sure the second drive would meet the city's public works standards.

There is a possibility for a re-zone request for the Frank Kobayashi property.

It was reported that the attorney the city hired as an appeals authority came to for the Barnett hearing and then stayed and answered questions for Laurie and Kenny. It was a valuable resource.

Approvals by DRC:

- Dale Millsap's boundary adjustment was approved.

A property below Honeyville Cemetery has come up for sale and Kenny has already received several calls wanting to know if it is a buildable lot. He is unclear about this because it appears to be a flag lot. Kenny has been in discussion with the city attorney and engineer.

Discussion Items:

- A. Fence Definition & Permit** – Staci Z-N sent an email to the commission with a suggestion. Kenny F stated that in their Title 10 discussions it was suggested that they do not change the definition of a fence but rather change the code. Laurie H shared that she liked the definition Staci had sent. That definition reads as follows: *A fence is something that marks a boundary or keeps animals, people or objects in or out of an area often made of materials like wood, metal or wire.* Staci Z-N stated that the only surrounding community that has a fence in their code was Bear River City and they also have the word structure in that code.

Kenny F stated that he likes Brigham City's fence permit and would like to implement that into Honeyville's requirements. He said it may have a small fee, but it is only so that city staff can review the plans and make sure it meets the requirements.

- B. General Plan Revision** – Laurie H showed the commission the current plan and stated that the items in red are the items they are wanting to update. She questioned the need for annexation to be included in the section of land use because it has an entire section in the general plan designated for annexation. Kenny F asked that they include that the intent is to preserve agricultural grounds.

Laurie H asked David H to report on City Council. He stated that the majority of the discussion was about the DRC requirements. He stated that the News Journal reported that Willard is not having a DRC. It was also discussed that state statute has changed and there are certain requirements. He also shared that UDOT will be widening a section of the freeway that will affect Honeyville.

- C. Shipping Containers** – Staci Z-N shared Mendon City's zoning code which addresses shipping containers. Kenny F wondered if there would be an additional cost for a building permit because Honeyville contracts with the county. It was decided that the commission would review the code Staci shared and be prepared to give opinions next month. Kenny F also suggested sending it to the title 10 committee.

Action Items:

A. Approval of Minutes: 05/28/25

STACI ZILLES-NELSON motioned to Approve the Minutes of 05/28/25 as presented. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

B. Approval of Minutes: 06/25/25

There were not enough commission members present in June's meeting to vote on June's minutes.

STACI ZILLES-NELSON motioned to adjourn at 7:50 p.m. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

Meeting Adjourned at 7:50 p.m.

The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 8-27-25




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair

HONEYVILLE

Application to Rezone

Property Location: 7670 N. Hwy 38
Parcel Number(s): 05-161-0026/0027 Total Acres: 11.35
Current Zone: A Requested Zone: ASA
Surrounding Property Current Zoning: A
Is Request in Compliance with City's Adopted General Plan: ☐ YES ☐ NO
Purpose for Rezone Request: KEEP PROPERTY IN AG PRODUCTION TOGETHER
& SALE RESIDENTIAL PART
Is Request Associated with Future Development: ☐ YES ☒ NO
Name of Future Development (if applicable): _____

Contact Information

Property Owner: HMM PROPERTIES LLC (GARY & STEPHANIE MADSEN)
☒ Check Here If Same as Applicant / Developer

Address: 7650 N. Hwy 38, HONEYVILLE
Phone: 435-452-8203 Email: stvgaw@yahoo.com

Applicant / Developer: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

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

MA

- ☐ 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)

