

**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 February 24, 2021 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 to attend this meeting.

Call to Order: Bob Kosbab

Invocation and Pledge of Allegiance: Kenny Funk

Conflict of Interest, if any:

Public Hearing: Potential Rezone from A-20 to A-5-Average

ACTION ITEMS:

- A. Rezone Application: Megan Miles**
- B. Kennel License Application: William Orme**
- C. Lot Line Adjustment Application: Mike Shannon**
- B. Approval of Previous Minutes: January 27, 2021**

ZONING ADMINISTRATOR REPORT - Codey Illum

DISCUSSION ITEMS:

- A. Review Section: 10-11-8 as a Potential Text Amendment**

Agenda Items for next month:

Adjournment

NOTICE OF PUBLIC HEARING

Notice is hereby given that a **Public Hearing will be held before the Honeyville City Planning Commission on February 24, 2021 at 7:10 p.m.** in the Honeyville City Hall located at 2635 W. 6980 N. Honeyville, UT.

The purpose of this hearing is to take public comment on a **proposed rezone from A-20 to A-5-Average for parcel #05-037-0064 which is Lot 12 located in the Windy Poplar Subdivision .**

Individuals interested in the business of this meeting are invited to attend.

Due to COVID-19 face masks are required to attend this meeting.

Posted this 3rd day of February 2021.

HONEYVILLE

Application to Rezone

11 N 2 W - 32 3357 W Windy Poplars RD Honeyville, UT 84314

Property Location: Honeyville, UT Windy Poplars 2 Subdivision Lot 12

Parcel Number(s): 050370064 Total Acres: 20

Current Zone: A-20 Requested Zone: A-5A

Surrounding Property Current Zoning: A-20 & A-5

Is Request in Compliance with City's Adopted General Plan: ☒ YES ☐ NO

Purpose for Rezone Request: Allow Miles purchase 5.5 acre lot to build a home and Millsaps retain 14.5 acre. Both parties have agriculture plans for their property

Is Request Associated with Future Development: ☒ YES ☐ NO

Name of Future Development (if applicable): N/A

Contact Information

Property Owner: Dale & Angela Millsap

☐ Check Here if Same as Applicant / Developer

Address: 7710 N 3600 W Honeyville, UT 84314

Phone: Angela - 801.647.4469 Email: amillsap77@gmail.com
Dale - 801.560.2291

Applicant / Developer: Megan Miles

Company Name: N/A

Address: 2460 W 450 N^(Unit F) Tremonton, UT 84337

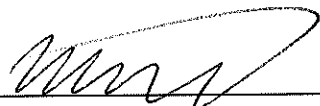
Phone: 801.695.3252 Email: myersmiles@gmail.com

Pd. \$150.⁰⁰ Re-Zone Fee 1-29-21 ✓ # 2450

Applicant Certification Request for Rezone

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 City Land Use Ordinances 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 application 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: 1.28.2021

Property Owner's Signature:  Date: 1.28.2021

Agent Authorization

State of Utah)

County of Box Elder)

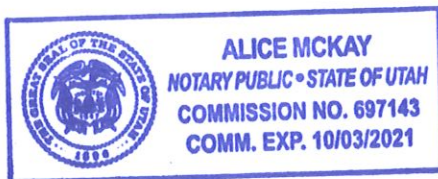
I/We, the sole owner(s) of the real property located at 3357 W Windy Poplars RD
Honeyville, Utah, hereby appoint Megan Myers Miles as my/our
Agent with regard to this application affecting the above described real property, and authorize
said Agent to appear on my/our behalf before any city commission, board or council
considering this application.

Dated this 28 day of January, 2021

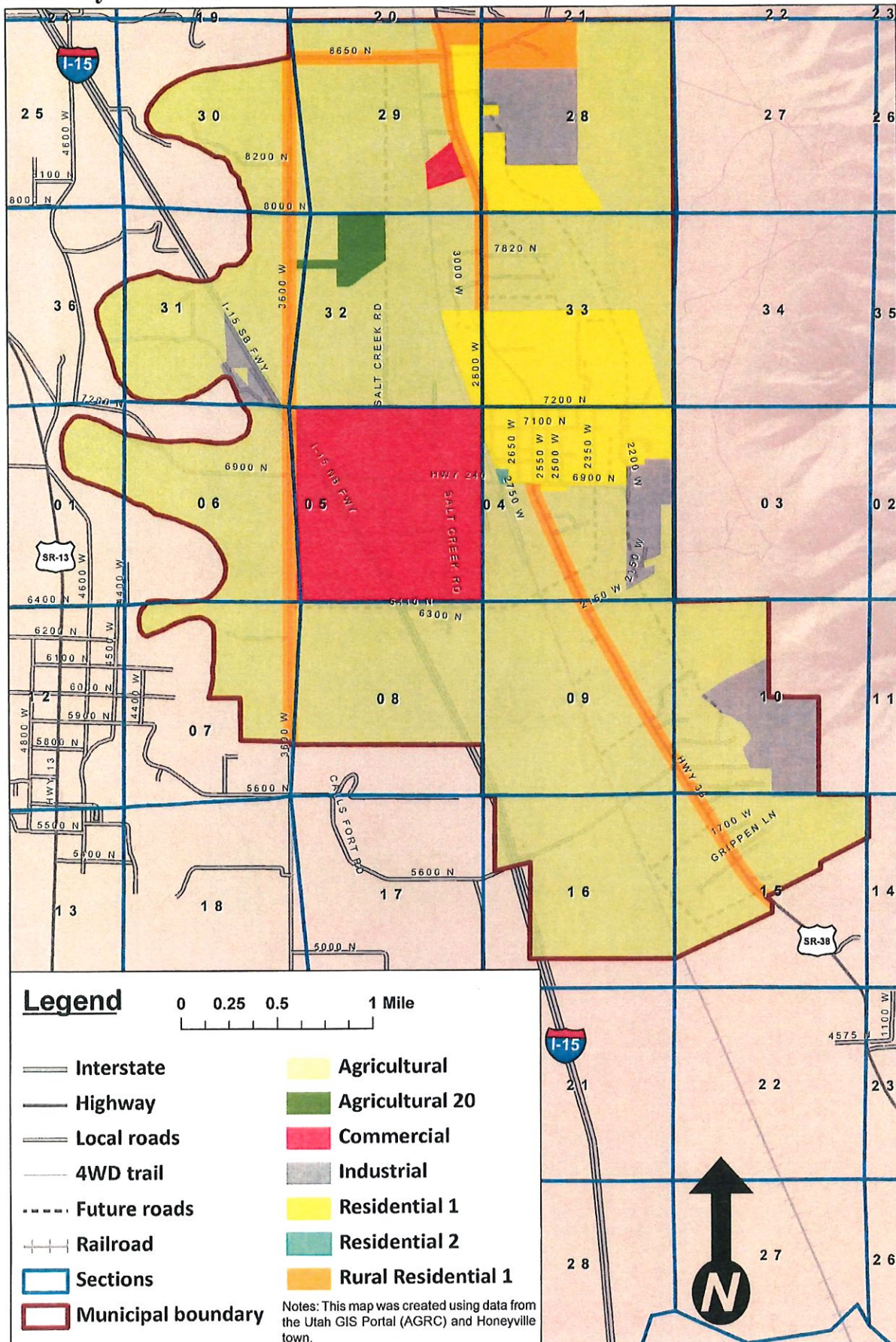
Signed: Angela J. Mulley, TTEE
Property Owner

