

Minutes of the
Planning Commission Meeting
February 27, 2019

The Honeyville City **Planning Commission** met in **regular session** on **27, February 2019** at 7:00 p.m. in the Honeyville City Hall. Present were Laura Hunsaker, Bob Kosbab, Kenny Funk, Steven Bullock, Trevor Gardner and Codey Illum. Jeanne Cutler was excused. Trevor Gardner arrived at 7:15 p.m.

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

Invocation and Pledge of Allegiance – Bob Kosbab

Note of conflict of interest if any – None noted.

Administer Oath of Office - Emily Holden administered the oath of office to Bob Kosbab who will continue to serve on the Planning Commission for a four year term.

Business:

- A. Tosh Farr - Honeyville Farrms Subdivision Final Plan** - Tosh Farr is here to request approval of Honeyville Farrms Subdivision Final Plan. Tosh Farr stated that he has concerns with Hansen and Associates comments in regards to secondary irrigation water. The comments state that the owner of lot 3 shall assume all responsibility of the control and use of the water on private property and is responsible for maintenance of the irrigation water conveyance systems upon or across private and public properties. This is an acknowledgement that needs to be on the final plat. Mr. Farr said he does not agree with this because he is not the only shareholder on that irrigation ditch and he should not have to assume all the responsibility. Planning Commission reviewed this and feel that it is referring to lot 3 and that everyone is responsible to maintain the ditch and that he would not be liable if someone falls in the ditch. The only lot that is going to have irrigation rights is lot 3 which is the lot Mr. Farr intends to live on.

Tosh Farr stated it would be ideal to tap into the headgate that is by Hilda Glasgow's property. In order for Mr. Farr to get the secondary water to the property there are conditions he will need to follow. He will need to secure easements and authorization from property owners and UDOT to restore the ditches and for the construction of any new irrigation facilities and to bear all costs. Honeyville City is not responsible for the restoration or any of the construction of the ditches, as well as not responsible to guarantee easements. Tosh Farr will need to enclose all irrigation ditches within or adjacent to the subdivision. If he has the right to that headgate he has the right to tie into it. It is suggested that he talk to an attorney to find out for sure and to also find out the legalities for the concern of liability. He will speak with Hilda Glasgow seeing what he can get worked out with her in tying into the headgate by her property.

Everything is correct with the final plan other than adding the acknowledgement for secondary water. Planning Commission reviewed the approval process in the code and the final can't be approved with conditions. Box Elder County has reviewed the plan and sent in comments to address and they have all been fixed. Chris Wight has not seen this updated plan and has not approved it. The corrected plan will be sent to Chris Wight for his review

and it will be on next month's agenda. Codey Illum made a motion to table this item, Laura Hunsaker second the motion. Motion passed 6 - 0.

Approval of previous minutes – Minutes of November 28, 2018 - Minutes of January 23, 2019 were reviewed and discussed. Steven Bullock made a motion to approve January 23, 2019 minutes, Codey Illum second the motion. Motion passed 6 - 0.

Zoning Administrator Report – Report was reviewed and discussed.

Agenda items for next month

- Honeyville Farms Subdivision Final Plan
- Mountain Hawk Subdivision Concept Plan

Steven Bullock made a motion to adjourn, Codey Illum second the motion. Motion passed 6 - 0.

Adjournment at 7:54 p.m.

The foregoing minutes were taken and typed by Emily Holden.

Date Approved 3/27/19



Steven Bullock, Chairman