

**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 January 27, 2021 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: Bob Kosbab

Invocation and Pledge of Allegiance: Ryan Adams

Conflict of Interest, if any:

Administer Oath of Office to Kenny Funk & Staci Zilles-Nelson

Zoning Administrator Report - Codey Illum

ACTION ITEMS:

A. Approval of Previous Minutes: December 10, 2020

DISCUSSION ITEMS:

A. Kyle Bybee - Dwelling Unit w/Accessory Apartment

B. Removal of A-20 and Replacing with A-5-A

C. Masterplan Update for changing A-20 to A-5-A

D. Clear Re-Zone Application Process

Agenda Items for next month:

Adjournment

**The DRAFT Minutes of
Honeyville City Planning Commission
December 10, 2020 Regular Meeting**

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

Present were Chairman Codey Illum, Laura Hunsaker, Kenny Funk, Ryan Adams, Bob Kosbab and Jeanne Cutler. Cherisse Kaminska was excused from this meeting.

There were approximately three members of the public present.

Ryan Adams offered the prayer and led the group in the Pledge of Allegiance.

Conflict of Interest: None noted.

Zoning Administrator Report – Codey Illum

- A. **Codey I** reported that there was a citizen who requested to change the sign ordinance in the A-5 zoning. He also shared that he has received two new building permit applications for home construction.
- B. **Codey I** recognized Jeannie Cutler for her service on the Planning Commission and expressed thanks for all she did during her time of service. **Jeannie C** expressed that she has enjoyed her time serving the community.

ACTION ITEMS:

A. Approval of Previous Minutes: October 28, 2020

Laura Hunsaker stated that there needs to be a correction from “the city owns the road up to her corner and from there on it belongs to the Hunsaker’s”. This needs to be changed to say “Hunsaker’s own from the corner to the end of the pavement.”

JEANNIE CUTLER motioned to approve the Minutes of October 28, 2020 with the correction Laura suggested. KENNY FUNK seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanie Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, and Bob Kosbab for.

- B. **Doug Madsen Subdivision Concept/Prelim:** **Doug Madsen** proposed a two-lot subdivision. He currently has one lot with a home on it and would like to create a second lot to build a new home. **Codey I** shared that there is a history regarding N. Salt Creek Road and that a committee was formed to address these issues. Doug M has agreed with the requirements set forth by the city. He will be deeding 33’ frontage in front of both lots along with paying fees into a restricted fund to cover future development on the waterline. Because Doug did pay to have the current waterline installed there have been some accommodations with the fees, they are outlined in an agreement generated by the N. Salt Creek Road Committee. **Kenny F** asked if he would be required to install the 8” pipe **Codey I** clarified that Doug will be putting the

difference from the cost of a 4" pipe to an 8" pipe into a restricted fund account which will be held until the city updates that line. The reason for this is because Doug Madsen and Blair Perry previously paid to install the current 4" line per the city's request at that time. **Doug M** shared past history about the waterline along with history regarding the road. The draft agreement outlining Doug Madsen's responsibilities is attached to these minutes. **Codey I** shared that Dana S with Jones and Associates felt ok to recommend for concept and prelim, but would like to address a few issues before final. There was further discussion about the engineer's requirements. Codey offered clarification on the items that will need to be finished before final. They are not big items and will be easy to address.

JEANNE CUTLER motioned to approve the Doug Madsen Subdivision Concept and Prelim. LAURA HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

- C. **Natalie Nye/Conditional Use Permit/Kennel License:** **Codey I** shared that the reason she was required to submit a Conditional Use Permit is to make sure the Kennel License follows city Ordinance. **Bob K** shared that there was a kennel license in that subdivision at one point and part of the conditions set were regarding the number of dogs. He wondered how many dogs she was planning on having and the type of dogs. **Natalie N** shared that she has Labradors and Yorkies. The Yorkies are kept in the home and the Labs are kept outside. She is planning to breed them and plans on having three females and one male. **Codey I** shared that in section 5-1-4 it outlines the Kennel License process. They are establishing how many animals will be on the Nye's property. **Natalie N** stated that she doesn't feel she will ever have over 8 dogs unless she has a litter. **Codey I** outlined the conditions as follows: The Nye's agree to follow the nuisance ordinance and keep the barking at a minimum. Kennels will be kept clean. And they agree to have no more than 10 dogs at one time (this number does not include pups under the age of 6 months).

CODEY ILLUM motioned to approve Natalie Nye's Kennel License with the agreement that she has no more than 10 animals over the age of 6 months, that her property will be kept clean and her noise level will be kept at a minimum. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

Codey I clarified that each dog still needs to be licensed with the city.