[Signature] TTEE
Property Owner

Subscribed and sworn to before me on this 28 day of January, 2021



Alice McKay
Notary Public



SURVEYOR'S CERTIFICATE

Subdivision Boundary

[illegible]

1779

Sidney R. Keller Eva Marie Keller
Sidney R. Keller Eva Marie Keller



**ADVANCED
LAND SURVEYING INC.**
33 SARDINIA AVENUE
LOGAN UTAH 84301

ACKNOWLEDGMENT

COUNTY OF NEW YORK) ss.
STATE OF NEW YORK
ON THIS 17th DAY OF December 1968, I, JAMES H. WILSON, County Clerk of the County of New York, do hereby certify that the foregoing is a true and correct copy of the original as same appears from the records of said County.

JAMES H. WILSON, County Clerk

Notary Public in and for the State of New York

Gail S. Wilson

ACKNOWLEDGMENT

COUNTY OF SAN DIEGO }
JUL 20 1960

ON THIS 11th DAY OF DECEMBER 1959, PERSONALLY APPEARED before me the undersigned JOHN P. HARRIS, in and for said COUNTY OF SAN DIEGO, in the STATE OF CALIF., the OWNER of the above-described EMINENT and CEMETERY ADJACENT TO THE SOUTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 163 AND HIGHWAY 56, and PURPOSED PARTIAL MORTGAGED.

Noted and acknowledged
COUNTY CLERK
JUL 20 1960

Carroll H. Jones

7720 North 3600 West
Honeyville, Box Elder County, Utah
PART OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 11 NORTH, RANGE 2 WEST, S.1.R.4.M.

Remainder Parcel Description

[illegible]

REXHAUSER PAPER
25-437-0006



Scale: 1" = 100'

Southern Survey
 271 5th Avenue N.E.
 DESIGNED BY: JAMES H. HARRIS
 PREPARED BY: JAMES H. HARRIS
 DRAWN BY: JAMES H. HARRIS
 CHECKED BY: JAMES H. HARRIS
 DATE: 10/1/88
 SCALE: 1" = 100'

OWNERS' ACKNOWLEDGMENT OF RESPONSIBILITY

WITNESS MY HAND AND SEAL OF THE COURT AT THE CITY OF SEATTLE, WASHINGTON, THIS 14TH DAY OF DECEMBER, 2013.

Debra J. Kall
Debra J. Kall, Area Manager, Keller

Stacy B. Keller
Stacy B. Keller, Executive Manager, Keller

ITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE PORTVILLE CITY COUNCIL THIS 11TH DAY OF Dec
 2012 AT WHICH TIME THE SUBMISSION AND THE OWNERS DECLARATION WAS
 REVIEWED AND ACCEPTED.

TEST: *Gillian Stalder* *Forogned*
 ADDRESS: *ALDEN* MOTOR

OCCUPANCY RESTRICTION:

CITY ENGINEER'S APPROVAL

12/1/2013
DATE
James R. F. List
EMPLOYER

CITY ATTORNEY'S
APPROVAL AS TO FORM

AR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CEMENT TITAN APPROVAL
DATE 11 MAY OF December 2012

DISTRICT SUPERVISOR

HONEVILLE CITY
PLANNING COMMISSION APPROVAL

COUNTY SURVEYOR'S CERTIFICATE

...ALITY TIED TO AN EXTENSIVE UNCORRELATED SETTING OF
...THEY THAT THE BOUNDARY ASSUMPTION MATTERS CORRELATION
...THEY SHOWN ON THE PLAT. THAT THERE ARE NO OVERLAP
...SUBSTANTIONS AND/OR CONNECTIONS THAT THE CONNECTIONS
...A ARE CORRECT. THIS IN NO WAY REDUCES THE SIGNIFICANCE
...OF ANY VIOLATION.

