

HONEYVILLE CITY PLANNING COMMISSION MEETING NOTICE & AGENDA

Notice is hereby given that the **Regular Meeting** of the **Honeyville City Planning Commission** will be held on **Wednesday November 16, 2022** 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 - Kenny Funk

Invocation & Pledge of Allegiance - Bob Kosbab

Conflict of Interest, if any:

Public Comment Period: Comments will be listened to with no action taken. Items needing action will be placed on next month's agenda by request. Individuals will be given 5 minutes to comment.

Zoning Administrator Report - Codey Illum

Action Items:

- A. Hurd/Baldwin CUP & Concept Application
- B. A- Zone: Jones & Associates Draft Ordinance
- C. Approval of Minutes: 10/26/22

Discussion Items:

- A. Draft CUP Application

Agenda Items for Next Month:

ADJOURNMENT

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: 11/15/2022



MEMORANDUM

To: Honeyville City Planning Commission
For October 26, 2022 meeting

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

RE: **Conditional Use Permit Request**
Sam Patch Co Grocer & Sundries, Parcel No. 04-022-0090

Date: October 24, 2022

Honeyville City received an application for a conditional use parcel for the above referenced parcel.

APPLICATION / SUBJECT PROPERTY

Parcel No.	04-022-0090
Owner	Kale Company LLC
Applicant	Jason Hurd & Michael Baldwin
Address	6980 N 3600 W
Area	3.14 acres
Current Zoning	C (Commercial)
Sensitive Lands	Parcel does not appear to contain sensitive lands.
Illegal Subdivision	Based on the email from the title company provided with the application, it appears that this parcel was illegally split in 2017 from a larger parcel without a subdivision. <i>This needs to be further investigated and remedied, if necessary, prior to any permits being issued for the subject property.</i>

CONDITIONAL USE PERMIT REQUEST

Requested Use	Retail (grocery) with gasoline service station (both are conditional uses in Commercial zone)
Concept Plan (attached)	Concept plan shows 15,000 sf grocery store with fuel center; all accesses are shown off of 3600 W. Further refinement to the building placement may be required during the site plan process in order to comply with setbacks and building heights.

CONDITIONAL USE PERMIT, CONSIDERING FACTORS (10-5-14.E.4)

The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied: *(select paragraphs only)*

<i>Paragraph Reference</i>	<i>Staff Comments</i>
a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title.	Commercial zoning shown on Future Land Use Map
b. The suitability of the specific property for the proposed use.	Parcel appears to be of sufficient size to accommodate proposed development; appurtenances to be further investigated during site plan application and review process.
h. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area.	A traffic study was not provided with application. No water usage requirements were provided with application; any additional water usage in this area is detrimental to the level of service. No proposal for secondary water was provided. A preliminary alternative on-site wastewater treatment system design was provided. No storm water calculations or preliminary design was provided.
i. The safeguards proposed or provided to assure the use is served by adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation.	The following adequate facilities are not available : • Culinary water/fire protection is inadequate. • Transportation access (road) is substandard. Code Reference 10-22-4: Adequate Public Facilities Road improvements will be required during subdivision process. Drainage, parking, loading space, lighting, screening, landscaping, open space, and pedestrian and vehicular circulation will be addressed during the site plan review.

After consideration, Planning Commission shall submit to the City Council a recommendation for approval, approval with conditions, or denial of the application.

CODE REFERENCES

10-5-14: CONDITIONAL USE PERMIT

E. Approval Standards: A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this title.
2. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the city as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in a motion authorizing a conditional use permit.
3. No conditional use permit shall be authorized unless the evidence presented satisfies each of the following standards. The planning commission and city council may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.
 - a. The proposed use will not, under the particular circumstances and conditions imposed, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
 - b. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community.
 - c. The proposed use will comply with regulations and conditions specified in this title for such use.
 - d. The proposed use will be compatible with and complementary to existing surrounding uses, buildings and structures.
4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title.
 - b. The suitability of the specific property for the proposed use.
 - c. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity.
 - d. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity.
 - e. The economic impact of the proposed facility or use on the surrounding area.
 - f. The aesthetic impact of the proposed facility or use on the surrounding area.
 - g. The number of other similar conditional uses in the area and the public need for the proposed conditional use.
 - h. The present and future requirements for transportation, traffic, water, sewer, and other

utilities, for the proposed site and surrounding area.

- i. The safeguards proposed or provided to assure the use is served by adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation.
- j. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed use.
- k. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- l. The impact of the proposed use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

10-22-4: ADEQUATE PUBLIC FACILITIES

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the city.

Attachments: Application with concept plan
Additional information provided by applicant regarding property (zoning, warranty deeds, etc.)



Concept Plan Application

Project/~~Subdivision~~ Name: Sam Patch, Gracer & Sandries
Approx. Location: 6980 North 3600 West
Parcel Number(s): 04-022-0090 Total Acres: 3.514
Current Zone: Commercial Requesting a Rezone?* NA If Yes, to what zone? NA
Number of Lots: 1 Number of Lots Per Acre: N/A

*Requests to rezone a parcel require a separate application & process. This question is for informational purposes only & does not replace the rezone application requirements.

Contact Information

Developer: Jason Hurd / Michael Baldwin
Company Name: Kale Company LLC
Address: 6980 North 3600 West
Phone: [REDACTED] Email: [REDACTED]

Site Plan Engineer: Anderson Wahlen & Associates
Company Name: Shaun Young
Address: 2010 N. Redwood Rd, Salt Lake City UT 84116
Phone: 801-521-8529 Email: shaunye.aureng.com

Property Owner: _____

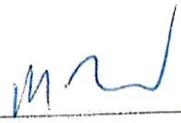
☒ Check Here If Same as Developer

Address: _____
Phone: _____ Email: _____

Applicant Certification Concept 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:

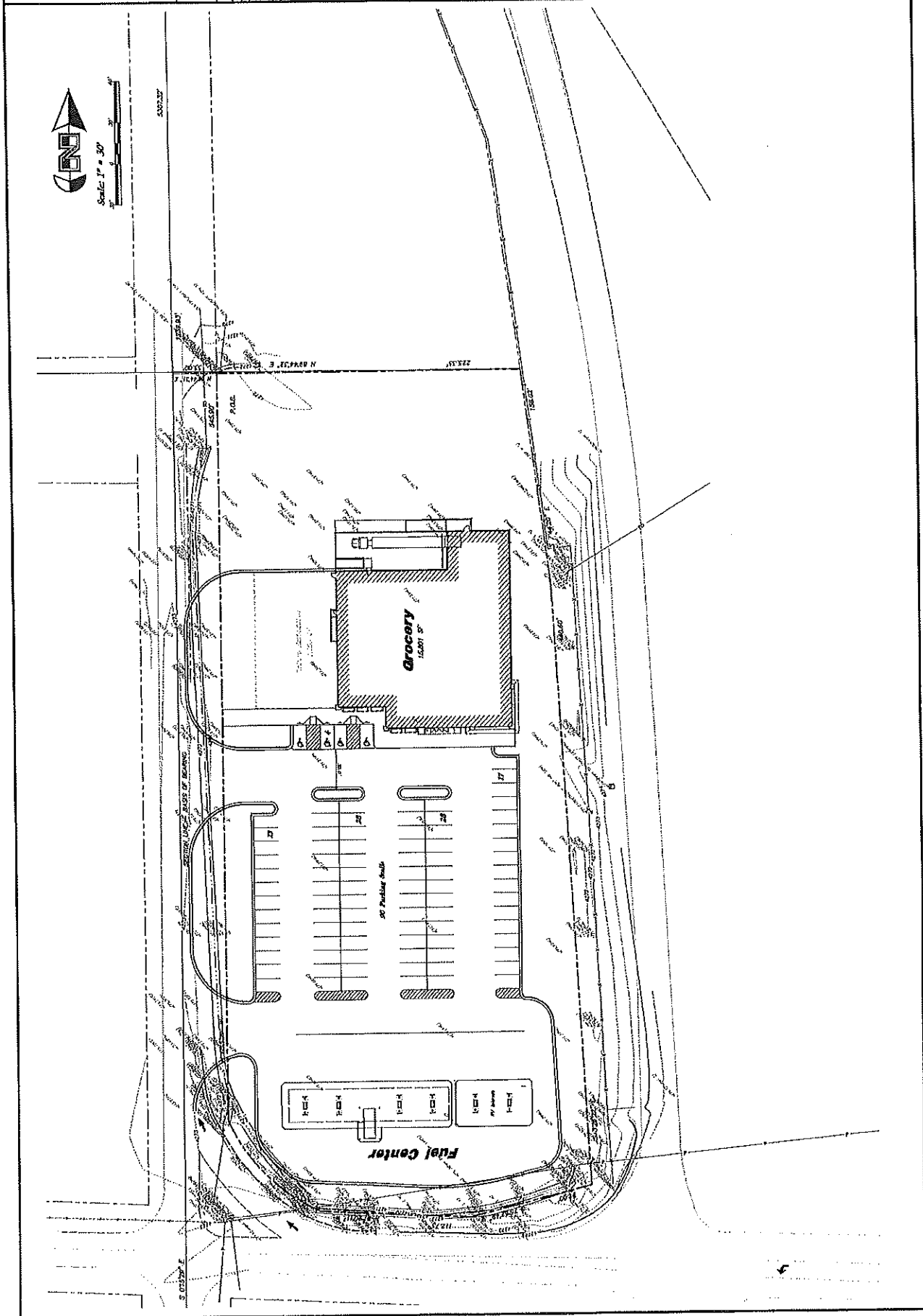
- I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application.
- I understand that Honeyville City 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: 10-7-22

