

**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 **Thursday December 10, 2020 at 7:00 p.m.**, in the Honeyville City Hall, 2635 West 6980 North, Honeyville, UT 84314.
Interested citizens are invited to attend.
FACE MASKS ARE REQUIRED.

Call to Order: Codey Illum

Invocation and Pledge of Allegiance: Cherisse Kaminska

Conflict of Interest, if any:

Zoning Administrator Report - Codey Illum

ACTION ITEMS:

A. Approval of Previous Minutes: October 28, 2020

ACTION ITEMS:

A. Doug Madsen Concept/Prelim

B. Natalie Nye/Conditional Use Permit/Kennel License

C. Designate 2021 Chair & Vice-Chair

D. 2021 Meeting Schedule

E. Approval of Previous Minutes: October 28, 2020

DISCUSSION ITEMS:

A. Possible Re-Zone

Agenda Items for next month:

Adjournment



Preliminary Plan Application

Project/Subdivision Name: Doug Madsen lot #1, lot #2
Approx. Location: 7575 N. Salt Creek Rd.
Parcel Number(s): 05-160-0003 Total Acres: 17 3/4
Current Zone: PA5 Number of Lots: 2 Number of Lots Per Acre: 10
Number of Phases: 1 Estimated Time Frame for Completion of All Phases: ASAP

Contact Information

Developer: Doug Madsen
Company Name: _____
Address: P.O. Box 14 Honeyville UT.
Phone: 801-540-2036 Email: dmmfootings@frontier.net
Engineer: Hansen & ASSOCIATES TIM FLINOT
Company Name: HANSEN & ASSOCIATES
Address: 538 N. Main Brigham
Phone: 435-723-3491 Email: timf@haines.net
Property Owner: Doug Madsen

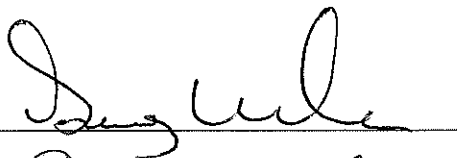
☒ Check Here if Same as Developer

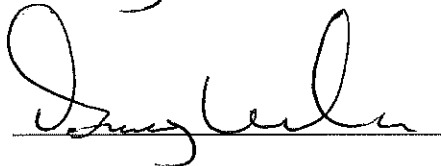
Address: _____
Phone: _____ Email: _____

Applicant Certification Preliminary Plan

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 Municipal Code 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 project 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: 11-2-20

Property Owner's Signature:  Date: 11-2-20

Agent Authorization

State of Utah)

County of Box Elder)

I/We, the sole owner(s) of the real property located at _____,

Honeyville, Utah, hereby appoint _____ as my/our

Agent with regard to this application affecting the above described real property, and authorize

said Agent to appear on my/our behalf before any city commission, board or council

considering this application.

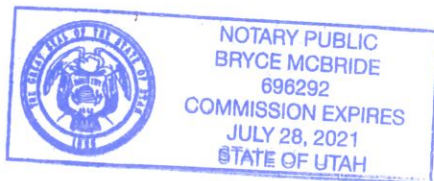
Dated this _____ day of _____, 202__

Signed: _____

Property Owner

Property Owner

Subscribed and sworn to before me on this 4 day of Nov, 2020



Notary Public



MEMORANDUM

To: Honeyville City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Concept Plan, Preliminary Plat, and Final Reviews
Doug Madsen Subdivision**

Date: November 30, 2020

Our office has completed a review of the submittal received by us on November 17, 2020. The submittal contained a soils map, preliminary plans, and final plat.

ALL COMMENTS

We offer the following comments:

1. (11/11/2020) I understand that the City is willing to enter into a deferral agreement with the developer for the water line improvements. Street improvements should be constructed or escrowed for prior to recordation of the plat, or included in the deferral agreement, if acceptable to the City. Irrigation ditch/canal improvements should be constructed or escrowed for prior to recordation of the plat.

