

Minutes of the
Planning Commission Meeting
January 27, 2016

The Honeyville City **Planning Commission** met in **regular session** on **27 January, 2016** at 7:00 p.m. in the Honeyville City Hall. Present were Ronda Bingham, Bob Kosbab, Keith Dunham, Steven Bullock, Layne Huff, Jeanne Cutler and Angela Millsap. Jeremy Call was excused.

Meeting called to order by Steven Bullock at 7:00 p.m.

Invocation – Ronda Bingham

Oath of Office - Emily Ketsdever, City Recorder administered the oath of office to newly appointed Planning Commission members, Angela Millsap and Jeanne Cutler. They are replacing and completing the terms of Mary Bingham and Layne Huff.

Note of conflict of interest if any – None.

Zoning Administrator Report – Report was discussed and reviewed.

Business:

- A. Sid Keller - Windy Poplars Subdivision, Preliminary Plan** - Planning Commission reviewed and discussed Windy Poplars Subdivision Preliminary Plan. Chris Wight, City Engineer has reviewed this plan and has issued comments in regards to items needing to be addressed before the plan could be approved. There is a clause per the state code that requires verbiage to be on the plan in regards to agriculture protection zones. Sid Keller is aware of the verbiage necessary and will work on all the items needing to be addressed and will present the preliminary plan next month.
- B. Mary Bingham - Discuss Removing Right-of-way on Subdivision Plat** - Mary Bingham stated she would like to know why there is a right-of-way noted on the Bingham property on the Windy Poplars Subdivision plan and if there really is a right-of-way on the property. Mrs. Bingham presented documents from Box Elder County and a title company and reviewed them with Planning Commission. There is one right-of-way through the center of the property by the canal and this is for the Bear River Canal Company. The documents show there is not a right-of-way in that area on the south of the property. Mary Bingham is requesting that the right-of-way be taken off the subdivision plat before it is approved and with doing this it needs to be determined if there is a right-of-way easement there or not.

The Planning Commission has reviewed a concept plan for a subdivision which dead ends to the Bingham's property and it has been noted that a gate will be in place there to prevent public access beyond the road. This right-of-way should not be on the recorded Windy Poplars Subdivision plat. The subdivision is not altered at all by not having the right-of-way on the plat. The Planning Commission suggest the City Attorney review this item determining if this is a legal right-of-way or not. The Planning Commission recognizes the dispute and that the right-of-way possibly should not be on the plat. The engineer's are looking into this item as well and the City Attorney will also be asked to review it.

Approval of previous minutes – December 16, 2015 and December 22, 2015 – December 16, 2015 and December 22, 2015 are not ready to be approved at this time and will be on next month's agenda.

Agenda items for next month

- Sid Keller - Windy Poplars Subdivision Preliminary Plan

Keith Dunham made a motion to adjourn, Ronda Bingham second the motion. Motion passed 7 - 0.

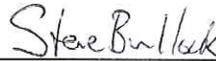
Adjournment at 7:34 p.m.

The foregoing minutes were taken and typed by Emily Ketsdever.

Date Approved 2-24-16



Emily Ketsdever, Zoning Administrator



Steven Bullock, Chairman