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: NA Date: _____

Property Owner's Signature: Stephenie V. Jewell Madson Date: 4/16/25

Kathy Thompson

7720 N Hwy 38

Honeyville, UT 84314

Dirk Petersen

7690 N Hwy 38

Honeyville, UT 84314

George Cade

7740 N Hwy 38

Honeyville, UT 84314

Steven Griffin

7810 N Hwy 38

Honeyville, UT 84314

Utah Dept of Natural Resources

1594 W North Temple, Suite 2110

P.O. Box 146301

Salt Lake City, UT 84114-6301

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Account R0091879

<u>Location</u>	<u>Owner</u>	<u>Value</u>			
Acres 5.84	Owner Name HMM PROPERTIES LLC	Actual (2024)	\$756,675		
Parcel Number 05-161-0026	In Care Of Name GARY MADSEN	Primary Taxable	\$365,342		
Account Number R0091879	Owner Address 555 W MAIN ST	Tax Area: 182	Tax Rate: 0.008275		
Tax District 182 - HONEYVILLE W/ FIRE SSD	TREMONTON, UT 84337	Type	Actual	Assessed	Acres
HouseNumber 7670		Improvement	\$514,875	\$283,181	0.000
StreetName N HWY 38		Land	\$241,800	\$82,161	5.840
Parcels 051610014 051610020					
OwnerName HMM PROPERTIES LLC					
Legal BEGINNING AT A POINT 192.9 RDS NORTH AND 80 RDS EAST OF THE SW CORNER OF SEC 33, T 11N, R 02W, SLB&M. THENCE EAST 80 RDS; NORTH 273.25 FT; WEST 250 FT; SOUTH 100 FT; WEST 1070 FT; SOUTH 10.5 RDS TO THE POINT OF BEGINNING.					

Transfers

Doc Description
Ownership Maps
AFFIDAVIT/DEATH CERT
WARRANTY DEED
WARRANTY DEED
QUIT CLAIM DEED
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
ANNEXATION PLAT
ANNEXATION PLAT
AFFIDAVIT/DEATH CERT
SPEC WARRANTY DEED
SPEC WARRANTY DEED
WARRANTY DEED

[WARRANTY DEED](#)[WARRANTY DEED](#)[Tax](#)

Images

Tax Year

Taxes

2024	\$3,023.21
2023	\$2,961.15

- [Photo](#)



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Account R0091880

Location	Owner	Value	
Acres 5.51	Owner Name HMM PROPERTIES LLC	Actual (2024)	\$110,200
Parcel Number 05-161-0027	In Care Of Name GARY MADSEN	Primary Taxable	\$2,658
Account Number R0091880	Owner Address 555 W MAIN	Tax Area: 182	Tax Rate: 0.008275
Tax District 182 - HONEYVILLE W/ FIRE SSD	TREMONTON, UT 84337	Type Actual	Assessed Acres
HouseNumber <i>Approx 7680 N Hwy 38</i>		Land \$110,200	\$2,658 5.510
StreetName			
Parcels 051610014			
051610020			
OwnerName HMM PROPERTIES LLC			

Legal BEGINNING AT A POINT 203.4 RDS NORTH AND 1206.49 FT EAST OF THE SW CORNER OF SEC 33, T 11N, R 02W, SLB&M. THENCE EAST 1183.51 FT; NORTH 100 FT; EAST 250 FT TO A POINT ON THE EAST LINE OF THE NW/4 OF SAID SEC 33; NORTH 85.63 FT; WEST 1433.51 FT; SOUTH 11.25 RDS TO THE POINT OF BEGINNING.

Transfers

Doc Description
[Ownership Maps](#)
[QUIT CLAIM DEED](#)
[WARRANTY DEED](#)
[WARRANTY DEED](#)
[WARRANTY DEED](#)
[WARRANTY DEED](#)
[WARRANTY DEED](#)
[WARRANTY DEED](#)
[ANNEXATION PLAT](#)
[ANNEXATION PLAT](#)
[AFFIDAVIT/DEATH CERT](#)
[SPEC WARRANTY DEED](#)
[SPEC WARRANTY DEED](#)
[WARRANTY DEED](#)