- a. Developer's response: For clarification / discussion / confirmation: Culinary Water: Existing 4-inch line, from existing terminus with 8-inch line on Salt Creek Road, to be upsized to an 8-inch line to City standards across Doug Madsen Subdivision frontage upon(fill in wording). (Can there be a pioneering agreement?). Street Improvements: Half road width of ____ feet shall consist of ____ inches asphalt on ____ inches roadbase on ____ inches granular borrow - to be implemented upon general roadway project for Salt Creek Road.

Engineer's Response: It is the prerogative of the City Council to allow for deferral of the improvements; I was only aware of considered deferral of the water improvements.

- b. Developer's response: For east side irrigation ditch (for discussion): The ditch is not near a public street - it might actually function better in its existing form with existing turnouts than by being piped. Discuss if it's wise to pipe existing irrigation ditch / roadside swale along east side of Salt Creek Road as it collects surface flow from the east.

Engineer's Response: Roadside ditch (not subject of initial review comment) can remain, as typically shown in City Standard drawings. Regarding other ditches, when would you like to discuss this?

2. (11/11/2020) Please show the following on the Preliminary Plan:

- a. Soils and geologic map indicating soils types, their boundaries, and any known geologic hazards such as *fault zones*, unstable soils, etc.

Developer's Response: NRCS soils data attached - soils appear favorable (loam soils).
No known geologic faults across site.

Engineer's Response: Based on the Honeyville Master Street Plan (HAI, 2013), a potential fault line is shown through the property. Please provide a geologist's interpretation of whether or not a fault exists.

- b. Proposed development:

- i. Street plans to show proposed grades.

Developer's Response: Existing street profile shown on sheet 3 of plans - **no proposed street improvements at this time.**

Engineer's Response: See response to item 1.a.

3. (11/11/2020) Piping or fencing of the irrigation ditch at the back of the property is required (10-31-2.J.6&7).

Developer's Response: Would like to discuss - this is in a rural 5-acre minimum lot area - the fencing would seem to refer to an urban setting. The fencing would inhibit practical farm irrigation operations, and the piping as mentioned previously would likely impair the functionality of the current system.

Engineer's Response: See response to item 1.b.

4. See redlined plans for additional comments.

5. See redlined plat for minor additional comments.

If you have any questions, please feel free to contact me.

Attachments: Redlined improvement plans
Redlined plat

HONEYVILLE, UT PLANNING DEPARTMENT APPLICATION

☐ Subdivision ☐ Conditional Use ☐ Zoning Map/Ordinance Amendment ☐ Lot Line Adjustment ☒ Other

* For office use only *		
Application No.:	Filing Fee: \$ <u>25.00</u>	Date Filed: <u>11/18/20</u>
Received By:	Zoning: <u>Ag 5</u>	

1. Applicant Name: Natalie Nye
Mailing Address: 2055 W. 8900 N.
Phone #: 801-332-0922 Interest in Property (e.g. owner, lessee or agent) owner

2. First Party (Owner): _____
Mailing Address: _____
Phone #: _____ Assessor's Parcel # 04 - 107 - 0002, Acres: 5.13

3. Second Party (Owner): _____
Mailing Address: _____
Phone #: _____ Assessor's Parcel # _____ - _____ - _____, Acres: _____

4. Engineer/Land Surveyor: _____
Mailing Address: _____
Phone #: _____

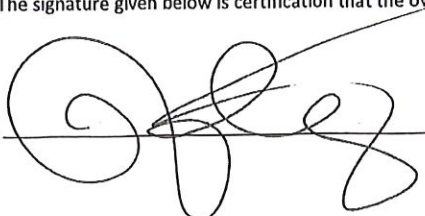
5. Site Address/General Location of Property(ies): _____

6. Purpose/objective, Including the Amount of Land to be included in Application:
Kennel Licence

7. Minimum Information Required to File Application (application will not be accepted without all of the following:)
- * Filing Fee (Refer to Ordinance for various Fees) \$ 25.00
 - * Five (5) copies of Plat map or written details (whichever is applicable)
 - * One (1) copy 11" x 17" reduction of Plat Map (if applicable)
 - * Three (3) copies of Assessor's Parcel map, with subject property(ies) outlined in red.