COUNTY RECORDER'S NO. 332675
 ENTRY NO. 332675

Final Plat for Windy Poplars 2 Subdivision Honeyville City, Box Elder County, Utah A Part of the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian

Surveyor's Office
Salt Lake City, Utah
Survey No. 781387



1. Owner: Honeyville City, Box Elder County, Utah. The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots. The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

2. Purpose: The purpose of this plat is to show the subdivision of the land described in this plat into 12 lots. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

3. Description: The land described in this plat is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

4. Acknowledgment: The City of Honeyville, Utah, acknowledges that it is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

5. Signature: The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

6. Date: The date of this plat is the 13th day of April, 2014. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

7. Acknowledgment: The City of Honeyville, Utah, acknowledges that it is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

8. Signature: The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

9. Date: The date of this plat is the 13th day of April, 2014. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

10. Acknowledgment: The City of Honeyville, Utah, acknowledges that it is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

11. Signature: The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

12. Date: The date of this plat is the 13th day of April, 2014. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

13. Acknowledgment: The City of Honeyville, Utah, acknowledges that it is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

14. Signature: The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

15. Date: The date of this plat is the 13th day of April, 2014. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

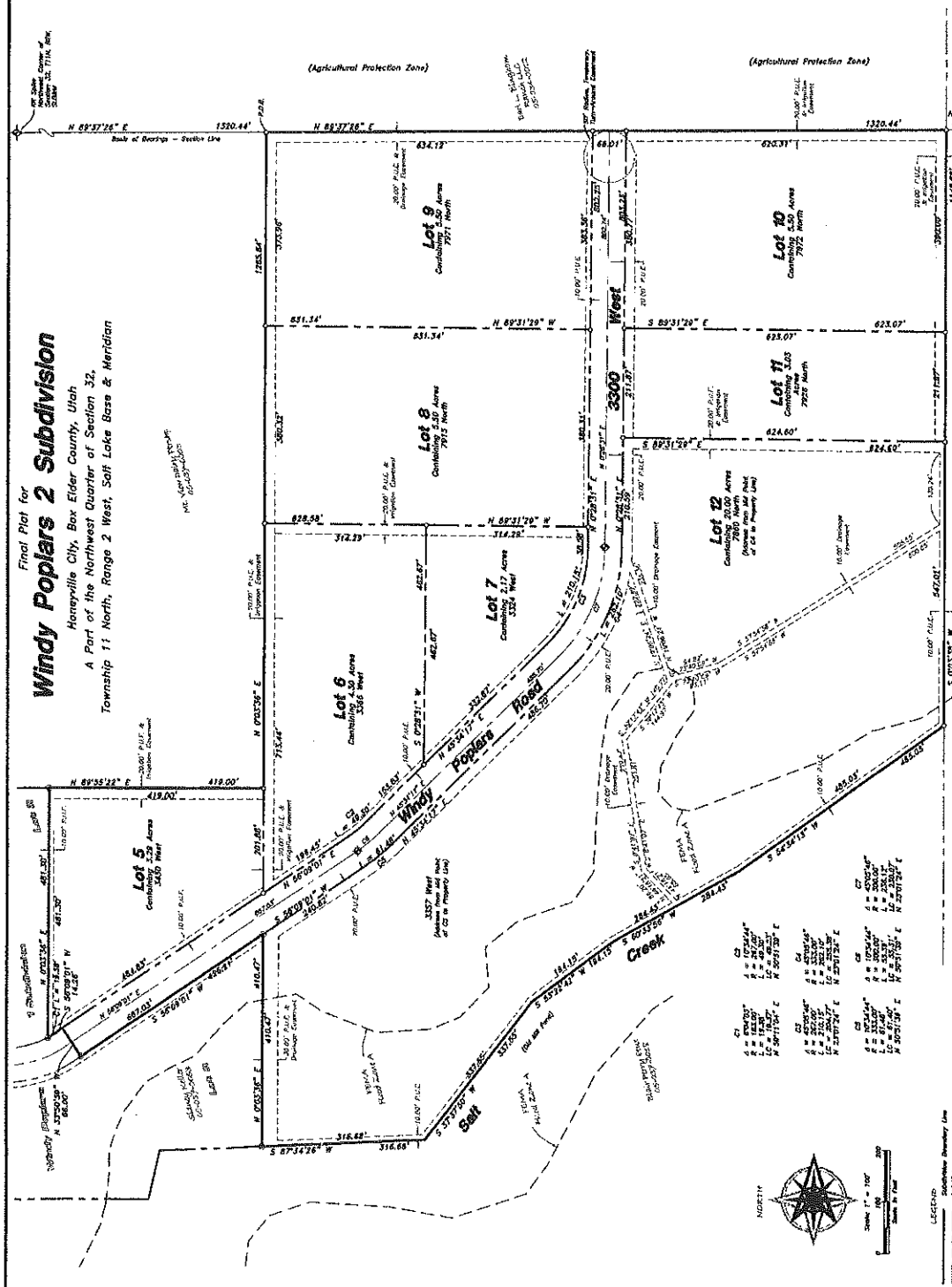
16. Acknowledgment: The City of Honeyville, Utah, acknowledges that it is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

17. Signature: The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

18. Date: The date of this plat is the 13th day of April, 2014. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

19. Acknowledgment: The City of Honeyville, Utah, acknowledges that it is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

20. Signature: The City of Honeyville, Utah, is the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.



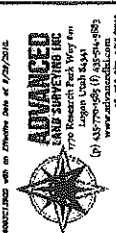
OWNERS ACKNOWLEDGMENT OF RESPONSIBILITY
I, the undersigned, being the owner of the land described in this plat, do hereby acknowledge that I am the owner of the land described in this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

CITY ENGINEER'S APPROVAL
I, the undersigned, being the City Engineer, do hereby approve this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

CITY ATTORNEY'S APPROVAL
I, the undersigned, being the City Attorney, do hereby approve this plat. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

DEED RECORDS NO. 356417
This plat is recorded in Deed Records No. 356417, Book 1, Page 1. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.