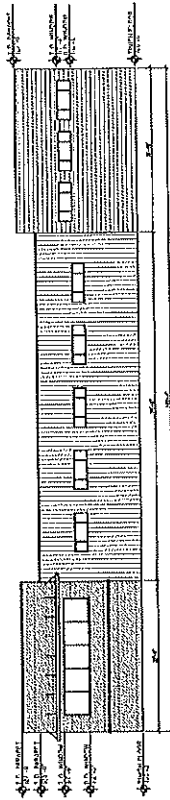
Property Owner's Signature:  Date: 10-7-22

Concept Plan Requirements (Ordinance 10-5-9)

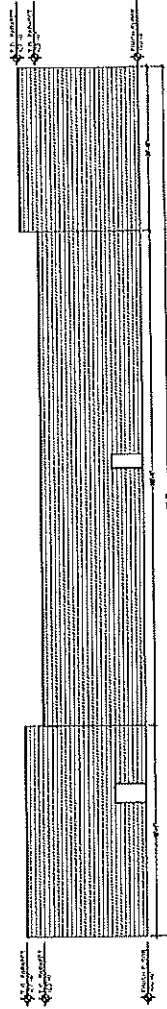
- ☒ Notarized Agent Authorization (If Developer is different from Property Owner)
- ☒ 1 electronic PDF copy of the plat/parcel map of the area
- ☒ Concept Drawing/Sketch (1 electronic PDF copy & 1 hard copy 11" x 17") (Ch. 10-5-9.D.2 and 10-31-3.c.6)
 - o General
 - Proposed name of ~~subdivision~~ *1 lot*
 - Approximate section corners or lines
 - North arrow, scale, date of drawing
 - Property boundary with dimensions
 - A vicinity plan showing location of property and all existing features within or adjacent to the property
 - Total acreage of the entire tract proposed for subdivision
 - o Existing
 - Locations of existing buildings
 - Location and description of existing vegetation
 - Locations and ownership of all adjacent tracts of land
 - General knowledge of existing land characteristics (i.e. slope, wetlands, vegetation)
 - Topography contours at 2-foot increments from existing data such as USGS quad and identifying areas greater than 15%
 - o Existing and Proposed
 - Locations of existing and proposed of the following:
 - Streets
 - Utilities
 - Easements (public and private)
 - Watercourses and impoundments
 - Storm water disposal facilities
 - Drainage Patterns
 - o Proposed
 - Configuration of proposed lots with minimum average lot sizes
 - Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use
 - Proposed future drainage scheme
- ☐ Soils and geologic map indicating soils types, their boundaries and any known geologic hazards (See [Honeyville Sensitive Lands Map](#) and the [UGS online mapper](#))
- ☐ Environmental Impact Assessment
- ☐ Name and mailing address of property owners within 300 feet of subdivision boundary
- ☐ Complete application must be submitted two (2) weeks prior to the regularly scheduled Planning Commission meeting.



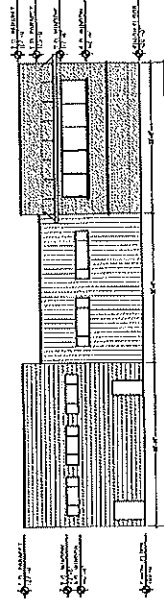
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEV



BACK ELFE
SAGE: 17 - 18



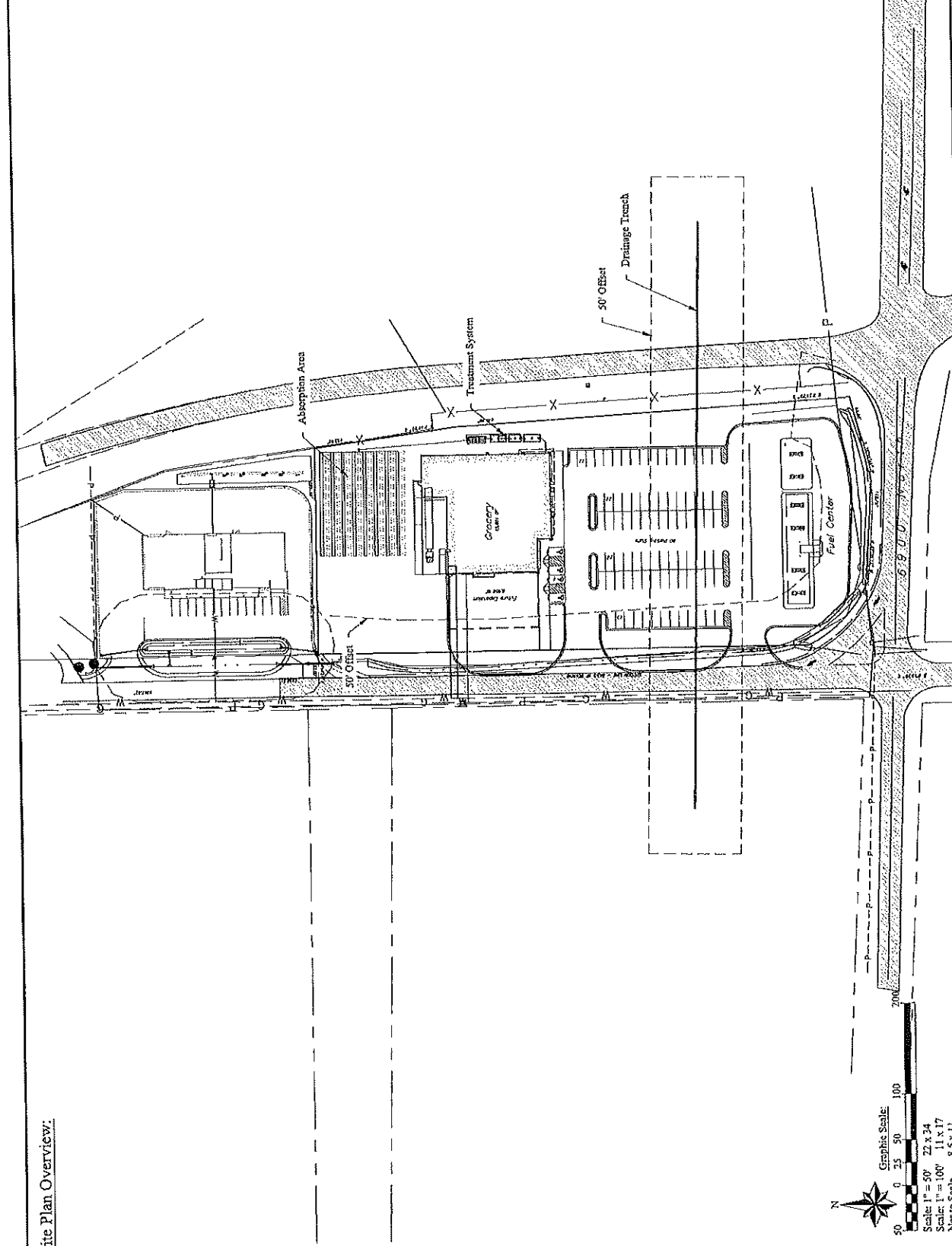
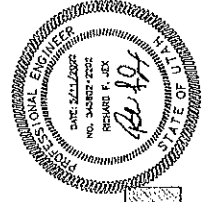
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PAGE 1 OF 1

[illegible]

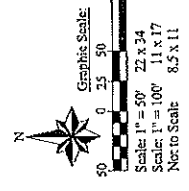
DATE	APR 25 1978
SHEET PROJECT NO.	
DESIGN ASSOCIATE PROJECT NO.	232-01
CAD DWG FILE NO.	
DRAWN BY	
CHECKED BY	
DWG TYPE	
ARCHITECTURAL PHASE	PERMIT SET
SHEET TITLE	