The Planning Commission normally meets on the fourth Wednesday of each month. Applicants will be notified of changes in meetings and meeting times. The Planning Staff will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed. The Planning Commission will not review any submittal that was made less than 10 business days (2nd Wednesday of each month) prior to the scheduled meeting. Submittals are placed on a tentative agenda until necessary staff reviews have been completed.

I affirm that I have read and understand this application and that all representations made and material submitted with this application are true and correct to the best of my knowledge. The signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting data.

Applicants Signature:  Date: 6/10/20

HONEYVILLE CITY PLANNING COMMISSION

SCHEDULE & OPENING CEREMONIES FOR 2021

MEETING DATE:

January 27th

February 24th

March 24th

April 28th

May 26th

June 23rd

July 28th

August 18th

September 22nd

October 27th

November 17th

December 15th

OPENING CEREMONIES:

BOB KOSBAB

RYAN ADAMS

KENNY FUNK

CODEY ILLUM

LAURIE HUNSAKER

CHERRISSE KAMINSKA

BOB KOSBAB

RYAN ADAMS

KENNY FUNK

CODEY ILLUM

**The DRAFT Minutes of
Honeyville City Planning Commission
October 28, 2020, Regular Meeting**

Chairman Codey Illum called the meeting to order at 7:00 p.m.

Present were Chairman Codey Illum, Commission Members Jeanne Cutler, Kenny Funk, Laura Hunsaker, Codey Illum, Cherisse Kaminska and Bob Kosbab.

Codey Illum offered the invocation and led the group in the pledge of allegiance.

Conflict of Interest: None noted

Zoning Administrator Report – Codey Illum

Codey I reported that Doug Madsen would like to subdivide his property allowing him to sell his home and then build a new one. This would be a 2-lot subdivision. He also reported that S&M Diesel would like to build a shop down on the frontage road across from Frank May Ski Doo. This is in a commercial zone.

Codey I informed the commission that there may be some issues they will need to talk about improvement wise regarding Doug Madsen's development. There were some issues where the city did not follow code and those issues will need to be discussed. There is a lot of history down the North Salt Creek Road that has not been properly documented. He clarified that the city cannot continue to make bad choices. However, they have to make it right with the people who were affected by the city's choices.

Laura Hunsaker has documentation regarding this area and wants to make sure that the most up to date information is presented. The city owns the road up to her corner and from there on it belongs to the Hunsaker's. She does not want the city road to end up in her front yard.

ACTION ITEMS:

A. APPROVAL OF PREVIOUS MINUTES - September 23, 2020:

BOB KOSBAB motioned to approve the minutes of September 23, 2020. JEANNE CUTLER seconded the motion. MOTION CARRIED with Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Cherisse Kaminska for and Bob Kosbab for.

FOLLOW UP ITEMS:

Codey I informed the commission that he looked into the ordinances regarding development and discovered that they have been making the approval process too long. The city ordinance states that individuals need to come to the Planning Commission for their concept and prelim applications, but once the commission feels ok with those it can go directly to the city council for the final review.

- A. A-5-AVERAGE:** **Codey I** reported that he fixed the issues addressed at the last Planning Commission meeting. **Bob K** pointed out that there was an extra "o" in the word should under 10.10-7 D.

Codey I mentioned the need for Public Hearings for the A-5-Average, Dog Licensing and the Bed & Breakfast.

DISCUSSION ITEMS:

- A. WATER SHARES/TYING WATER TO LAND:** **Codey I** shared North Ogden's plan for secondary water.
- B. UPCOMING PLANNING COMMISSION MEETING:** The Commission was reminded that their meeting will be a week earlier in November. Which will be November 18th and they unanimously decided to move the meeting to December 16th rather than December 23rd.

AGENDA ITEMS FOR NEXT MONTH:

Doug Madsen Prelim & Concept

Water Shares

Talk to Mayor about when to hold Public Hearings (send out email to commission when decision is made)

JEANNIE CUTLER motioned to adjourn. CODEY ILLUM seconded the motion. MOTION CARRIED with Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Cherisse Kaminska for and Bob Kosbab for.

Meeting adjourned at 7:40 p.m.