- D. **Designate 2021 Chair & Vice-Chair:**

CODEY ILLUM motioned that Bob Kosbab become the Chair for 2021. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

LAURA HUNSAKER motioned that Kenny Funk become the Vice-Chair for 2021. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

E. 2021 Meeting Schedule:

JEANNE CUTLER motioned to accept the meeting schedule for 2021. KENNY FUNK seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

Codey I made the commission aware that Jones and Associates has received a potential subdivision submittal from Chlarson's on 3600 W. It is currently zoned A-5, they would like to go to the R-1. **Kenny F** stated that the road is awful and didn't feel that it would sustain development.

Kenny F also made the commission aware that someone had approached him regarding a rezone on North Salt Creek road.

AGENDA ITEMS FOR NEXT MONTH:

Remove A-20 and Replace with A-5-A

BOB KOSBAB motioned to adjourn. JEANNE CUTLER seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

Meeting Adjourned at 7:53 p.m.

The foregoing minutes were taken by Jody Chambers and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: _____

Brittiny Chlarson – Clerk/Recorder

Bob Kosbab - Chairman

**HONEYVILLE, UT
PLANNING DEPARTMENT
APPLICATION**

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

* For office use only *

Application No.: Filing Fee: Date Filed:

Received By: Zoning:

1. Applicant Name:

Kyle Bybee

Mailing Address:

2764 N 3600 W, Honeyville, Utah 84314

Phone #: 801 660-7532 Interest in Property (e.g. owner, lessee or agent)

2. First Party (Owner):

Kyle Bybee

Mailing Address:

Phone #: _____ Assessor's Parcel # 04-019-0086, Acres: 0.25

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): 7199 N 2450 W, Honeyville

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

Mother-in-law Apartment or Basement Apartment

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) \$ _____

* Five (5) copies of Plat map or written details (whichever is applicable)

* One (1) copy 11" x 17" reduction of Plat Map (if applicable)

PART OF NW1/4 OF SECTION 4 TOWNSHIP 10N RANGE 2W

Book 4 Page 19-A

S.L.B.&M.
SCALE 1" = 100'

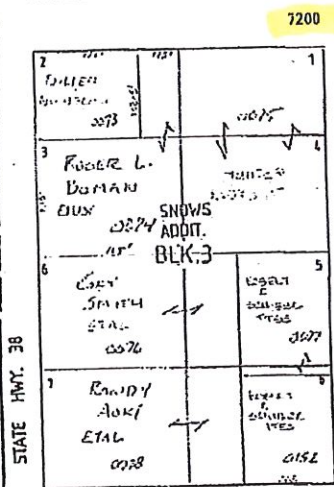
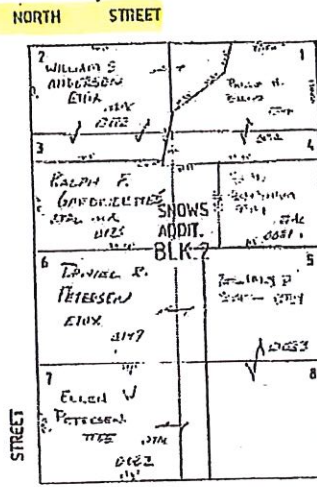
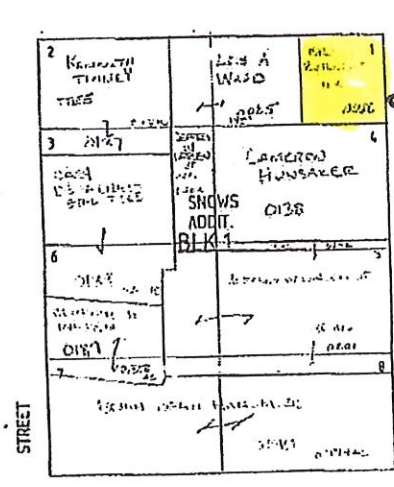
HONEYVILLE CITY SURVEY

PREFIX 04-019 TAX UNIT 17
THIS OWNERSHIP PLAT IS FOR
REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR
ACCURACY OR VARIATIONS WITH
THE ACTUAL SURVEY.