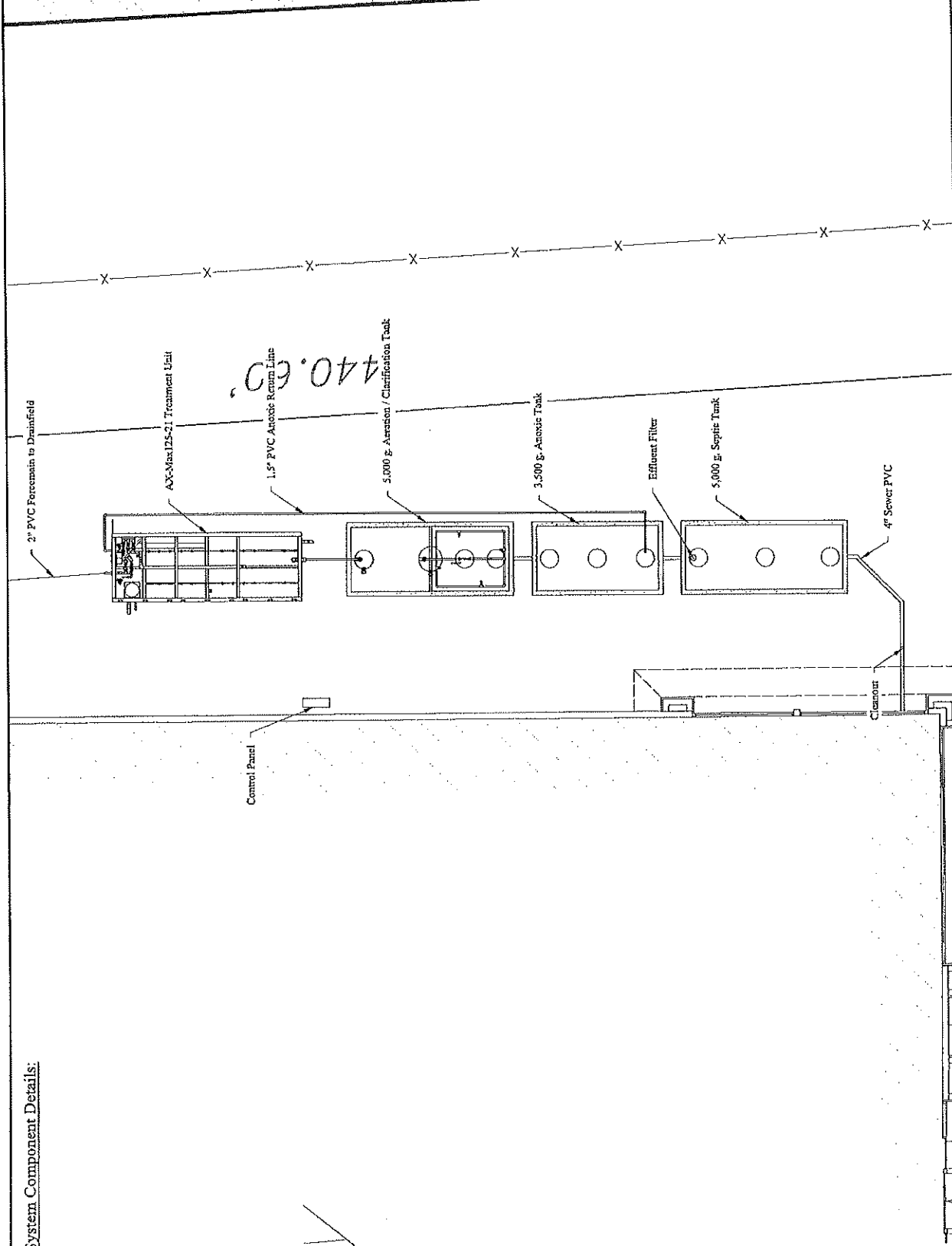
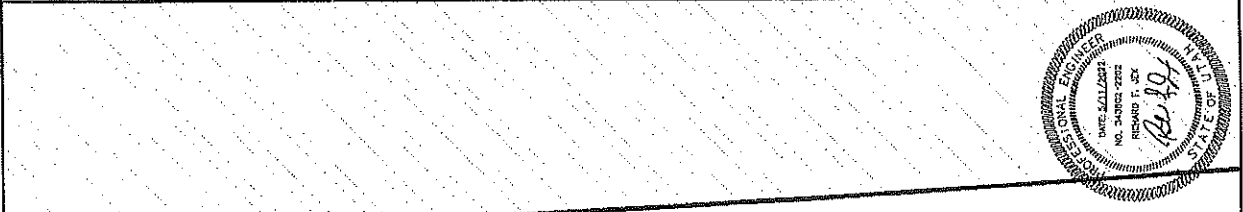
EXTERIOR
ELEVATIONS

A2.1



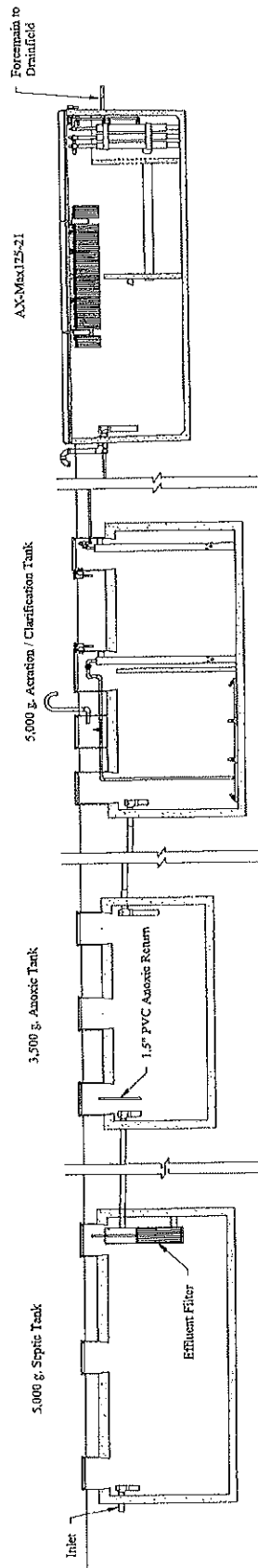
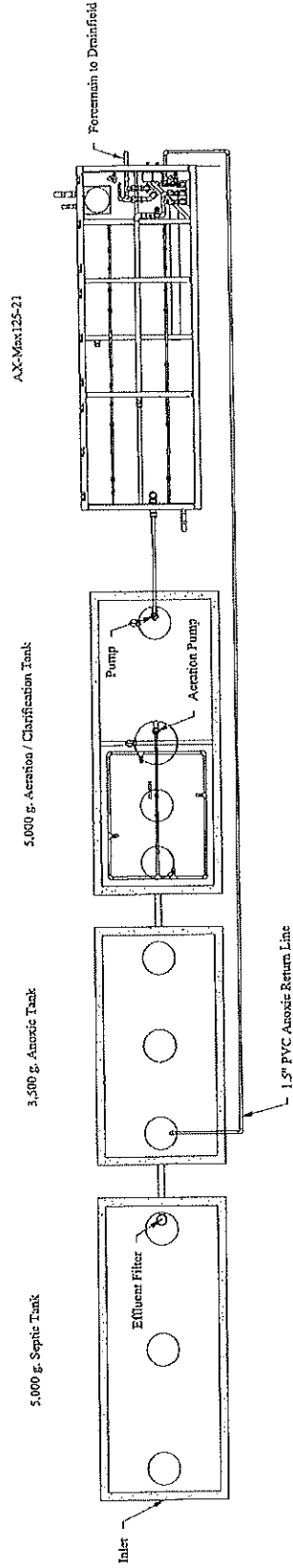
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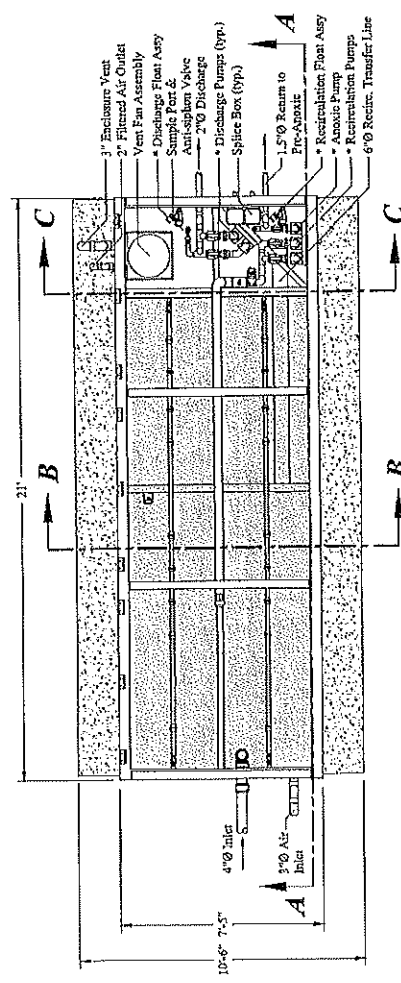


System Component Details:

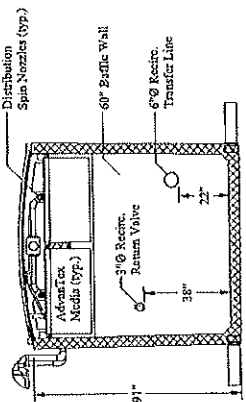
System Profile:



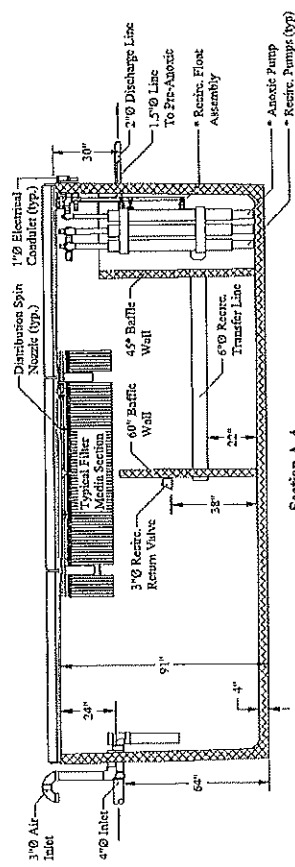
Project: Honeyville 20220221		Title: Treatment System Details	Drawn by: Benjamin Jex Sheet: 4 of 9 Date: May 11, 2022 Scale:	
		17 West 36th South Logan, Utah 84121 Richard Jex, PE, LEED AP 435.781.2051		



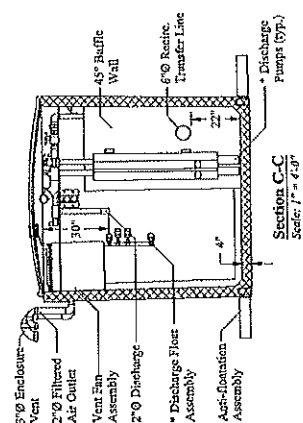
AX-Max 125-21
Plan View
Scale: 1" = 4'-0"



