

**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 November 17, 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: Bob Kosbab

Conflict of Interest, if any:

ZONING ADMINISTRATOR REPORT - Codey Illum

A. Zoning Administrator Report

ACTION ITEMS:

A. Evans Lot Line Adjustment

B. Approval Of Minutes: 10/27/21

DISCUSSION ITEMS:

A. Defining Fence/Corral/Structure

Agenda Items for next month:

Adjournment



Lot Line / Boundary Adjustment Application

Applicant Name: MACAOG EVANS

Address: 2331 W 6250 N Brigham City UT 84302

Phone: [REDACTED]

Email: [REDACTED]

Surveyor/Engineer: JEH Hansen

Surveyor Phone: 435. 787. 0085

Surveyor Email: jehsurvey@comcast.net

Definition

Lot Line Adjustment (Honeyville City Code 10-3-4): The relocation of a lot line between two (2) adjoining lots with the consent of the owners of record and which does not create a new lot.

Proposed Amendment

Purpose of Amendment (check all that apply):

- ☐ Join two or more neighboring lots (with same owner).
- ☒ Adjust the lot lines of adjoining lots.
- ☐ Adjust the lot line between a lot and an adjoining parcel located outside of the subdivision boundary.
- ☐ Adjust an internal lot restriction imposed by the City or utility.
- ☐ Alter the plat without changing existing boundaries or other attributes of lots within the subdivision that are not owned by the Applicant or designated as common area.
- ☐ Amend a public street.
- ☐ Amend utility easement location(s).
- ☐ Other: _____

Location: 2331 W 6250 N Brigham City, UT 84302

Subdivision Name: Sunset Meadows

Parcel #(s): 04-026-0076

Zone: _____

Total Size Before Amendment: 1.002 acs After Amendment: 1.061 acs

Proposed Amendment Shall be Completed Through: ☒ Quitclaim Deed

☐ Boundary Line Adjustment Agreement

☐ Subdivision Plat Amendment

Updated June 2021

Pd. \$300.00 Application Fee 7/26/21 v# 1915

SUNSET MEADOWS ESTATES SUBDIVISION SECOND AMENDMENT

AMENDING LOTS 4 AND 5
HONEYVILLE, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 9,
TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

CITY ENGINEER ACCEPTANCE OF PLAT

This plat has been reviewed by the City Engineer for general conformance with the requirements of the City's ordinances and the City's Development, Design, & Construction Ordinance. The City Engineer's review is limited to the technical aspects of the subdivision and does not constitute a warranty or endorsement of the project or the engineer responsible for the project's information.

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

CURVE DATA					
STATION	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	1251.19	2882.80	270°33'	127.45	5307°25'15"
C2	18.43	250.0	49°15'30"	18.43	578°25'01"
C3	64.37	55.00	89°03'00"	64.37	532°57'23"
C4	124.59	55.00	129°43'30"	88.80	533°27'44"
C5	74.43	55.00	77°15'00"	64.37	542°57'23"
C6	16.43	250.0	47°12'30"	16.43	542°57'23"

OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY

I, the undersigned, do hereby certify that I am a registered professional land surveyor and that I have prepared this plat in accordance with the requirements of the City's ordinances and the City's Development, Design, & Construction Ordinance. I am not responsible for the project's information.

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

BY: [Signature]

DATE: 11/22/2021

Notarization Required – Use Additional Forms as Needed

Updated June 2021

OWNER SIGNATURE(S) AND ACKNOWLEDGEMENT

Name: MACADE T EVANS

Entity (if applicable): _____

Title: _____

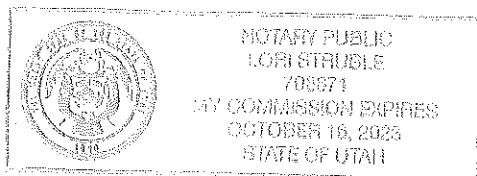
Signature: 

