

**AMENDED
HONEYVILLE CITY
PLANNING COMMISSION MEETING
NOTICE AND AGENDA**

Notice is hereby given that the **regular meeting** of the **Honeyville City Planning Commission** will be held on **Wednesday, 18 November, 2015 at 7:00 p.m.**, in the Honeyville City Hall, 2635 West 6980 North Honeyville, UT 84314. Interested citizens are invited to attend.

Meeting called to order – Steve Bullock

Invocation – Steve Bullock

Note of conflict of interest if any

Zoning Administrator Report

Business:

- A. Adam Gardiner - Call's Fort Subdivision Phase 2 Final Plan
- B. Duane Call - Duane Call Subdivision Final Plan
- C. Micah Capener - Discuss Rezone
- D. Frank May SkiDoo - Site Plan
- E. 3600 West Road Dedication Plat
- F. Brent Bailey - Conditional Use Permit to Operate a Gravel Pit
- G. LDS Church - Discuss Property (6350 N. Hwy. 38)
- H. Discuss Amending Appeal Authority

Approval of previous minutes – Minutes of October 28, 2015

Agenda items for next month

Adjournment

Minutes of the
Planning Commission Meeting
October 28, 2015

The Honeyville City **Planning Commission** met in **regular session** on **28 October, 2015** at 7:00 p.m. in the Honeyville City Hall. Present were Ronda Bingham, Steven Bullock, Mary Bingham and Jeremy Call. Bob Kosbab, Keith Dunham and Layne Huff were excused.

Meeting called to order by Steven Bullock at 7:04 p.m.

Invocation – Mary Bingham

Note of conflict of interest if any – None.

Zoning Administrator Report – Report was discussed and reviewed.

Business:

- A. **Kenny Funk - Conditional Use Permit Construct a Garage (7035 N. 2350 W.)** - Kenny Funk is requesting a permit to construct a garage on his property that is larger than what is allowed which requires a conditional use permit. They live in residential 1 zone where the maximum square footage of a accessory building is 500 square feet and the proposed building is 1500 square feet. The height of the proposed building is 14 feet which would require the rear setback to be 9 feet and the interior side yard setbacks to be 10 feet and 35 feet from the front property line. Mr. Funk can meet all the setbacks that are required. The existing slab on the property may not be used because it does not meet the correct setbacks. Steven Bullock made a motion to approve conditional use permit for Kenny Funk to construct a garage and recommend it to City Council for their approval, Mary Bingham second the motion. Motion passed 4 - 0.
- B. **Adam Gardiner - Call's Fort Phase 2 Preliminary Plan** - Adam Gardiner is here requesting approval for Call's Fort Phase 2 preliminary plan. Bear River Canal Company has not issued their letter yet, it is expected within the next few days. Preliminary plan can be approved without the letter from the Bear River Canal Company. All requirements have been met for preliminary approval. Ronda Bingham made a motion to approve Call's Fort Phase 2 preliminary plan, Mary Bingham second the motion. Motion passed 4 - 0.
- C. **Adam Gardiner - Call's Fort Phase 2 Final Plan** - The letter from the Bear River Canal Company is required to receive final approval and this has not been submitted at this time. This item will be on next month's agenda.
- D. **Duane Call - Duane Call Subdivision Concept Plan** - Duane Call is requesting concept approval for a subdivision which will be located on 3600 west. They have 39 acres which has an existing home on the property and they would like to build two additional homes which requires subdividing. They have a concept plan which has been reviewed and approved by Chris Wight with Hansen and Associates. This subdivision does not require any improvements or letters of approval from utilities because the utilities are already in place. Mary Bingham made a motion to approve Duane Call Subdivision Concept Plan, Jeremy Call second the motion. Motion passed 4 - 0.

- E. **Duane Call - Duane Call Subdivision Preliminary Plan** - Duane Call is requesting preliminary approval for a subdivision which will be located on 3600 west. They have met all the requirements for preliminary approval. Chris Wight with Hansen and Associates has reviewed it and has recommended approval. Steven Bullock made a motion to approve Duane Call Subdivision preliminary plan, Ronda Bingham second the motion. Motion passed 4 - 0.
- F. **LDS Church - Discuss Property (6350 N. Hwy. 38)** - A representative from the LDS Church is attending this meeting to review and discuss this property. The church took this property in as a donation in 2007 after it was deeded to the church in 2005. When the church accepted this property they had the understanding that it was a buildable lot. In 2009 the church recognized some titling issues with neighboring properties. With review of this it was decided that the neighboring property lines were not matching up correctly and in order to fix it a survey was completed. In 2001 there were two joint property owners who divided this property and intended for this property to be five acres and it is actually 4.73 acres having a legal description with 223 feet of frontage. The church had a quit claim deed recorded to clear up any boundary issues and by doing this it reduced the frontage from 223 feet to 197 feet.

The church would like clarification on their options for this lot and whether it is a buildable lot or not. The church is wondering if they could apply for a variance due to the technical shortage in the frontage. There was not an intent to have a shortage of frontage. The required frontage for rural residential zone is 200 feet. This lot was created around 1991 after Honeyville City had zoning regulations in place and there was not any proper subdivision regulations followed or presented to the city.

Legal nonconforming lots were reviewed in the code seeing if that would be applicable. It needs to be determined on whether this lot was created legally or illegally. It is suggested to table this item and Emily Ketsdever will research the minutes seeing if the property was discussed around 1991. Also, it is suggested to talk to the city attorney seeing if the property could qualify as a legal nonconforming use. This item will be discussed again next month.

- G. **Stuart Hunsaker - Stuart Hunsaker Subdivision Final Plan** - Stuart Hunsaker is requesting approval of the Stuart Hunsaker Subdivision Final Plan. All requirements have been met and Chris Wight with Hansen and Associates recommends final plat approval. Mary Bingham made a motion to approve the Stuart Hunsaker Final Plan, Jeremy Call second the motion. Motion passed 4 - 0.
- H. Micah Capener, real estate agent representing Tom Nagoa Family is here to discuss property located on 3600 West on the East side of the freeway. This property is owned by Tom Nagoa and contains 43 acres. Mr. Capener stated the Nagoa's would like to sell the property and there are buyers that have an interest in purchasing the property to use for proposed businesses. This would require a rezone change to industrial. Mr. Capener would like to see if this fits within the general plan of the city. There is industrial zoning on the west side of the freeway and Honeyville Grain owns property across the street to the east. With the freeway and power lines near that property it appears that businesses would be a better fit rather than residential uses. The proposed businesses are a trucking company and a general manufacturing company. Public hearings would need to be held and public input would be

listened to. Planning Commission would need to look at the code among other factors before making a decision. Micah Capener will get all the information and applications for a rezone request.

Approval of previous minutes – September 23, 2015 – September 23, 2015 were reviewed and discussed. Ronda Bingham made a motion to approve minutes from September 23, 2015, Steven Bullock second the motion. Motion passed 4 - 0.

Agenda items for next month

- Call's Fort Subdivision Phase 2 Final Plan
- Duane Call Subdivision Final Plan
- LDS Church Property
- Meeting will be held on November 18, 2015
- 2016 Meeting Schedule

Ronda Bingham made a motion to adjourn, Mary Bingham second the motion. Motion passed 4 - 0.

Adjournment at 8:33 p.m.

The foregoing minutes were taken and typed by Emily Ketsdever.

Date Approved _____

Emily Ketsdever, Zoning Administrator

Steven Bullock, Chairman