Section B-B
Scale: 1" = 4'-0"



Section A-A
Scale: 1" = 4'-0"

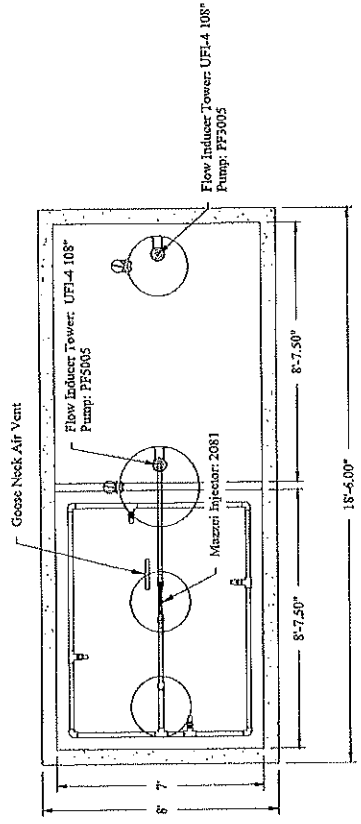
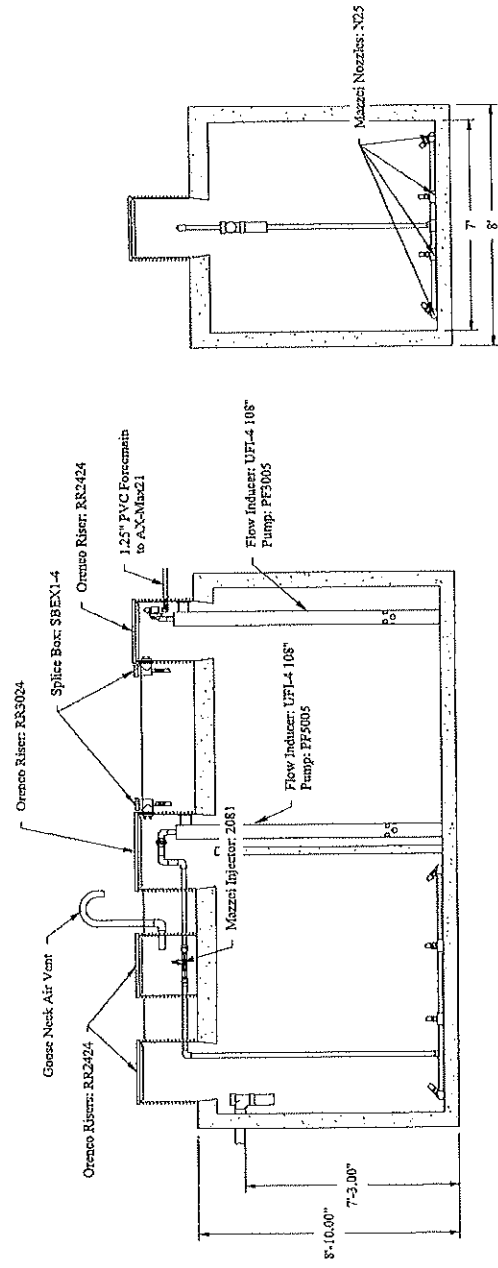


Section C-C
Scale: 1" = 4'-0"

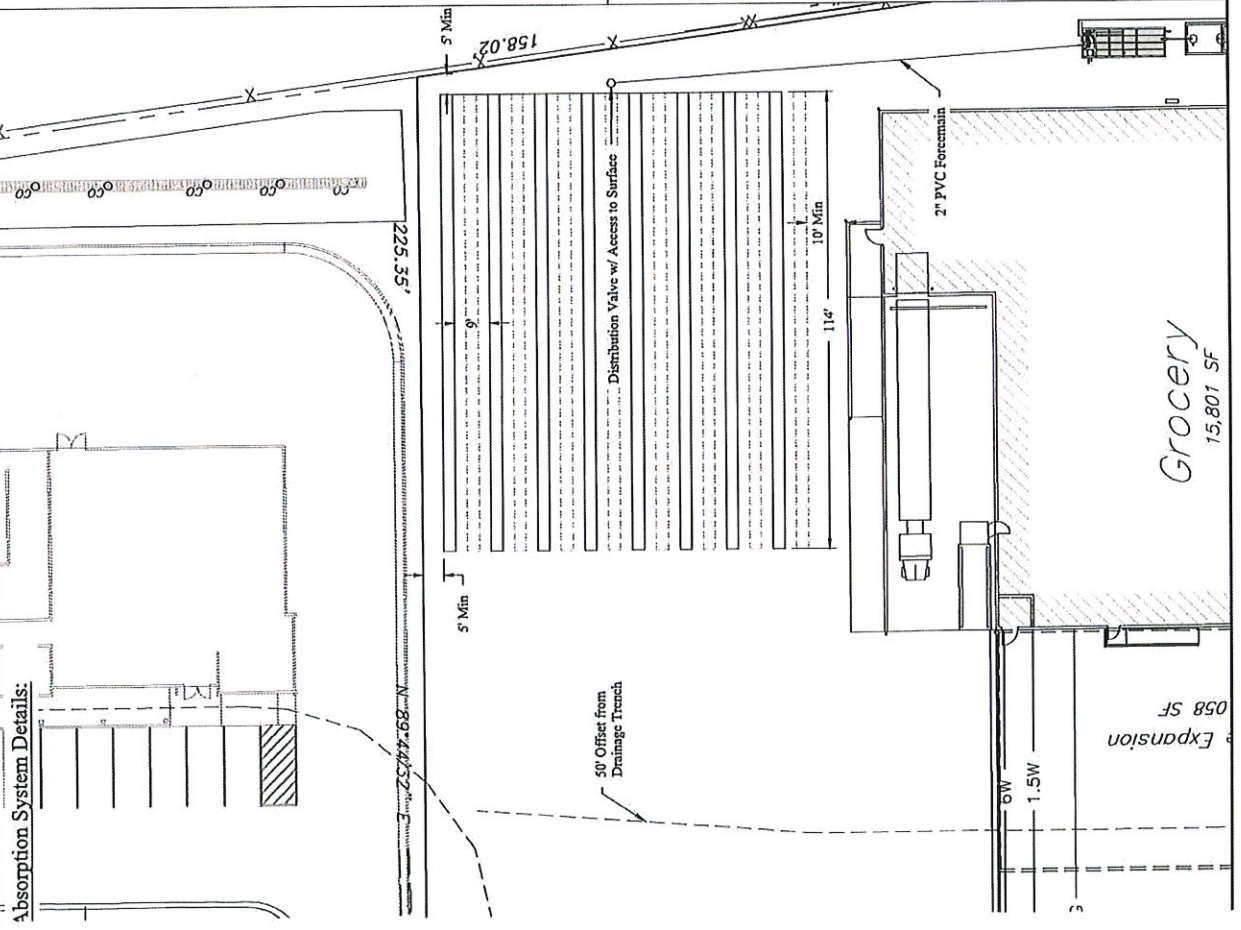


Aeration / Clarification Tank

Project: Honeyville 20220221		Title: Treatment System Details	
Drawn by: Benjamin Jex	Drawing: Sheet - 5 of 9	Date: May 11, 2022	Scale: 1/8"
Richard F. Jex, P.E., LEEDS - 435-751-2051 77 West 5650 South Ogden, Utah 84031			



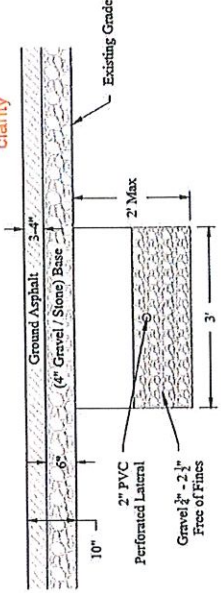
Absorption System Details:



Trench Detail:

- Note:
- 1) Primary absorption area to consist of 2 zones of (6) 114 LF trenches for a total of (8) 114 LF trenches.
 - 2) Trenches installed with 5' spacing from wall to wall.
 - 3) Replacement absorption area in between primary absorption area trenches.

4" gravel refers to size, not depth of layer. Reword for clarity



Construction Notes:

Design Basis:

Daily Flow: 2,720 gpd
(6 bed pumps) * (20 gpd / pump) = 1,200 gpd
(2 Public Bathrooms) * (500 gpd / bathroom) = 1,000 gpd
(20 Employees) * (11 gpd / employee) = 220 gpd

Septic Tank: 5,000 g.

Soil Loading Rate: 0.7 gpd/ft²

Absorption Area: 2,720 ft² minimum
(2,720 gpd) / (0.7 gpd/ft²) = 3,885.71 ft²
(3,885.71 ft²) * (0.7 Treatment Reduction) = 2,720 ft²

Trenches: 8 Trenches, 114 LF each
(2,720 ft²) / (3 ft²/LF) = 906.66 LF
(906.66 LF) / (8 Trenches) = 113.33 LF / Trench

SYSTEM NOTES:

The proposed new absorption trenches to be installed within the area approved by the Bear River Health Department. Any changes in trench location must be coordinated by obtaining prior approval from the design engineer and the Bear River Health Department.

A minimum of 907 linear feet of standard gravel absorption trench to be stalled.