Tax

Images

Tax Year	Taxes
2024	\$21.99
2023	\$20.52

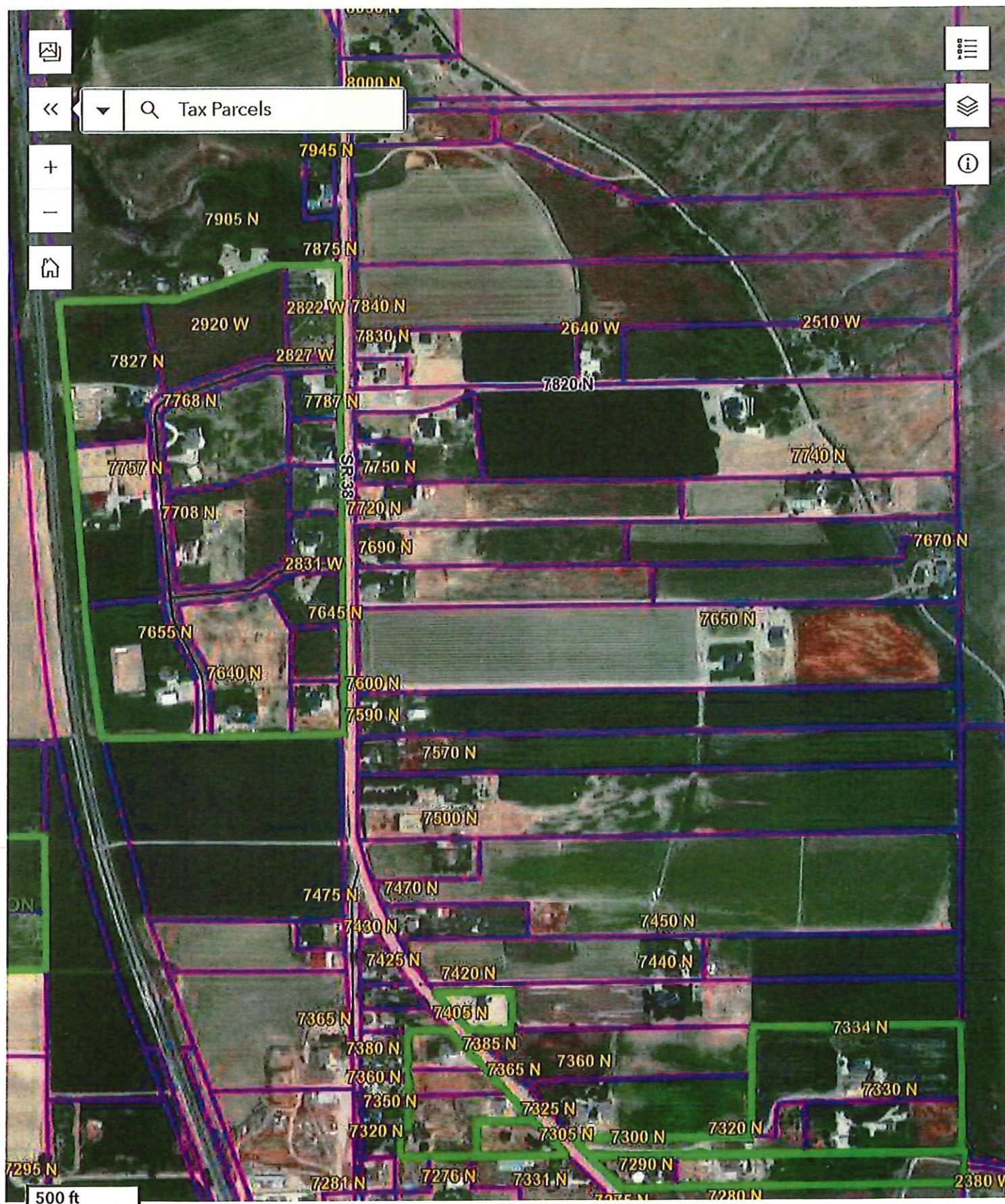


A5A Minimum

2.5 acres with the west boundary
just below the canal.