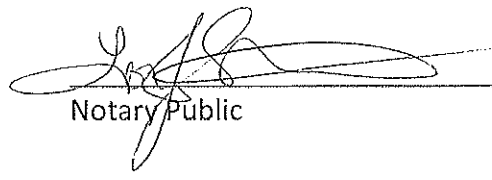
State of Utah)

County of Box Elder)

On the 7 day of July in the year 2021, before me, the undersigned Notary Public, personally appeared Macade Evans personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

Subscribed and sworn to before me on this 7 day of July, 2021




Notary Public

PROPERTY OWNER AFFIDAVIT and AGENT AUTHORIZATION

Notarization Required – Use Additional Forms as Needed

I _____ (and) _____
being duly sworn, by my/our signature(s) represent, affirm and attest that to the best of my/our knowledge I/we ☐ am/are the SOLE property owner, ☐ am/are one of the owners, ☐ have Power of Attorney, or ☐ share ownership interest in the property identified below, and that the information provided in the attached application including any attached plans or exhibits are in all respects true and correct to the best of my knowledge.

Property / Parcel ID Number

Ownership Name or Entity of Record

A: 04-026-0075

Korthless Oliver

B: _____

C: _____

D: _____

E: _____

F: _____

Check either of the following:

☐ I _____ have ownership in the real property listed above, and will represent the attached application, including attendance at meetings and correspondence.

☐ I/we have ownership in the real property listed above, and hereby authorize

_____, _____ (and)

_____, as a representative to appear before any administrative or legislative body in Honeyville City considering this application, and to act in all respects as agent in matters pertaining to the attached application.

Applicant Understanding:

- I/we understand that the City has the right and may contact the Property Owner(s) directly to verify information contained in the application, and that this contact shall not be considered as interference with the Property Owner's business dealings with the applicant.
- I/we understand that the Property Owner has an affirmative duty to notify the City in writing of the nature and details of a changed event within two (2) business days of the changed event. A changed event includes any action or occurrence that occurs subsequent to the date the Application was submitted, which alters the legal relationship of the Applicant and the Property Owner to an extent that either the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or results in any representation or information in which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect and inaccurate.

OWNER SIGNATURE(S) AND ACKNOWLEDGEMENT

Name: Kathleen Oliver

Entity (if applicable): _____ Title: _____

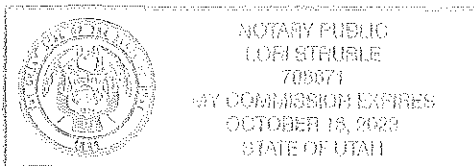
Signature: Kathleen Oliver

State of Utah)

County of Box Elder)

On the 21 day of July in the year 20 21, before me, the undersigned Notary Public, personally appeared Kathleen Oliver personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

Subscribed and sworn to before me on this 21 day of July, 202 1



[Signature]
Notary Public

Parcel "A" - Lot 5 to Lot 4 Legal Description

A parcel of ground located in the North Half of Section 9, Township 10 North, Range 2 West of the Salt Lake Base and Meridian. Described as follows:

Commencing at the common North corner of Lots 4 & 5 of the Sunset Meadows Subdivision and running Thence South 27°23'54" East 34.565 feet; Thence North 31°31'19" West 34.21 feet; Thence North 52°18'33" East 2.500 feet to the point of beginning.
Containing 42.5 Square Feet or 0.001 Acre.

Parcel "B" - Lot 4 to Lot 5 Legal Description

A parcel of ground located in the North Half of Section 9, Township 10 North, Range 2 West of the Salt Lake Base and Meridian. Described as follows:

Beginning at the common South corner of Lots 4 & 5 of the Sunset Meadows Subdivision and running Thence South $51^{\circ}36'17''$ West 19.50 feet; Thence North $27^{\circ}23'54''$ West 269.23 feet; Thence South $31^{\circ}31'19''$ East 266.20 feet; to the point of beginning.
Containing 2577 Square Feet or 0.059 Acres.