Each trench of the new absorption system to receive equal flow installed by distribution valves, installed in a 24" access basin. Access to a box or basin to be extended to finish grade for regular O&M observations and adjustments.

The septic tank shall be 5' minimum from any foundation or footings. The outer end of the septic tank shall have an effluent filter installed with access from finish grade.

The absorption area must be a minimum 50' from any well, stream, watercourse, pond or other open, unlined water system. There are no known easements or drainage right of ways adversely affecting the property.

All surface water drainage shall be diverted away from the proposed absorption system.

GENERAL NOTES:

Do not dispose of toxics or hazardous chemicals into system (e.g., weed degreasers and cleaners, wax stripper, carpet shampoo, water heater backwash brine, or any other toxic waste products that may harm the biological process within the system).

Periodically, the flows and waste strengths discharged into the system would be monitored. If flow or any of the influent waste strengths exceed typical residential wastewater characteristics, measures should be taken to adjust the parameters to typical levels. Otherwise, additional system capacity may be needed.

Utah rules require that a properly certified service provider (Level 3) perform routine system maintenance once every six months, including the measurement of sludge and scum in the septic tank and observations of any ponding within the system. The septic tank should be pumped as deemed necessary per the recommendations of sludge and scum accumulation set forth in R317-4. System servicing also requires testing to treated effluent for turbidity. Additional requirements for onsite wastewater system operation and maintenance can be found in R317-4.

CONSTRUCTION NOTES:

A. The contractor shall not perform work without the required inspections. B. Any changes to the plans must be approved by the design engineer and the Bear River Health Department prior to the changes being implemented. C. Any location of the utilities shown on the plans is approximate. The contractor shall call the Blue Stakes utility locating company.

D. The contractor shall field verify underground utilities during construction. The contractor shall be responsible for the correction of any underground utility damaged by contractor's work.

E. The contractor shall verify all field dimensions, existing conditions, and noted assumptions. Any deviations shall be coordinated with the design engineer and the Bear River Health Department prior to proceeding with the related work concerning the deviation. F. All plan dimensions to take precedence over the scale shown on the plans.

G. It is recommended that green insulated 1/2 gauge copper toning wire approved for direct bury to be placed in all trenches where pipe has been installed, to facilitate future location of installed components. H. Trench excavation shall not occur when soils are wet enough to smear or during precipitation.

I. System construction shall conform to requirements set forth by the Utah Administrative Code R317-4, Onsite Wastewater Systems Rule and conditions set by Bear River Health Department as part of construction approval permit. Whenever there is a conflict between these requirements, the most stringent shall apply. J. The contractor is responsible to ensure that the construction permit has been approved and issued prior to construction of the system.

K. The contractor is responsible to have all required inspections to be made by the Bear River Health Department prior to any backfilling.

INSTALLATION NOTES:

A. Sewer pipe from house to tank and tank to house must be solid sewer pipe ASTM D-3034. Minimum slope for pipe is 2% or 1/4" per foot. B. All solid pressure pipe installed within the system must be schedule 40 PVC pipe or approved poly pipe.

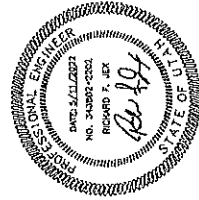
C. The contractor shall be responsible to locate property lines and verify minimum setback requirements are met. Any property lines shown on plans are approximate only.

D. All setback requirements shown on plans to be confirmed by field measurements.

E. Trees must be located 5' or more from the absorption system. All vegetation near the absorption system must be shallow rooted.

F. Installed tanks shall be watertight, confirmed by inspection. The tanks shall be filled 24 hours before the inspection to allow stabilization of the water level. During watertight test inspection there shall be no change in the water level for 30 minutes. Nor shall moving water, into or out of the tank, be visible.

G. The proposed packed bed media system is the textile AdvanTex system with all accompanying pumps, floats, valves, control panel, etc. as an integrated wastewater treatment system. Any changes in equipment other than what is proposed requires prior approval by the design engineer to confirm equal in performance and approval criteria.



JEX ENVIRONMENTAL SOLUTIONS

Richard P. Jax, P.E. License No. 34385
77 West 3650 South, Layton, Utah 84041

Construction Notes

Title:

Honeyville 20220221

Project:

Drawn by: Benjamin Jax

Drawing:

Sheet - 7 of 9

Date:

May 11, 2022

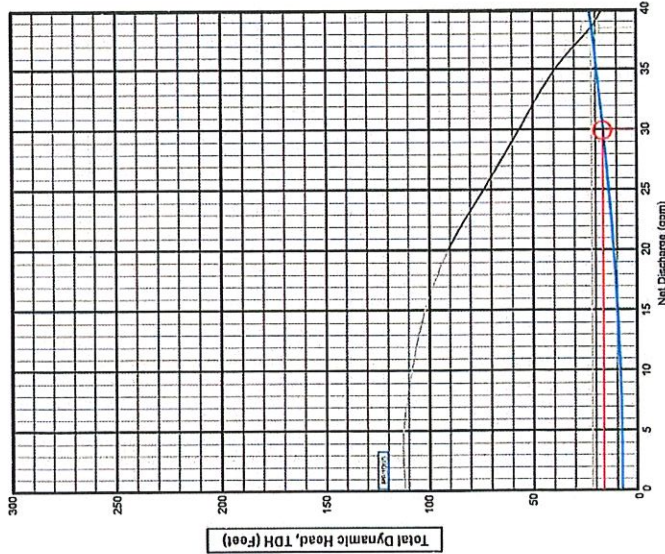
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as

Pump Calculations:

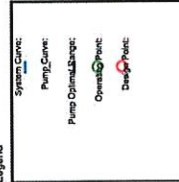
Pump Selection for a Non-Pressurized System - Commercial Project
Honeyville Grocery / Clarification Tank Discharge

Parameters	
Discharge Assembly Size	1.25 inches
Transport Length	20 feet
Transport Pipe Class	40
Transport Pipe Size	1.25 inches
Distributing Valve Model	None
Max Elevation Lift	8 feet
Design Flow Rate	25 gpm
Flow Meter	None
Additional Friction Losses	0 feet
Calculations	
Transport Velocity	6.5 fpm
Frictional Head Losses	
Loss through Discharge	6.3 feet
Loss in Transport	2.2 feet
Loss through Valve	0.0 feet
Loss through Flowmeter	0.0 feet
Additional Friction Losses	0.0 feet
Pipe Volumes	
Vol of Transport Line	1.6 gals
Minimum Pump Requirements	
Design Flow Rate	25.0 gpm
Total Dynamic Head	16.5 feet



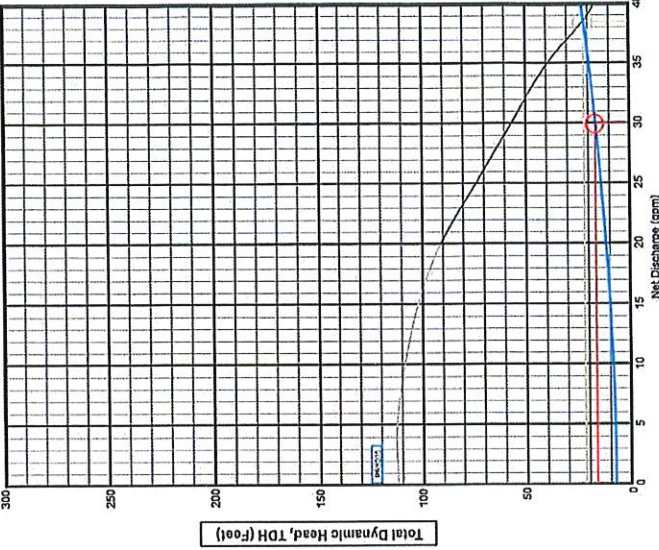
PumpData
#P2005 High Head Effluent Pump
30 GPM, 120HP
11/22/20V 10 60Hz, 20V 30 60Hz

Legend



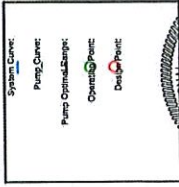
Pump Selection for a Non-Pressurized System - Commercial Project
Honeyville Grocery / Clarification Tank Discharge

Parameters	
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Max Elevation Lift	8 feet
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Flow Meter	None
Additional Friction Losses	0 feet
Calculations	
Transport Velocity	6.5 fpm
Frictional Head Losses	
Loss through Discharge	6.3 feet
Loss in Transport	2.2 feet
Loss through Valve	0.0 feet
Loss through Flowmeter	0.0 feet
Additional Friction Losses	0.0 feet
Pipe Volumes	
Vol of Transport Line	1.6 gals
Minimum Pump Requirements	
Design Flow Rate	25.0 gpm
Total Dynamic Head	16.5 feet



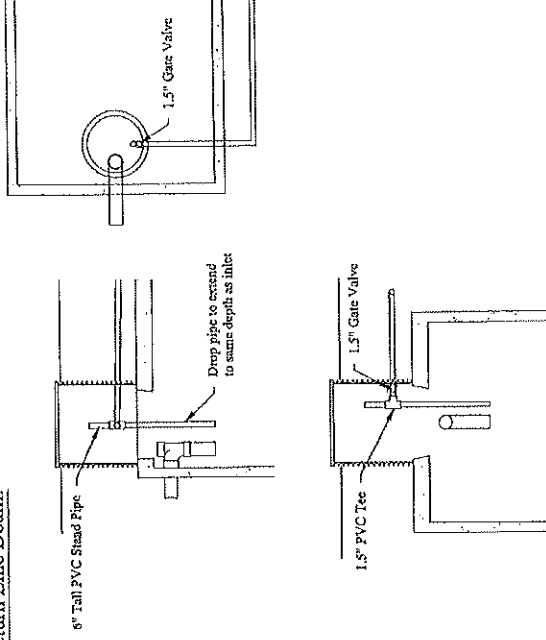
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#P2005 High Head Effluent Pump
30 GPM, 120HP
11/22/20V 10 60Hz, 20V 30 60Hz