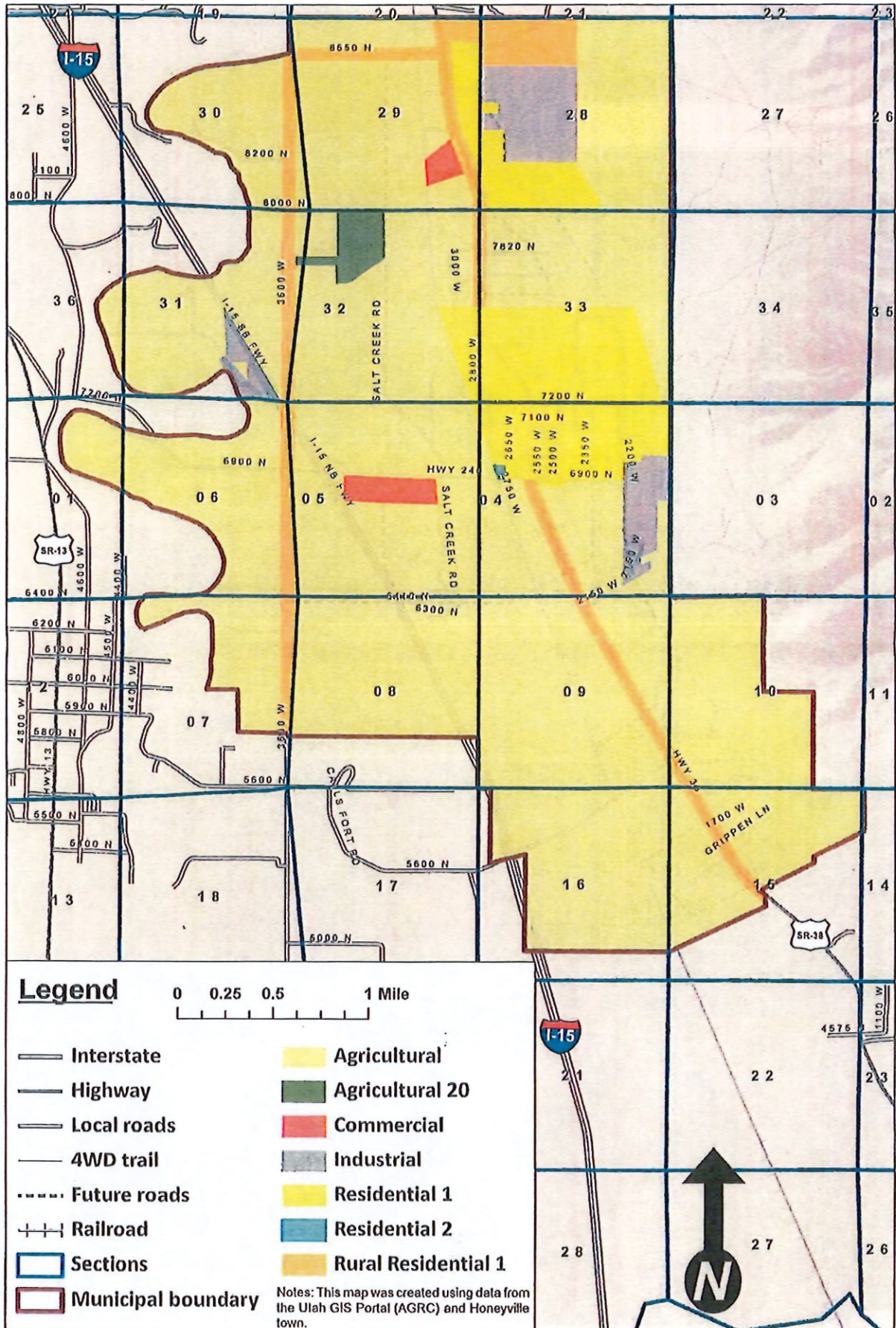
ASA Remaining parcel #85



City of Honeyville



Zoning Map



05-161-0014

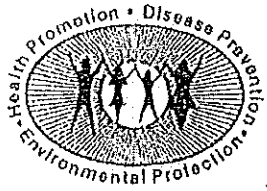
BEAR RIVER HEALTH DEPARTMENT

655 East 1300 North • Logan, Utah 84341

Phone: (801) 752-3730

Fax: (801) 750-0396

01-2810



OSTLER

Individual Sewage Disposal System Inspection Report