DATE OF 2014
The date of this plat is the 13th day of April, 2014. The land is located in the Northwest Quarter of Section 32, Township 11 North, Range 2 West, Salt Lake Base & Meridian. The land is being subdivided into 12 lots.



ADVANCED
LAND SURVEYING
1775 W. 1700 S. SUITE 100
SALT LAKE CITY, UT 84119
(801) 488-8888
www.advancedsurvey.com

19 fields, 222 acres in Box Elder County, UT

TOWNSHIP/SECTION 11N 2W - 29, 31, 32

Box Elder County, UT

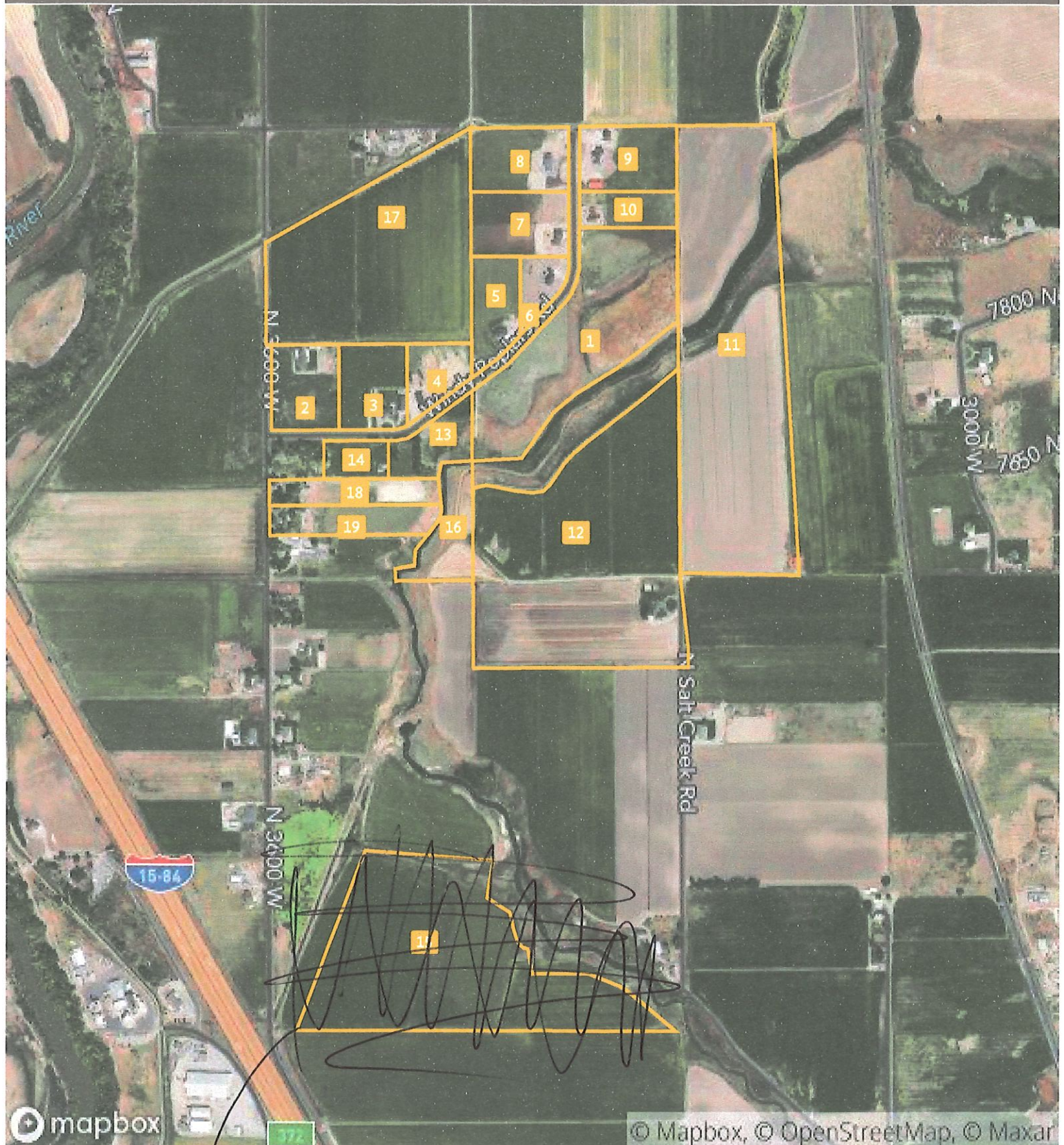
FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)
1 	19.99	11N 2W - 32 APN: 050370064	MILLSAP, DALE J & ANGELA I (08/03/2020)
2 	5.00	11N 2W - 31 APN: 050370051	BYBEE, KYLE & AMANDA (08/03/2020)
3 	5.00	11N 2W - 31, 32 APN: 050370052	LORIMER, JAMES LEE & SHARON (08/03/2020)
4 	3.29	11N 2W - 32 APN: 050370057	~~STUMPP, KARLA (08/03/2020)~~ Kuck Aaron JT
5 	4.30	11N 2W - 32 APN: 050370058	BINGHAM, RUSTY & LINSAY (08/03/2020)
6 	2.17	11N 2W - 32 APN: 050370059	ZUNDEL, JASON (08/03/2020)
7 	5.50	11N 2W - 32 APN: 050370060	SPENCER, G SCOTT & DEVYN M (08/03/2020)
8 	5.50	11N 2W - 29, 32 APN: 050370061	KELLER, JAMES M & SUNNY S (08/03/2020)
9 	5.49	11N 2W - 29, 32 APN: 050370062	MUNNS, JASON & HOLLY (08/03/2020)
10 	3.03	11N 2W - 32 APN: 050370063	~~MILES, MICHAEL & MEGAN M (08/03/2020)~~ Weis Steven T JT
11 	42.04	11N 2W - 29, 32 APN: 050370008	GARDNER, CRAIG K & MICHELLE J (08/03/2020)
12 	39.80	11N 2W - 32 APN: 050370018	PERRY, BLAIR & JEANNE M (08/03/2020)
13 	3.76	11N 2W - 32 APN: 050370053	MILLSAP, DALE J & ANGELA I (08/03/2020)
14 	2.13	11N 2W - 31, 32 APN: 050370054	MILLSAP, DALE J & ANGELA I (08/03/2020)
15 	38.52	11N 2W - 31, 32 APN: 050370017	HUNSAKER, COLLIN I & BOBBIE ANN S (08/03/2020)
16 	4.60	11N 2W - 32 APN: 050370007	HUNSAKER, COLLIN I & BOBBIE ANN S (08/03/2020) Another site showed this piece as Perrys
17 	28.28	11N 2W - 29, 31, 32 APN: 050370003	GARDNER, CRAIG K & MICHELLE J (08/03/2020)
18 	3.83	11N 2W - 31, 32 APN: 050370036	MAYCOCK, MACHEL; MACHEL, MAYCOCK (08/03/2020)