Legend

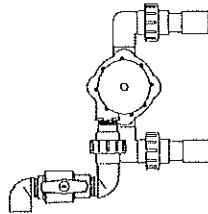
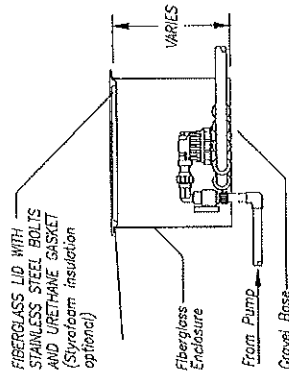




Anoxic Return Line Detail:



Distribution Valve Detail:



Top View - V4402/V6402
(V6402 shown)



HONEYVILLE CITY

P.O. Box 142
Honeyville, Utah 84314-0142

February 12, 2015

To Whom It May Concern,

The property located at approximately 3600 West 6900 North having tax ID numbers 04-022-0002 and 04-022-0057 was recently approved to have the zone changed. City Council approved the property to be rezoned from Agriculture to Commercial.

Any questions please contact Honeyville City Hall at 435-279-8425.

Respectfully,

Emily Ketsdever

Emily Ketsdever

Honeyville City Recorder

435-279-8425

honeyvillecity@frontiernet.net



Jason Hurd <mt9698@gmail.com>

Parcel Info - Kale Company

1 message

Rachel Richins <rrichins@ustitleutah.com>
To: "mt9698@gmail.com" <mt9698@gmail.com>

Thu, Oct 6, 2022 at 3:47 PM

Hi Jason,

Please see attached Warranty Deed (WD) & Quit Claim Deed for Boundary Line Adjustment (QCD) that were recorded. In the top right-hand corner, below the recording stamp, you'll find old parcel numbers as well as the new. It looks like the WD that was recorded in 2017 split parcel 04-022-0057 & created new parcels 04-022-0087 & 04-022-0088. Then in 2020, on the QCD parcels 04-022-0002 & 04-022-0088 were split into the new parcel numbers 04-022-0090 & 04-02-0091.

Hope this helps. Let me know if you need anything else!

Thank you,

	Rachel Richins	781 East Main Suite B	
	Escrow Assistant	Tremonton, Utah 84337	
	rrichins@ustitleutah.com		
	Office: 435.257.5176 Fax: 435.753.9726	ustitleutah.com	

 WE DO NOT ACCEPT OR REQUEST CHANGES TO WIRING INSTRUCTIONS VIA EMAIL. ALWAYS CALL TO VERIFY.

2 attachments

-  QCD 406958.pdf
73K
-  WD 374946.pdf
1964K

HONEYVILLE, UTAH PLANNING DEPARTMENT

APPLICATION

Subdivision _____ Conditional Use _____ Zoning Map/Ordinance Amendment _____ Board of Adjustment _____ Lot Line Adjustment _____ Other _____	
Application No. _____	Filing Fee _____
Date Filed _____	Received By _____
Zoning _____	
To be completed by Planning Office Staff	

1. Applicant Kale Company L.L.C. Daytime Telephone 208-484-4135
 Mailing Address P.O. Box 262 City MACKS TUN State Idaho Zip 83433
 Interest in Property (e.g., owner, lessee, or agent) purchasing - Rezoning
2. First Party (owner) Donald Courtney Daytime Telephone _____
 Mailing Address 16439 N Beaver City Ut State Ut Zip 84306
 Assessor's Parcel No. (s) 04 - 022 - 0002, Acres 4.25 acres / 04-022-0057 - .69 acres
3. Second Party (owner) N/A Daytime Telephone N/A
 Mailing Address N/A City N/A State N/A Zip N/A
 Assessor's Parcel No. (s) N/A, Acres N/A
4. Engineer/Land Surveyor _____ Telephone _____
 Mailing Address _____ City _____ State _____ Zip _____
5. Site Address/General Location of Property(ies) 6900 N. 3600 W.
6. Purpose/objective, Including the Amount of Land to be included in application Rezone
from agriculture to Commercial
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 (which ever 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 third Thursday 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 (1st Thursday of each month) prior to the scheduled meeting. Submittals are placed on a tentative agenda until necessary staff review has 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.

Applicant's Signature Frank May Jr. Date 12-17-14

146115 (Accommodation Recording Only)

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
KALE COMPANY, LLC
PO BOX 262 P.O. Box 230
MAGGS INN, ID 83433

Ent: 406958 B: 1399 P: 0658

Chad Montgomery Box Elder County Utah Recorder
01/29/2020 04:03 PM Fee \$40.00 Page 1 of 2
For AMERICAN SECURE TITLE TREMONTON
Electronically Recorded By SIMPLIFILE LC E-RECORDING

ADD PARCEL SPLIT:

04-022-0002, 0088 < 04-022-0090, 0091

Island Park, ID 843429 QUIT CLAIM DEED

for

BOUNDARY LINE ADJUSTMENT

KALE COMPANY, LLC

Grantor,

of Honeyville, County of Box Elder, State of Utah
hereby QUIT CLAIM to

KALE COMPANY, LLC

Grantee,

of Honeyville, County of Box Elder, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in BOX ELDER county, State of , to-wit

SEE ATTACHED EXHIBIT "A"

04-022-0002, 04-022-0088

****The purpose of this deed is to adjust the boundary lines of the within mentioned property as per the Hansen & Associates, Inc survey Job Number 15-5-24****

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 29 day of January, 2020
COURTESY RECORDING

This document is being recording solely
as a courtesy and an accomodation
to the parties named therein.
American Secure Title hereby
expressly disclaims any responsibility or
liability for the accuracy or the content therein.

KALE COMPANY, LLC

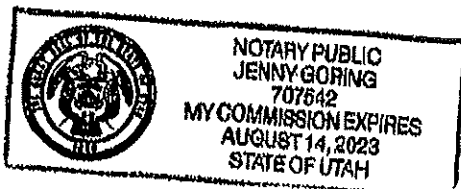


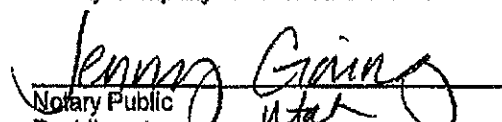
MICHAEL JASON HURD, MANAGER

STATE OF UTAH }

§
COUNTY OF BOX ELDER }

On the 29 day of January, 2020, personally appeared before me MICHAEL JASON HURD who being by me duly sworn did say that he is the member/manager of KALE COMPANY, LLC , and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.




Notary Public
Residing at:
Commission Expires: 8-14-23

File No. 146115

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1 04-022-0090

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 3600 WEST STREET LOCATED 1239.93 FEET SOUTH 00°15'29" EAST ALONG THE WEST LINE OF SAID SECTION AND 33.00 FEET NORTH 89°44'31" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 5;

RUNNING THENCE NORTH 89°44'32" EAST 225.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 07°44'20" EAST 168.02 FEET; (2) SOUTH 03°26'22" EAST 440.60 FEET; AND (3) SOUTH 75°52'49" WEST 92.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 6900 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 87°20'11" WEST 112.75 FEET; (2) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 136.13 FOOT RADIUS NON-TANGENT CURVE, A DISTANCE OF 97.43 FEET, CHORD BEARS NORTH 45°28'05" WEST 96.36 FEET, HAVING A CENTRAL ANGLE OF 41°00'24" THE EAST RIGHT-OF-WAY LINE OF 3600 WEST STREET; THENCE NORTH 00°15'29" WEST 545.90 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.514 ACRES.

PARCEL NO. 2 04-022-0091

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 3600 WEST STREET LOCATED 991.30 FEET SOUTH 00°15'29" EAST ALONG THE WEST LINE OF SAID SECTION AND 33.00 FEET NORTH 89°44'31" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 5;

RUNNING THENCE NORTH 89°37'50" EAST 174.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 19°51'28" EAST 86.49 FEET; AND (2) SOUTH 07°44'20" EAST 168.93 FEET; THENCE SOUTH 89°44'32" WEST 225.35 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°15'29" WEST 248.63 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.177 ACRES.

04-022-0002, 04-022-0088

Chapter 10: AGRICULTURAL ZONES

10-10-1: PURPOSE

10-10-2: SCOPE

10-10-3: USES ALLOWED

10-10-4: DEVELOPMENT STANDARDS

10-10-5: REGULATIONS OF GENERAL APPLICABILITY

10-10-6: REGULATIONS FOR SPECIFIC USES

10-10-7: SPECIAL REGULATIONS

10-10-8: TABLES

10-10-1: PURPOSE

Agricultural zones promote and preserve conditions favorable to agriculture and are intended to preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.