Property Address 7670 N. Hwy 38 County Box Elder

Owner Mel OSTLER City Winona, NE

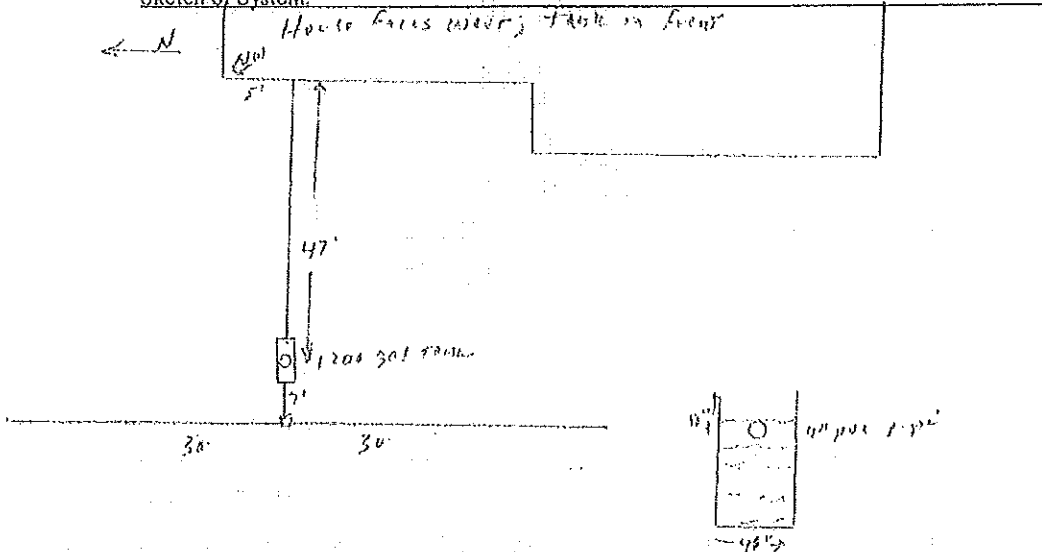
Contractor SEIC Tax I.D. _____

Number of Bedrooms 3 Basement W.F.I. Required Seepage Area _____

Water Supply: Public ☒ Private ☐

Septic Tank ☒ Drain Field ☐ Seepage Pit ☒

Sketch of System:



Date of Final Inspection 25 June 00 Approved ☒ Rejected ☐

Repair ☐ Comments _____

Brian R. Allen
Environmental Health Scientist

817 West 950 South
Brigham City, Utah 84302
Phone: 734-0845
Fax: 734-0848

125 South First West
Tremonton, Utah 84337
Phone: 257-3318
Fax: 257-1628

Courthouse
Randolph, Utah 84064
Phone: 793-2445
Fax: 793-2444



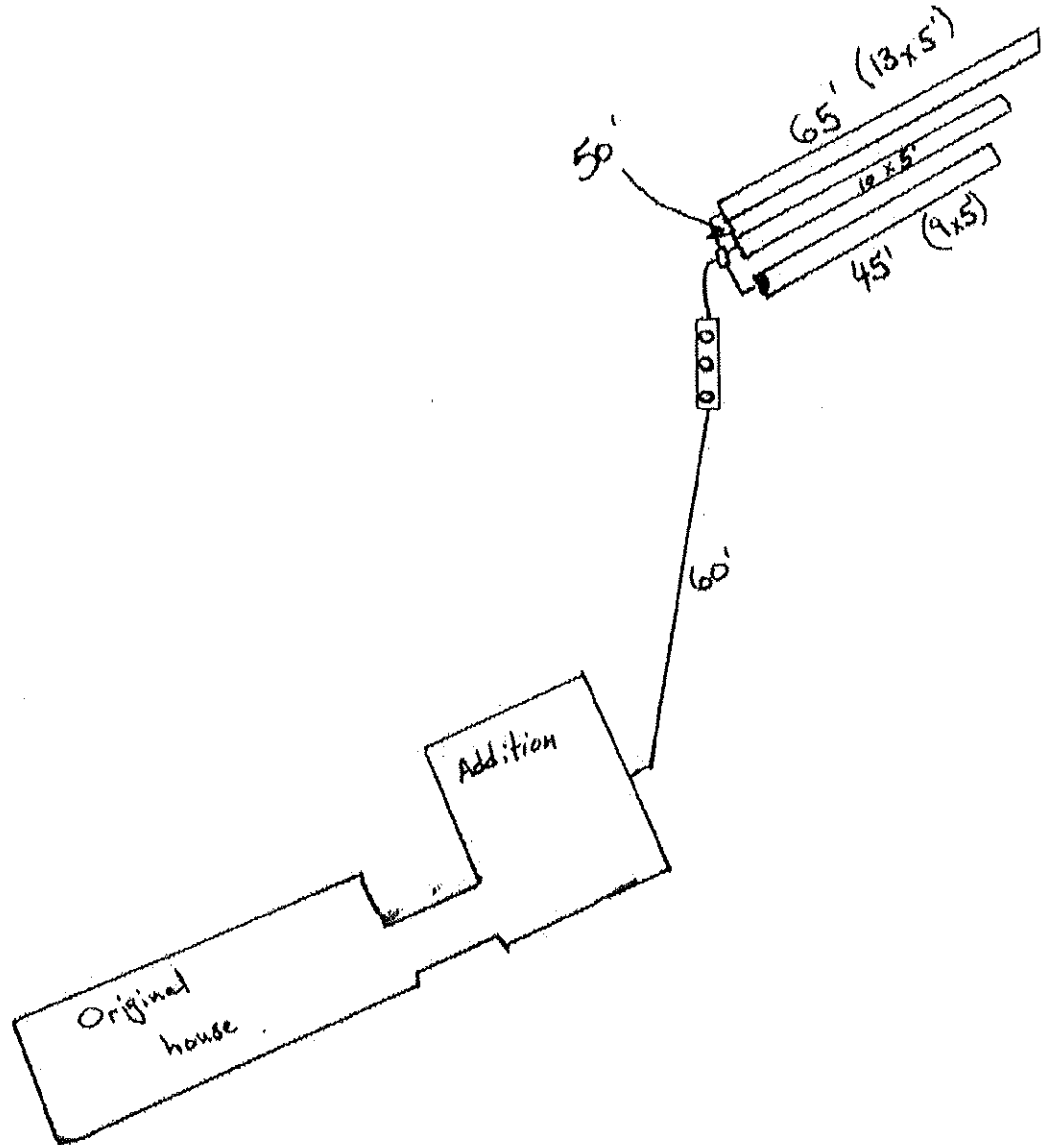
Executive Director - Lloyd C. Berentzen, M.B.A.
Deputy Director - Todd Burton

Environmental Health Division
Division Director - Grant Kolord, M.S., C.E.H.S.
www.brhd.org

SEPTIC SYSTEM FINAL INSPECTION REPORT

Parcel number: 05-161-0020	City: Honeyville	County: Box Elder
Address: 7670 North Hwy 38	Final inspection date: 2/5/2018	
Notes: Rupp 1250 tank 6 inches deep unlandscaped, soil is rocky		

N



DISCLAIMER

The Bear River Health Department does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of the system sketch or other information provided on this copy of the final inspection report. Before making any decision or taking any action, you should consult with an Environmental Health staff member of this office.