19 fields, 222 acres in Box Elder County, UT

TOWNSHIP/SECTION 11N 2W – 29, 31, 32

19 	4.31	11N 2W – 31, 32 APN: 050370005	MILLER, WANDA PATRICE; MICHAEL, EUGENE MILLER (08/03/2020)
221.52			

TOWNSHIP/SECTION 11N 2W - 29, 31, 32



(*) Note: I could not deselect #15 I believe it was

AcreValue © 2021 Granular, Inc. All Right Reserved. Computer selected because they own another parcel Ownership: 3 of 3
Use of this report is subject to Granular's Terms of Service. All information is provided without any express or implied warranties of any kind.
Land prices are estimates of valuation and not certified appraised values. near the other selection

**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: William Orme
Mailing Address: 6680 N Hwy 38 Brigham Utah 84302
Phone #: 435-279-8827 Interest in Property (e.g. owner, lessee or agent) owner
2. First Party (Owner): William Orme
Mailing Address: 6680 N Hwy 38 Brigham 84302
Phone #: _____ Assessor's Parcel # 04 - 020 - 0048, Acres: 4.21
04 - 020 - 0037 home 1 Acre
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 Permit

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)
- * Three (3) copies of Assessor's Parcel map, with subject property(ies) outlined in red.

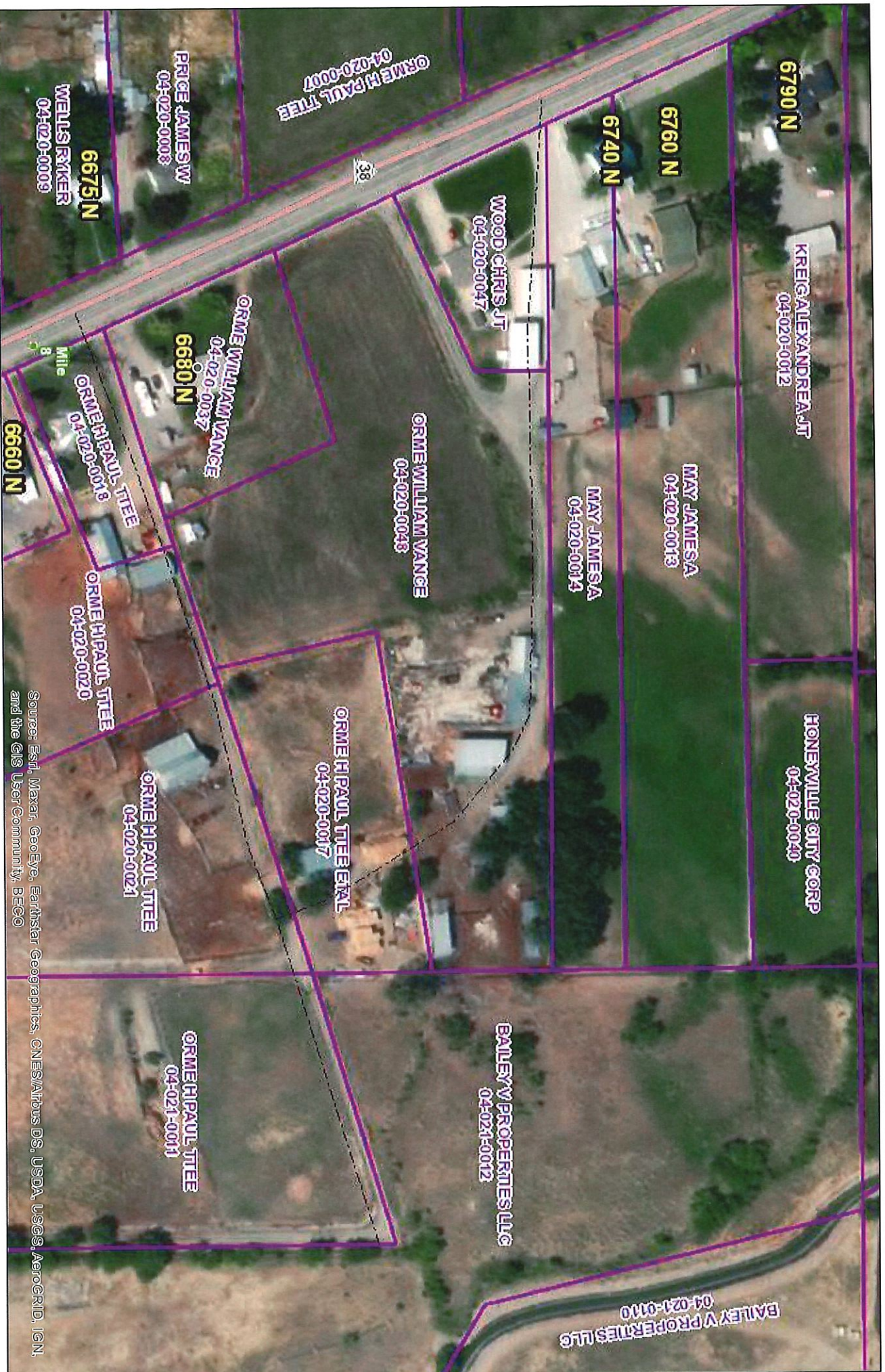
The Planning Commission normally meets on the fourth Wednesday of each month. Applicants will be notified of changes in meetings and meeting times. The Planning Staff will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed. The Planning 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: William Orme Date: FEB 12 2021