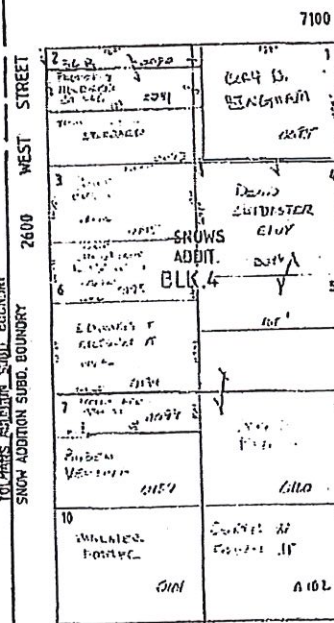
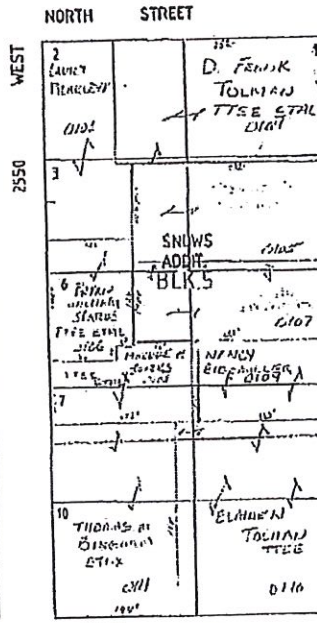
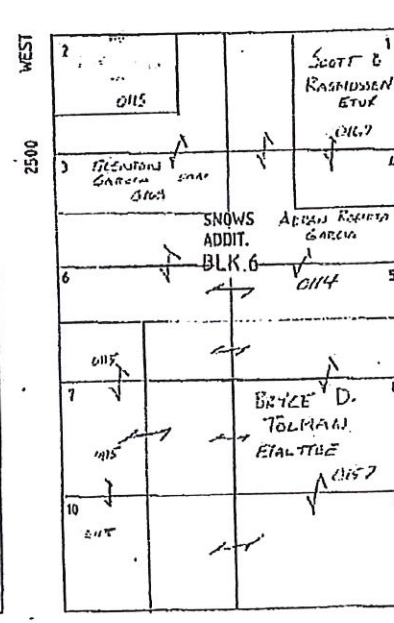


MAP NUMBER: 04-019A
OWNER: HONEYVILLE CITY

BLK. 12
SEE PAGE 19-B



BLK. 5
SEE PAGE 19-B



SEE PAGE 21

SEE PAGE 19-D

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Book 4 Page 19-A

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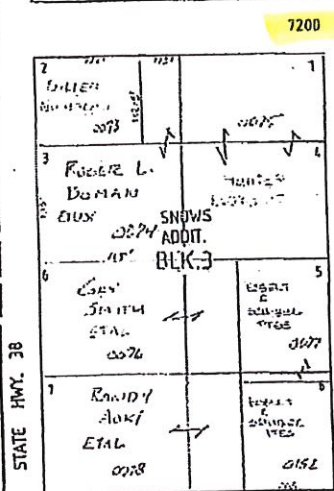
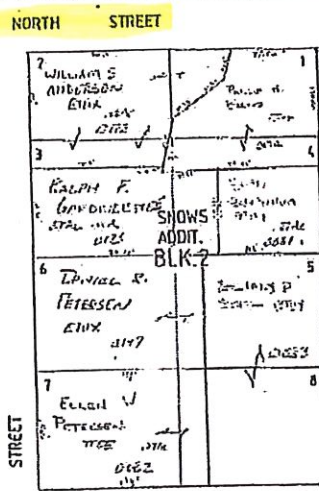
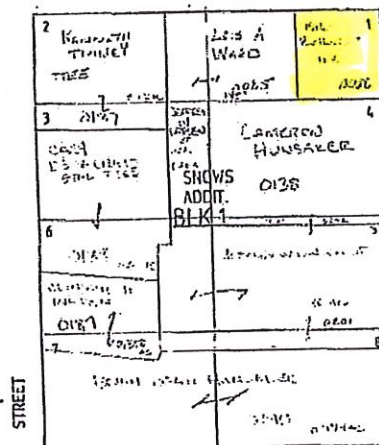
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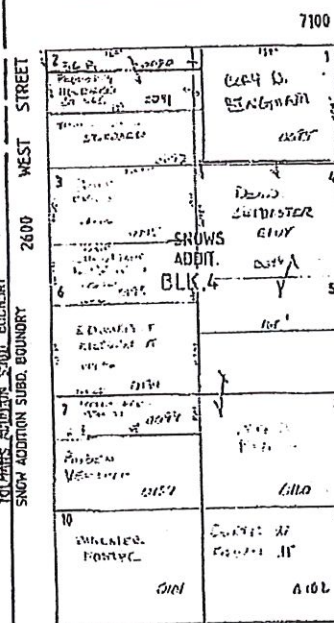
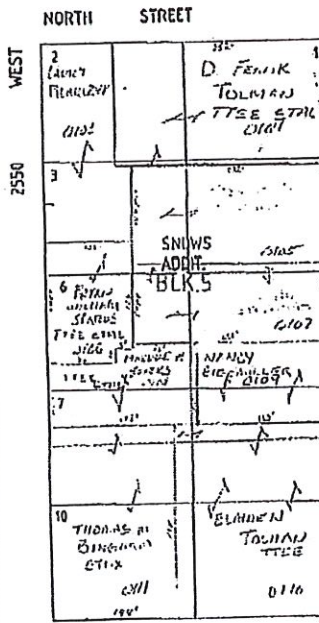
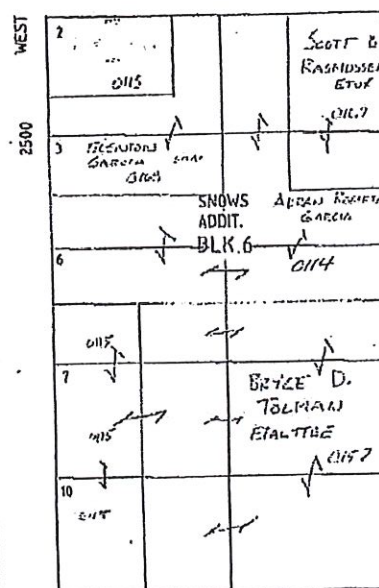