- A. Agricultural 20 Zone: The agricultural 20 (A-20) zone is intended to be applied to land which is predominantly devoted to agricultural use and which is intended to remain as such ~~for the foreseeable future.~~
- B. Agricultural 5 Zone: ~~The purpose of the Agricultural 5 (A-5) Zone is to provide for and protect larger tracts of land intended for agricultural activities, such as, but not limited to crop cultivation and livestock grazing. The agricultural 5 (A-5) zone is intended to be applied to land historically used for agricultural purposes but which may change due to its adjacency to residentially zoned areas that may be expanded for development.~~
- B.C. Agricultural 5 Average Zone: The Agricultural 5 Average (A-5A) zone is intended to provide flexibility in lot formation in the Agricultural 5 Zone while still maintaining the purpose of the zone. The Agricultural 5 Average zone may be applied for in any area shown as A-5 on the Future Land Use Map.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-2: SCOPE

The provisions of this chapter shall apply to any real property located in an agricultural zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-3: USES ALLOWED

- A. Permitted and Conditional Uses: Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-10-1 of section 10-10-8 of this chapter. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 10-10-1 of section 10-10-8 of this chapter shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use based upon an administrative interpretation as provided in section 10-5-20 of this title.
- B. Accessory Uses: Permitted and conditional uses set forth in table 10-10-1 of section 10-10-8 of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

~~1. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.~~

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-4: DEVELOPMENT STANDARDS

Development standards within agricultural zones shall be as set forth in table 10-10-2 of sections 10-10-7 and 10-10-8 of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-5: REGULATIONS OF GENERAL APPLICABILITY

The use and development of real property in agricultural zones shall conform to the development standards as set forth in this chapter and the following chapters of this title:

- A. Existing conditions inventory: See chapter 17 of this title.
- B. Landscaping and screening: See chapter 18 of this title.
- C. Off street parking: See chapter 19 of this title.
- D. Outdoor lighting: See chapter 20 of this title.
- E. Signs: See chapter 21 of this title.
- F. Supplementary development standards: See chapter 22 of this title.
- G. Water source protection: See chapter 23 of this title.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-6: REGULATIONS FOR SPECIFIC USES

To the extent that the use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-7: SPECIAL REGULATIONS

- A. The following special regulations shall apply to development within the A-20 zone:

~~A.1. Increased Height: Notwithstanding the height limitations shown on table 10-10-2 of section 10-10-8 of this chapter, a greater building height may be allowed pursuant to a conditional use permit.~~

1. Uses: Each new lot shall conform to the Uses of the A-5 or A-20 zone, as the case may be, based on size, as follows:
 - a. One (1) acre and larger but smaller than twenty (20) acres: A-5 zone Uses
 - b. Twenty (20) acres and larger: A-20 zone Uses
2. Development Standards: Each new lot shall conform to the Development Standards of the RR, A-5, or A-20 zone, excluding Lot Size and Density Standards, as the case may be, based on size, as follows:
 - a. One (1) acre and larger but smaller than five (5) acres: RR zone Development Standards
 - b. Five (5) acres and larger but smaller than twenty (20) acres: A-5 zone Development Standards
 - c. Twenty (20) acres and larger: A-20 zone Development Standards

B.3. Lot Size and Subdivision Density Standards: One (1) acre and larger lots may be subdivided from an existing lot or parcel located in the A-20 zone so long as the following conditions are met:~~One Acre Lots Abutting An Existing Or Proposed Public Street:~~

- a. Total lot density of the subdivision, excluding streets and rights-of-way, calculated as shown in paragraph c of this subsection, shall not exceed two-tenths (0.2) lot per acre, with at least one (1) lot being twenty (20) acres or larger.
- ~~1. Notwithstanding the twenty (20) acre minimum lot area requirement in an A-20 zone, as set forth on table 10-10-2 of section 10-10-8 of this chapter, one-acre or larger lots may be subdivided from an existing lot located in the agricultural (A) zone so long as:~~
 - ~~a. Any new lot is subdivided from a legally created lot of record;~~
 - b. ~~All new and existing lots /parcels shall~~ The remainder of the original lot or parcel and each new lot abut an existing or proposed public street for at least the distance shown ~~below,~~ based on lot size, as follows: in Table 10-10-2 of this section.
 - i. ~~Up to five (5) acres: Two hundred feet (200'); and~~
 - ii. ~~Larger than five (5) acres but smaller than twenty (20) acres: Three hundred feet (300'); and~~
 - a) ~~Twenty (20) acres or larger: Five hundred feet (500');~~
- c. The density within the subdivision shall be calculated as shown in the following example:

50 acres of land within subdivision boundary
2 acres will be used for road rights-of-way
 $50 - 2 = 48$ acres of land available for lot formation
 $48 \text{ acres} \times 0.2 \text{ lot per acre} = 9.6 \text{ lots}$; therefore, a maximum of 9 total lots are allowable
1 lot shall be at least 20 acres in size and the remaining 8 lots shall be at least 1 acre in size

2.4. A deed restriction shall be placed on the ~~The remainder of the original lot shall be deemed one lot subject to the development standards of the A-20 zone and~~ 20-acre and larger lot(s) such that it/they shall not be further subdivided so long as the subdivision remains in the A-20 zone.

5. The remainder of the original parcel (remnant parcel):

- a. Shall be a minimum of twenty (20) acres;
- b. Shall not be made non-conforming in use or development standards; and
- c. Shall not be included in the subdivision area.

6. Increased Height: Notwithstanding the height limitations shown on table 10-10-2 of section 10-10-8 of this chapter, a greater building height may be allowed pursuant to a conditional use permit.

~~a. Each newly created lot conforms to the development standards of the RR, A-5, or A-20 zone, as the case may be, based on lot size, as follows:~~

- ~~i. Up to five (5) acres: RR zone standards;~~
- ~~ii. Larger than five (5) acres but smaller than twenty (20) acres: A-5 zone standards; and~~
- ~~iii. Twenty (20) acres or larger: A-20 zone standards;~~

~~b. Total lot density in the subdivision does not exceed two-tenths (0.2) lot per acre, calculated as shown in subsection B3 of this section; and~~

~~c. After completion of the subdivision, the remainder of the original lot is at least~~

~~twenty (20) acres in size, excluding streets and rights of way.~~

~~3.a. The remainder of the original lot shall be deemed one lot subject to the development standards of the A-20 zone and shall not be further subdivided so long as the subdivision remains in the A-20 zone.~~

~~4. The calculation of density within the subdivision shall include the remainder lot and shall be calculated as shown in the following example:~~

~~50 acres of land x 0.2 lot per acre = 10 total lots~~

~~B. 9 lots shall be at least 1 acre in size and 1 lot shall be at least 20 acres in size, excluding streets and rights of way.~~
The following special regulations shall apply to development within the A-5A zone:

1. Uses: Each new lot shall conform to the Uses of the A-5 zone.
2. Development Standards: Each new lot shall conform to the Development Standards of the RR or A-5 zone, excluding of Lot Size and Density Standards, as the case may be, based on lot size, as follows:
 - a. Two-and-one-half (2.5) acres and larger but smaller than five (5) acres: RR zone Development Standards
 - b. Five (5) acres and larger: A-5 zone Development Standards
3. Lot Size and Subdivision Density Standards: Two-and-one-half (2.5) acre and larger lots but smaller than ten (10) acres may be subdivided from an existing lot or parcel located in the A-5A zone so long as the following conditions are met:
 - a. Lot size complies with table 10-10-2 of section 10-10-8 of this chapter.
 - b. Total lot density of the subdivision, excluding streets and rights-of-way, calculated as shown in paragraph d of this subsection, shall not exceed two-tenths (0.2) lot per acre,
 - c. All new and existing lots and any remnant parcel shall abut an existing or proposed public street for at least the distance shown in Table 10-10-2 of this section.
 - d. The density within the subdivision shall be calculated as shown in the following example:

50 acres of land within subdivision boundary

2 acres will be used for road rights-of-way

$50 - 2 = 48$ acres of land available for lot formation

$48 \text{ acres} \times 0.2 \text{ lot per acre} = 9.6 \text{ lots}$; therefore, a maximum of 9 total lots are allowable
4. The remainder of the original parcel (remnant parcel):
 - a. Shall be a minimum of five (5) acres;
 - b. Shall not be made non-conforming in use or development standards; and
 - c. Shall not be included in the subdivision area.

HISTORY

Adopted by Ord. 2009-03 on 4/8/2009

10-10-2 10-10-8: TABLES

TABLE 10-10-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zone	
	A-20	A-5
Agricultural uses:		
Agricultural business	C	C
Agricultural industry	C	C
Agriculture	P	P
Animal specialties	C	C
Animals and fowl for recreation and family food production	P	P
Stable, private	C	C
Stable, public	C	C
Residential uses:		
Dwelling, single-family	P	P
Dwelling, single-family with internal accessory dwelling unit (subject to Utah Code 10-9a-530) ~~accessory apartment~~	P	CP
Dwelling, single-family with detached accessory apartment	C	C
Dwelling, temporary ¹	C	C
Guesthouse	C	C
Residential facility for elderly persons ²	P	P
Residential facility for persons with a disability ²	P	P
Public and civic uses:		
Auditorium or stadium	C	C
Cemetery	P	P
Church or place of worship	P	P
Golf course	C	C
Government service	P	P
Park	P	P
School, charter (subject to Utah Code 10-9a-305)	P	P
School, elementary, middle, or high (subject to Utah Code 10-9a-305)	P	P
Utility, minor	P	P
Utility substation	C	C
Commercial uses:		
Agricultural sales and service	C	C
Animal hospital	C	C

Use	Zone	
	A-20	A-5
Bed and breakfast	C	C
Family child daycare facility ³	P	P
Family child residential certificate care facility ³	P	P
Family group child daycare facility ³	C	C
Kennel	C	C
Parking lot, public	C	C
Produce stand	C	C
Veterinary service	C	C
Wireless telecommunication facility	C	C

Notes:

1. Temporary dwelling must be removed within 30 days after a certificate of occupancy is issued for a permanent dwelling.
2. See chapter 27 of this title.
3. See chapter 25 of this title.