New Lot 4 Legal Description

A parcel of ground located in the North Half of Section 9, Township 10 North, Range 2 West of the Salt Lake Base and Meridian. Described as follows:

Beginning at the Northeast corner of Lot 4 of the Sunset Meadows Subdivision and running Thence South $31^{\circ}31'19''$ East 298.59 feet; Thence South $51^{\circ}36'17''$ West 166.47 feet; Thence North $27^{\circ}23'54''$ West 303.80 feet; Thence North $52^{\circ}18'33''$ East 144.264 feet to the point of beginning.
Containing 46235 Square Feet or 1.061 Acres.

New Lot 5 Legal Description

A parcel of ground located in the North Half of Section 9, Township 10 North, Range 2 West of the Salt Lake Base and Meridian. Described as follows:

Beginning at the common front corner of Lots 4 and 3 Sunset Meadows Subdivision, being the point of curve of a non-tangent curve, of which the Brass Cap Center Monument and radius point bears North 08°20'39" West 55.0 feet; And running Thence 74.43 feet along the arc of a 55.0 foot radius curve to the left through a central angle of 77°32'11" and a long chord that bears North 42°53'16" East 68.88 feet to the point of reverse curve; Thence 16.82 feet along the arc of a 20.0 foot radius curve to the right through a central angle of 48°11'23" and a long chord that bears North 42°53'16" East 16.33 feet; Thence North 52°18'33" East 101.04 feet; Thence South 27°23'54" East 303.80 feet; Thence South 51°36'17" West 1072.55 feet; Thence North 19°33'44" West 130.11 feet; Thence North 43°19'27" East 896.21 feet; Thence North 08°21'42" West 35.02 feet; to the point of beginning.
Containing 218753 Square Feet or 5.022 Acres.

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

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

Present were Chairman Bob Kosbab, Commission Members Kenny Funk, Laura Hunsaker, Codey Illum, Cherisse Kaminska and Staci Zilles-Nelson. Ryan Adams arrived at 7:01 p.m.

Approximately 4 members of the public were present.

Laura Hunsaker offered the Invocation and led the group in the Pledge of Allegiance.

CONFLICT OF INTEREST, IF ANY: Cherisse K stated that she is related to the applicant of the rezone, but she does not have any monetary gain from this proposal.

PUBLIC HEARING: Potential Rezone from RR1 & A5 to RR1

Codey I stated that there was a mistake made in the description of the zone on the application for the rezone. Currently it states that the applicant would like to go from RR1/A5 to RR1, however in Honeyville City's code it has an RR and an R1 zone; no RR1. This error came from a misprint on the zoning legend of Honeyville City's zoning map. It was clarified that the applicant's intent was to apply to rezone to the R1 zone rather than RR1. While that has been clarified in this meeting the commission still felt it was important to have another Public Hearing during the next City Council meeting stating the correct rezone information.

CODEY ILLUM motioned to open the Public Hearing from existing zone of RR & A5 to R1 at 7:06 p.m. KENNY FUNK 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.

Jim Price, the neighbor directly south of the property being discussed located at 6695 N Highway 38, stated that he is very against rezoning the property for fear it will become a subdivision in the future. He stated that this is a farming community and he would like to see it stay that way.

Jim May, the neighbor across the street from the proposed rezone, expressed concerns about setting a precedence for future changes. He also shared concern about water. Currently the citizens have been asked to conserve water so he wanted to know how future development could come in with restrictions already in place. It was also questioned how many potential homes could come in if the rezone was approved.

There was further discussion about the road behind this parcel. It was unclear if that was a dedicated city road or a right of way. If it were a road, improvements would need to be met in order to use that road for development access.

Corey Kaminska, the applicant, addressed the commission. He stated that he grew up in Honeyville and he just wants to move back to the country. His intent for requesting a rezone is to sell off one small piece of his parcel to make building his home more affordable. He plans to keep a large amount of the parcel open for his animals.

CODEY ILLUM motioned to close the Public Hearing at 7:15 p.m. 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.

ACTION ITEMS:

A. Kaminska Rezone Application

Kenny F stated that if Corey were to rezone to an R1 that it would limit his ability to have the number of animals he has mentioned. He also asked how he would want to divide the parcel if he were to subdivide the parcel. He stated that he would like to sell 160' frontage and then deep enough to equal 1 acre total. Corey would keep the remaining land for his personal use.