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PART OF NW1/4 OF SECTION 4 TOWNSHIP 10N RANGE 2W

Book 4 Page 19-A

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Property

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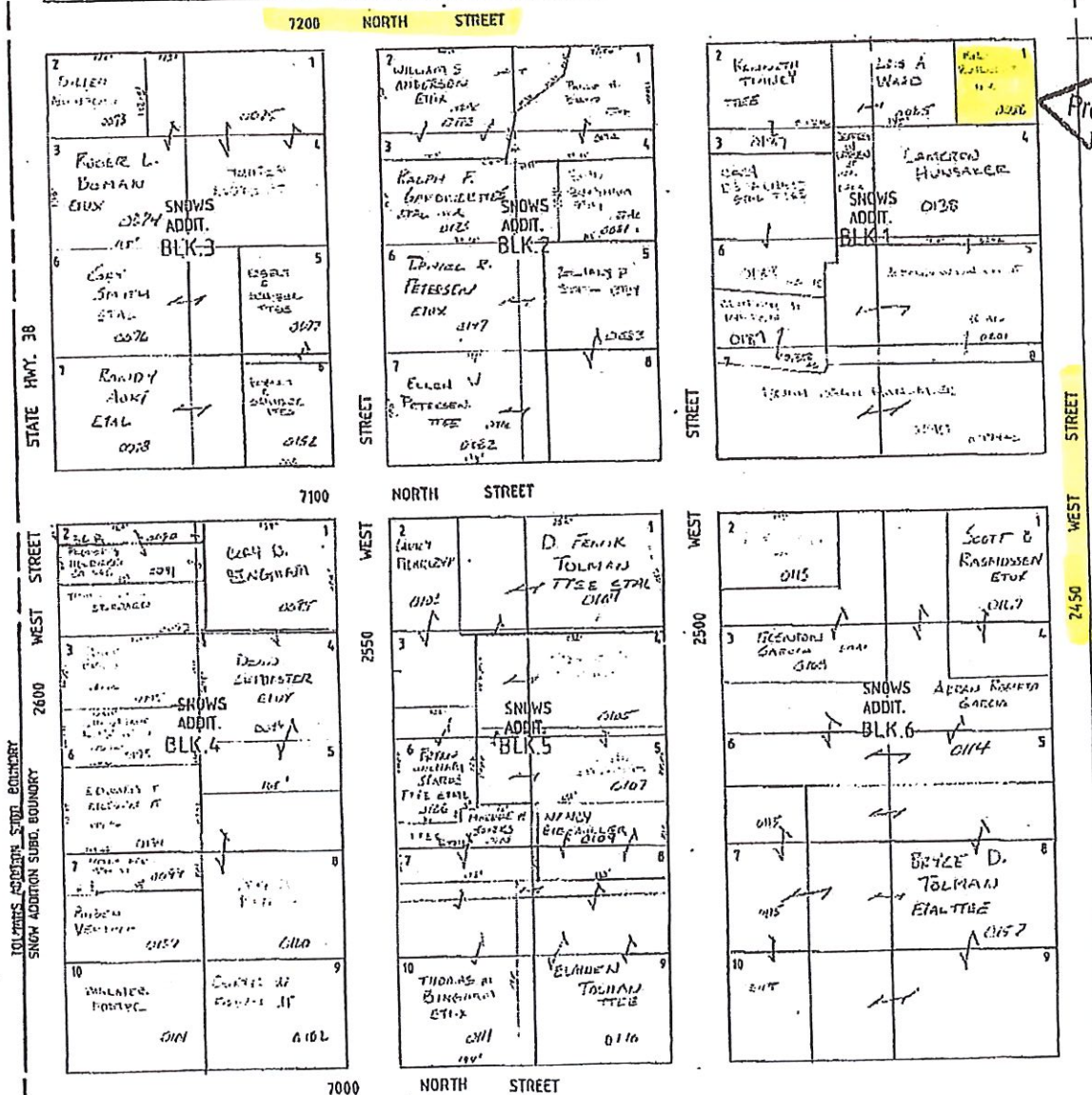