TABLE 10-10-2
DEVELOPMENT STANDARDS IN AGRICULTURAL ZONES

Development	Zone		
	A-20	A-5	A-5A
Density Standards:			
Lots per acre	0.2 average (see subsection 10-10-7.A of this chapter)	0.2	0.2 average (see subsection 10-10-7.B of this chapter)
Lots standards:			
~~Minimum lot area~~	~~20 acres or 1 acre, when abutting an existing or proposed city street (see subsection 10-10-7B of this chapter)~~ Minimum 1 acre with at least one (1) lot being 20 acres or larger (see subsection 10-10-7.A of this chapter)	Minimum: 5 acres	Minimum: 2.5 acres Maximum: less than 10 acres
Minimum lot width	Minimum lot width shall be based on lot size: • 1 acre and larger but smaller than 5 acres: 200 feet • 5 acres and larger but	300 feet	Minimum lot width shall be based on lot size: • 2.5 acres and larger but smaller than 5 acres: 200 feet

Development	Zone		
	A-20	A-5	A-5A
	smaller than 20 acres: 300 feet • 20 acres and larger: 500 feet		• 5 acres and larger but smaller than 10 acres: 300 feet
Building standards:			See 10-10-7.B.2
Maximum height, accessory building	45 feet	45 feet	45 feet
Maximum height, main building ¹	45 feet	45 feet	45 feet
Maximum stories	3.5 stories	3.5 stories	3.5 stories
Setback standards - front yard:			See 10-10-7.B.2
Any building ²	35 feet	35 feet	35 feet
Setback standards - rear yard:			See 10-10-7.B.2
Accessory building (allowed only when more than 20 feet behind main building)	~~36 feet minimum, if roof drains only on the subject property and building code requirements are met plus 1-foot increased setback for each 6 feet of building height above 18 feet.~~	~~36 feet minimum, if roof drains only on the subject property and building code requirements are met plus 1-foot increased setback for each 6 feet of building height above 18 feet.~~	~~36 feet minimum, if roof drains only on the subject property and building code requirements are met plus 1-foot increased setback for each 6 feet of building height above 18 feet.~~
Main building	20 feet	20 feet	20 feet
Setback standards- street side yard:			See 10-10-7.B.2
Accessory building	Not permitted within street side yard	Not permitted within street side yard	Not permitted within street side yard
Main building	35 feet	35 feet	35 feet
Main building on corner lot with yard of another lot	35 feet	35 feet	35 feet
Setback standards- interior side yard:			See 10-10-7.B.2
Accessory building	~~15-6 feet, when left behind main building~~	~~156 feet, when left behind main building~~	~~156 feet, when located behind main building~~
Main building	20 feet	20 feet	20 feet

Notes:

1. Except as otherwise permitted by subsection 10-10-7A of this chapter.
2. Except as modified by the provisions of subsection 10-22-14E, "Setback Measurement", of this title

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

**The DRAFT Minutes of
Honeyville City Planning Commission
October 26, 2022, Regular Meeting**

Kenny Funk called the meeting to order at 7:00 p.m.

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

Employees present: Brittiny Chlarson, Clerk/Recorder
Dana Shuler, City Engineer

Approximately 2 members of the public were present.

Cherisse Kaminska offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: Staci Z-N stated that her husband works for Jason Hurd so she may have a conflict with action item B.

Public Comment Period: No comments were made.

ZONING ADMINISTRATOR REPORT – Codey Illum

- A. Codey I informed the commission that he has submitted his resignation as the zoning administrator. He will continue to help the city until his position has been filled.

ACTION ITEMS:

- A. **Tolman CUP Application:** Codey I stated that this is the application that he signed off on administratively before he understood the new state law fully. He contacted the city attorney and she informed him that this is an allowed use, however it simply needs to go through the CUP application process. Kenny F asked if it was going to be a guest house or an apartment. An apartment would need to be attached to the dwelling unit and does allow for the individual to collect rent. However, a guest house can be detached but the owner cannot charge rent for that home. In the land use table located 10-11-8 of the city code it shows that a guest house is a conditional allowed use in the R1 zone. The commission discussed definitions for dwelling, single-family with accessory apartment. Jake had initially requested an accessory apartment, but changed his application to request a guest house because the dwelling is detached.

LAURIE HUNSAKER motioned to recommend approval of the Jake Tolman CUP application for a guest house as long as it meets the new setbacks. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- B. Hurd/Baldwin CUP Application** – The commission had discussion on issues Dana mentioned in her memo. **Kenny F** mentioned that there is a serious water issue in that area of town. **Ryan A** asked if a fire suppression sprinkler system could be used because this waterline is deficient in its requirements to meet fire suppression. **Dana S** stated that when she presented this to the city attorney she was told that they cannot add any more hookups on that line because the city is already in violation of the state code. The commission discussed options that the developer could do if they chose to improve the waterline. The commission wanted to be able to ask the developer questions so they decided to table this item until next month and ask the developer to attend.

STACI ZILLES-NELSON motioned to table this item until next month. CODEY ILLUM seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- C. Accessory Building Setbacks:** **Codey I** presented the proposed text amendment to the accessory building setbacks. It was presented that the setbacks be uniform at 6'. This will make the code much easier to interpret.

A member of the public wanted to make sure this would cover his legal non-conforming lot. It was explained that this would actually give him more flexibility on his lot.

Dana S clarified that the street side yard would not change.

RYAN ADAMS motioned to recommend approval of the presented accessory building setbacks. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- D. Approval of Regular Meeting Minutes: 09/28/22**

CODEY ILLUM motioned to approve the Regular Meeting Minutes of 09/28/22 as presented. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk, Cherisse Kaminska for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. CUP Application Form:** The form the city is currently using does not collect enough information. **Codey I** also felt that the CUP application should have an owner affidavit with each application. **Kenny F** wanted to include the allowed use table and have the applicant specify which use they are applying for. **Dana S** recommended having a link directly to the use table on the online form. **Codey I** wanted to make sure it is a complete application before it is placed on the agenda as well. He requested a line be put on the application that states it needs to be a complete application.
- B. Ordinance Review:** The Commission would like to request that the city pay an attorney or some other professional that understands the code to help them clean up the ordinance. They are not attorney's and don't feel that they would catch all of the issues. They also raised concerns about the general plan being so outdated.

AGENDA ITEMS FOR NEXT MONTH:

- A. Water Ordinance – Action**
- B. Hurd/Baldwin CUP Application – Action**
- C. CUP Application – Discussion**
- D. A-Zone Clarification – Action**
- E. Brad Hart Rezone Application – Action**
- F. New Chair & Vice Chair - Action**

RYAN ADAMS motioned to adjourn at 8:15 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:15 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

Kenny Funk - Chairman

Conditional Use Permit Application

Application Checklist

- ☐ Review the City's Conditional Use Ordinance (*See City Code 10-5-14*)
- ☐ Determine the Current Zoning for the Property (*See Current Zoning Map*)
- ☐ Review the Permitted / Conditional Use Table for the Current Zoning
**Click on the zone below to go directly to each zone's table*

Agricultural Zones

Industrial Zones

Residential Zones

Public Facility Zones

Commercial Zones

Sensitive Lands Overlay

Conditional Use (C): A main use that, because of its unique characteristics or potential impact on the city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Permitted Use (P): A main use of a building, structure, or land allowed in one or more of the respective zones set forth in this title and which may be lawfully established provided it conforms with applicable provisions of this title.

- ☐ Complete the Application
- ☐ Submit the completed application with the following to the City:
 - Plot Plan Map that Identifies (at a minimum):
 - Ownership, address and parcel number(s) for the subject property
 - Property boundaries and dimensions
 - Layout of existing and proposed buildings, parking, landscaping, and utilities
 - Ownership, address, parcel number, use information for adjoining properties within 100 feet of the subject property
 - Name and mailing address of property owners within 300 feet of subject parcel(s) boundary(ies)



Conditional Use Permit Application

Property Location: _____

Parcel Number(s): _____ Total Acres: _____

Current Zone: A-20 Surrounding Land Uses: _____

Is the Proposed Use: ☐ Permitted ☐ Conditional ☐ Not Permitted/ Listed

Proposed Use: _____

Briefly explain how the proposed use meets the approval standards as set forth in City Code
(See 10-5-14 E): _____

Business Name (if applicable): _____

Anticipated # of Employees: _____ Anticipated # of Customers/Day: _____

Available Parking Spaces: _____ Hours of Operation: _____

of Residential Units (if applicable): _____ # of Dogs (Kennels Only): _____

Contact Information

Property Owner: _____

☐ Check Here if Same as Applicant / Developer

Address: _____

Phone: _____ Email: _____

Applicant / Developer: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Certification Request for Conditional Use Permit

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.

Property Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

If different from Property Owner

Agent Authorization

State of Utah)

County of _____)

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 _____ day of _____, 202____

Notary Public