John C. Bailey Building 655 East 1300 North • Logan, UT 84341 • Phone: (435) 792-6500

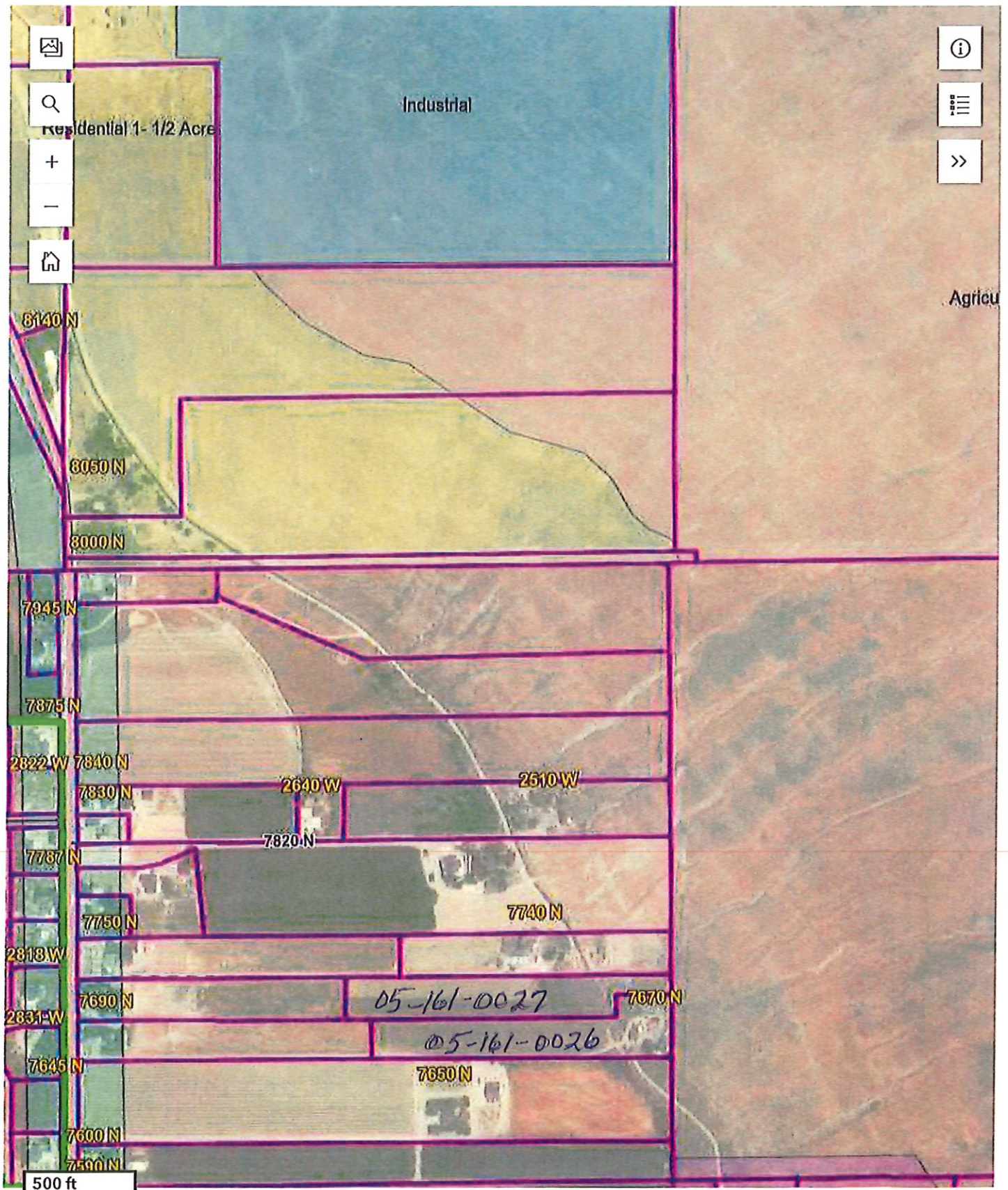
Environmental Health Services Building 85 East 1800 North • Logan, UT 84341 • Phone: (435) 792-6500 • Fax: (435) 792-1570

Brigham City 992 South 800 West • Brigham City, UT 84302 • Phone: (435) 895-2076 • Fax: (435) 723-6747

Randolph 275 North Main • Randolph, UT 84064 • Phone: (435) 793-2445 • Fax: (435) 793-2444



Box Elder County Web Map





Box Elder County Web Map