Pa. \$25.00 Fee w/c.c.

Box Elder County Web Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, BECO





LOT LINE ADJUSTMENT Preliminary Plan Application

Project/Subdivision Name: SHANNON Lot Line Adj.

Approx. Location: 6170 N Hwy 38

Parcel Number(s): 04-022-0071 Total Acres: _____

Current Zone: P Number of Lots: 4 Number of Lots Per Acre: _____

Number of Phases: _____ Estimated Time Frame for Completion of All Phases: _____

Contact Information

Developer: JAMES SHANNON

Company Name: _____

Address: 6170 N Hwy 38

Phone: 501 391 3939 Email: REALCAVE@COMPUNETS.NET

realcave@comcast.net

Engineer: Hansen

Company Name: _____

Address: _____

Phone: _____ Email: _____

Property Owner: JAMES SHANNON

☐ Check Here if Same as Developer

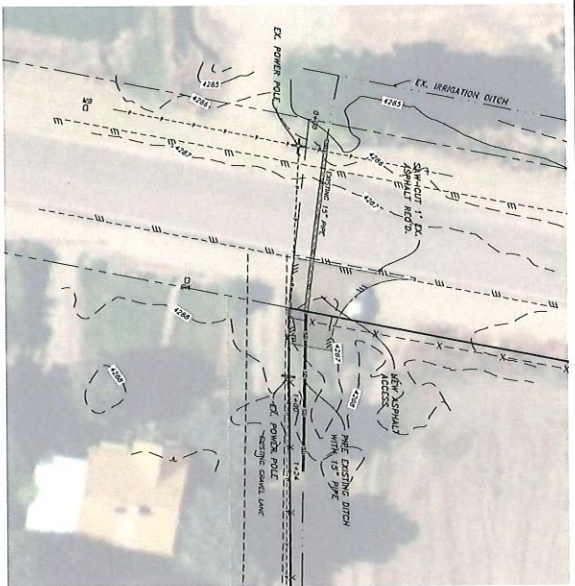
Address: _____

Phone: _____ Email: _____

Fee: \$300.⁰⁰ Pd. by CC. 2/3/21

MIKE SHANNON

UDOT ENTRY PLAN

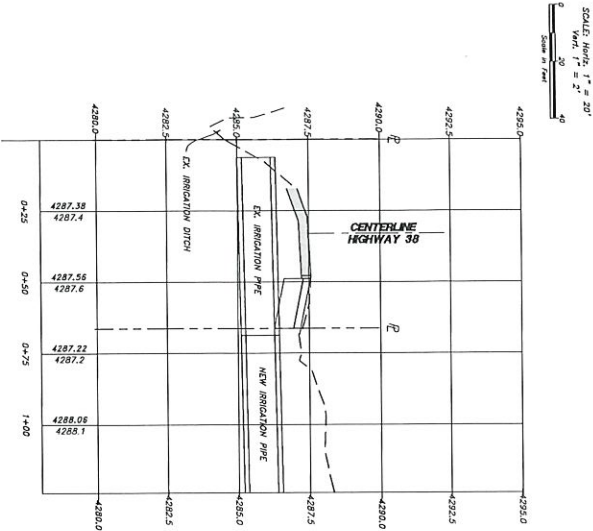


GENERAL NOTES:

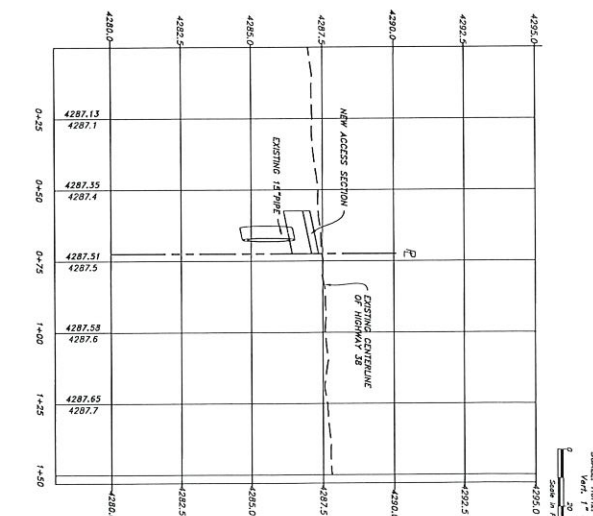
1. ALL WORK WITHIN THE UDOT RIGHT OF WAY SHALL COMPLY WITH UDOT STANDARDS AND SPECIFICATIONS. THE UDOT STANDARDS AND SPECIFICATIONS SHALL BE USED TO BE OBTAINED BY THE CONTRACTOR BEFORE BEGINNING WORK IN THE UDOT RIGHT OF WAY.
2. THE CENTER OF THE PROPOSED 12' WIDE ENTRY CULVERT SHALL BE LOCATED WITH CENTER STREET (HONEYVILLE RD) 10 FEET EAST OF THE EAST SIDE OF HONEYVILLE RD.
3. CONSTRUCTION WITHIN UDOT'S RIGHT-OF-WAY SHALL MEET UDOT'S STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH UDOT'S STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
4. CONTRACTOR SHALL BE REQUIRED TO OBTAIN A UDOT ONLINE ENCROACHMENT PERMIT AS FOLLOWS:
 - Obtain "Right of Way" under the "Right of Way" Tab.
 - Click "Apply Online".
 - Enter "Right of Way" number or other User Name and Password.
 - Apply for Encroachment Permit.
5. CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO UDOT REGION ONE HEADQUARTERS FOR APPROVAL.
6. CONSTRUCTION SHALL NOT INHIBIT REGULAR TRAFFIC OPERATIONS.



ALIGNMENT AT ENTRY



ALIGNMENT AT HIGHWAY 38



Engineer's Notice to Contractors

The alignment and location of the proposed UDOT entry shown on this plan were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor. The contractor is responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor is also responsible for obtaining all necessary approvals from the appropriate authorities. The contractor is also responsible for obtaining all necessary approvals from the appropriate authorities.



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
535 North Main Street, Brigham City, Utah 84302
Visit us at www.hai.com
Brigham City, Ogden, Layton
(435) 733-3441 (435) 733-4333 (435) 733-4332
Celebrating over 60 Years of Business

No.	Date	By	Revision

UDOT ACCESS PLAN FOR
MIKE SHANNON
6200 NORTH HIGHWAY 38
HONEYVILLE, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 WEST, S.1-B.M.

Drawn By: 394 Date: 1/22/21
Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 20-3-310-19 012812UD06
JOB NUMBER: 20-3-310 & 311

Sheet	1
Of	2
Sheets	2

**The DRAFT Minutes of
Honeyville City Planning Commission
January 27, 2021 Regular Meeting**

Chairman Bob Kosbab called the meeting to order at 7:00 p.m.

Present were Chairman Bob Kosbab, Commission Members Ryan Adams, Kenny Funk, Laura Hunsaker, Codey Illum, Cherisse Kaminska and Staci Zilles-Nelson.

Approximately 4 members of the public were present.

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

Conflict of Interest: None Noted

Administer Oath of Office: Brittney Chlarson administered the Oath of Office to Kenny Funk and Staci Zilles-Nelson.

Zoning Administrator Report – Codey Illum

Codey I reported that he has received a few phone calls about potential homes being built along with discussion with Hansen & Associates about a potential subdivision being developed out on 3600 W. He also shared that the city has received an application for a one lot subdivision to go in down by Triple J Produce Onion Shed, however the city engineer has had a few issues with the submittal that still need to be resolved.

ACTION ITEMS:

A. Approval of Previous Minutes: December 10, 2020

CODEY ILLUM motioned to approve the minutes of December 10, 2020 as presented. **LAURA HUNSAKER** seconded the motion. **MOTION CARRIED** with **Ryan Adams** for, **Kenny Funk** for, **Laura Hunsaker** for, **Codey Illum** for, **Bob Kosbab** for, **Cherisse Kaminska** for and **Staci Zilles-Nelson** for.

DISCUSSION ITEMS:

A. Kyle Bybee – Dwelling Unit w/Accessory Apartment

Codey I asked the commission to look at section 10-11-8 in the city code. This section shows all of the allowed uses in that zone.

Laura H asked what zone his application is applied under. **Codey I** shared that it is in the RR zone.

Kyle B had heard he could have an accessory apartment and would like to be able to do that. He would like to build a home and put an apartment in the basement. He felt this would be more appealing than building an accessory building.

Codey I shared that Kyle was asking for a Conditional Use Permit and that those requirements are found in the conditional use permit section of the code. Codey couldn't identify a clear answer for this and asked the commission if they felt this request would fall under the conditional use requirements.

Laura H asked if Honeyville City has any restrictions on having a basement apartment.

Kenny F stated that the definitions reads: dwelling single family with accessory apartment having only one dwelling unit and one accessory apartment.

Codey I clarified saying that if it is a single family dwelling, technically it should only house one family. Not a family upstairs and a family downstairs.

Bob K shared that under R2 it allows a dwelling with two families.

Codey I continued saying that it does allow an accessory building in RR, R1 and R2.

Bob K felt that the code was contradicting itself on this issue and that it needs to be cleaned up.

Codey I shared that when the code contradicts itself it is the commissions job to look at what the intent is.

Kyle B just wants to make sure that he is following code.

Ray Shared that for the past 5 years he has had an apartment in his basement. This was approved by the Planning Commission with some conditions. He shared he would like to do this moving forward and wanted to make sure he is following current code.

Bob K asked if utilities are separate in each place.