There was further discussion between residents regarding secondary water use and access. It was clarified that irrigation right of ways cannot be changed without consent.

Laura H stated that this proposal makes sense, however she expressed that they have to be careful as a commission when they decide to allow a rezone. They cannot base their decisions off of intentions stated.

Codey I expressed concern about the zoning map showing RR1 where the city does not have a zone that is called RR1. He felt that this error needed to be corrected to prevent confusion in the future. He also stated that the city does not want to create zoning islands. However, he shared that about 3 lots north it starts the R1 zoning.

Codey also stated that the applicant can still come back and apply for a flag lot if he is not allowed to rezone. Flag lots are allowed along Highway 38 if it meets the criteria, however the flag lot should be a last resort.

There was discussion about what the city's intent is for future development. **Ryan A** asked if they wanted to fill this area with homes. Once a rezone is allowed it will set a precedence for the future.

Cherisse K expressed that the city needs to look at where future generations will build.

Kenny F shared that the general plan states that the intent is to keep homes along Highway 38 close to the Highway.

Codey I felt that the city should allow homes in this area and then protect the farm lands. If the city does not protect farm lands, then the farmers will be forced to leave.

CODEY ILLUM motioned to recommend the rezone for parcel number 04-020-0007 from RR & A5 to R1. **KENNY FUNK** seconded the motion. **MOTION CARRIED** with 4 votes For and 3 Against. **Ryan Adams Against, Kenny Funk For, Codey Illum For, Bob Kosbab Against, Cherisse Kaminska For, Staci Zilles-Nelson For and Laura Hunsaker Against.**

The Commission wanted to make sure that their concerns about setting a precedence is addressed. They also expressed worry about where development should happen within the city because developers are just waiting for the window of opportunity to be open. The Commission stated they want to keep the community agricultural while still providing a way for future generations to have a place to live.

Bob K stated that the reality is that there are no jobs in Honeyville. If the city allows a bunch of homes to come in then they need to be prepared for larger development to come as well.

B. Approval of Minutes: 09/22/21

LAURA HUNSAKER motioned to approve the minutes of 09/22/21 as presented. **KENNY FUNK** 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. Parking Ordinances:** **Kenny F** brought up Ordinance 6-1-3 which is very clear about parking allowed within the city and along roadways. **Cherisse K** wanted to know who would enforce these infractions. **Codey I** said that the Sherriff's department will enforce the code on these issues. He also felt that the prosecuting attorney should look at this code. **Bob K** suggested having different parking regulations for different sections of town such as narrow roads vs. wider roads.
- B. Animal Cruelty Ordinance:** **Codey I** suggested having the attorney Blair Wardle look at this ordinance and clean it up to allow proper citation. The Commission felt that the State statute was very well written.
- C. Fence/Corral/Structure:** **Bob K** shared that the commission needs to look into defining these items and where they are allowed. These items are unclear in the current code. There was a lot of discussion about what the current code says. They found several areas where the code overlaps or is not clear. The Commission will study this subject and address it in future meetings.

ZONING ADMINISTRATOR REPORT – Codey Illum

Codey reported that there have not been any new applications submitted.

Staci Z-N asked about the proposed Grocery Store. **Codey I** clarified that no formal application has been made for that. He also reported that the Subdivision application for 3600 was denied as presented and the City engineer will be informing the developers of all the issues in that area such as waterflow, road issues, etc. He also stated that this is the farthest location from the center of the city and typically cities develop from the inside going out.

AGENDA ITEMS FOR NEXT MONTH:

A. Fence/Corral/Structure Definition

It was decided that Brittiny will reach out to Blair Wardle for help to create clear parking ordinances and to look into the animal cruelty ordinance that was presented.

CODEY ILLUM motioned to adjourn at 8:26 p.m. STACI ZILLES-NELSON 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 8:26 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

BobKosbab - Chairman