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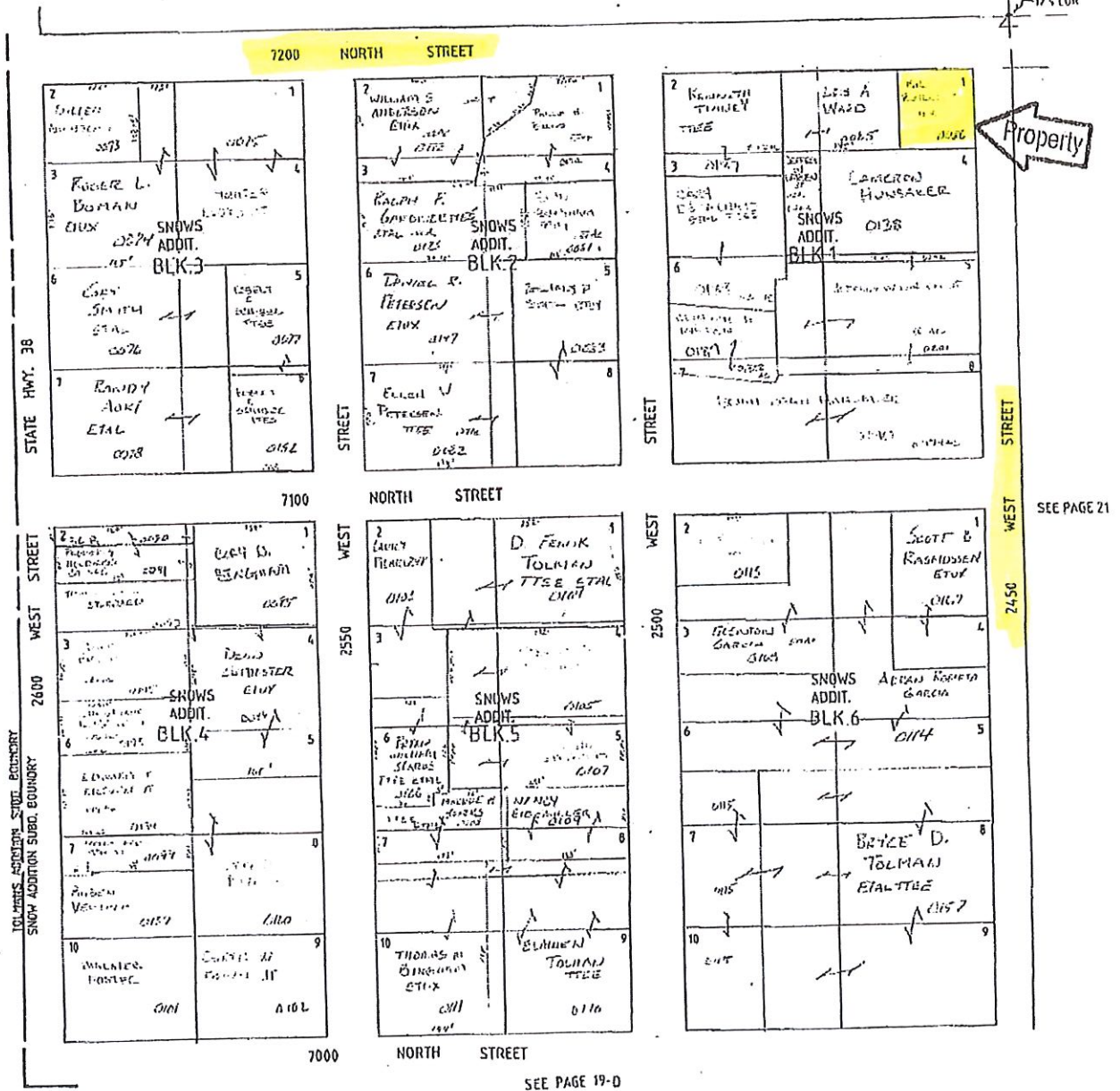
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12-B

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