Kyle B stated that he would probably set them up separately.

Codey I suggested stating that as a condition.

Laura H was concerned about the expense of having an existing home separating those utilities. And she felt that renting out a basement is a good way to help people in the current economy.

Codey I felt that the commission could choose conditions based off of each separate application. He felt that if someone was trying to build a new home with the intent of renting out the basement then it would be reasonable to request, they have separate utilities as one of their conditions. However, if this will be very costly for another applicant those concerns could be addressed at that time.

Laura H expressed concern about parking.

Ray stated that this was one of his conditions the previous commission set for him. His other conditions were based off of fire protection and fell in line with the building code.

Bob K felt that the code needed to be cleaned up and that these requests basically fall into the same category as the new town homes that are going in.

Kenny F would like to dig through the code a bit more.

Bob K felt that on the application it should state that it is an accessory apartment. And wanted everyone to look into this and then put it back on the agenda next month.

(Potential Text amendment to section 10-11-8 of the code).

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

Codey I shared that this was brought up at City Council and they wanted to know if A-20 was going to be removed.

Bob K shared that he received a phone call regarding this and that there is an interest in changing this zone.

Kenny F stated that there is an interest however, the discussion item is a separate issue. By removing the A-20 it would make it unavailable in the future but would not affect the current zoning.

Codey I didn't initially plan on removing the A-20 and wanted the commissions feedback.

Bob K felt that everything that could be done in an A-20 zone could be accomplished in the new A-5-Average.

Megan Miles stated that she put in an application for a rezone back in May of 2019 however she was told her check was lost. Her initial application was to replace the A-20 with the A-5. She also mentioned that she had further discussion with Mary Bingham about the option of clearing up the language surrounding the A-20 zone. Her previous application was put on hold. It was not denied or approved. She provided documentation that states if there has not been any action within a certain period then the application would be considered completed. It was to her understanding that the city was moving forward to remove the A-20.

Codey I shared that there may be some confusion. The city's intent was not to rezone a specific piece of property, it is the land owner's responsibility to apply for a rezone.

Megan M shared that in the August minutes from 2019 there was discussion at the city council regarding the A-20 zone. She continued on sharing that her initial application was to rezone to A-5 with legal non-conforming lots and that she felt her initial application was still valid.

Codey I clarified that this would mean the application is complete not that the zoning is complete.

Megan M shared that they are looking to purchase a 5.5-acre lot from the Millsaps.

Bob K clarified that there were issues with A-20 that underwent several discussions. It was the city's intent to eliminate non-conforming areas.

Codey I stated that as of right now the A-20 has not been replaced. The city added the A-5-Average as a new zone, but the city does not automatically rezone individual's property.

Megan M shared code that stated that the city does have the ability to rezone a property and it was her understanding that this would take place with the approval of the A-5-Average.

Codey I clarified that the city never stated they would rezone an individual's property.

Megan M proposed that the city move forward with her initial application.

Laura H felt that this may be an issue that needs to be addressed on the city council level.

Codey I doesn't feel it would be unreasonable to request a rezone from A-20 to A-5-A. That doesn't mean it will be approved, that decision will be made through the public hearing process and listening to the members it would affect. He also stated that once the city receives an application, they should contact the Ombudsman office for advice. **Cherisse K** asked if the city gets rid of A-20 would they still need to apply for a rezone. **Laura H** clarified that all it would do would be prevent people from being able to request A-20 in the future.

There was further discussion regarding the previous application submitted by Miles and whether or not it should still be valid. The Commission was not a part of this process which occurred during a shift in office staff, and does not feel that anything was done out of malice, but rather miscommunication or misunderstanding. The city was looking into what would be best for the entire community regarding the A-20 zone. And that it was their intent to stay away from illegal properties as it is not good practice for the city.

Laura H suggested that Megan reach out to the Ombudsman's office as a resource for information.

Bob K felt that it would be best for Megan Miles to submit a new application with a clear intent and appropriate signatures. This would be a clearer, more clean process.

The question was asked whether or not the new application fee would be imposed on the Miles if they submit a new application. The Commission felt that this decision was best left up to the elected officials, but did state that the previous \$25.00 fee wouldn't even cover the cost of Public Noticing.

KENNY FUNK motioned to recommend to the City Council to remove the A-20 zone option from future zoning while keeping the existing A-20 as currently zoned. LAURA HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Bob Kosbab for, Cherisse Kaminska for, and Staci Zilles-Nelson for, with Codey Illum voting against.

Codey I clarified that he was ok with the A-20 but felt that the verbiage needed to be addressed. However, everything can be addressed in the A-5-A.

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

Codey I suggested having Jones and Associates look into this information and have them adjust the Master Plan or possibly using BRAG evening putting it out for bid. This will help the city plan for the future.

CODEY ILLUM motioned to recommend to the City Council that they have an expert review the new zoning as well as update the Master Plan. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Bob Kosbab for, Cherisse Kaminska for and Staci Zilles-Nelson for.

D. Clear Re-Zone Application Process:

The Commission referred Chapter 5 sections 10-5-7 and 10-5-4 of the code to help clarify this process. Brittney will follow up with the city engineer to get an up-to-date application created.

Megan will submit application. Brittney will post for a Public Hearing to be held at the next Planning Commission meeting.

AGENDA ITEMS FOR NEXT MONTH:

Review Section: 10-11-8 Potential Text Amendment
Megan Miles Application & Public Hearings
Kyle Bybee CUP
John Holdings one lot subdivision

CODEY ILLUM motioned to adjourn. CHERISSE KAMINSKA seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Bob Kosbab for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:16 p.m.

The foregoing minutes were taken 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