



HONEYVILLE CITY

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO REZONE

PARCELS 04-026-0032, 06-026-0033 & 04-026-0054

FROM RR TO R1.

Notice is hereby given that **Public Hearings** will be held before the **Honeyville City Council** on **Wednesday, June 11, 2025**, at **7:00 p.m.** or shortly thereafter in the Honeyville City Hall located at 2635 W. 6980 N. Honeyville, UT.

The purpose of this hearing is to take public comments on the **proposed rezone applications** for parcels **04-026-0032, 04-026-0033 and 04-0026-0054** which are located near **6110 N. Highway 38 Honeyville, UT** to rezone from **RR to R1**.

This Public Meeting will be held **IN-PERSON** at Honeyville City Hall. If you wish to make a Public Comment at this meeting, please be in attendance at 7:00 p.m.

A handwritten signature in blue ink, reading "Brittinyl Chlarson", is written over a horizontal line.

Brittinyl Chlarson
Honeyville City Recorder
Posted 21st day of May 2025.



Honeyville City
PO Box 142
2635 W. 6980 N.
Honeyville, UT 84314
435-279-8425
honeyvillecity@gmail.com

05/21/25

Dear Honeyville Resident/Landowner,

Honeyville City has received a Rezone application for a property near you. The applicant has applied to change three separate parcels. All three parcels are currently RR and the request is to be changed to R-1. The description of the property is as follows:

Parcel Numbers: 04-026-0032, 04-026-033, 04-026-0054

Total Acres: 9.73

Street Name: Approximately 6120 N. Highway 38 in Honeyville.

PARCEL 1 BOUNDARY DESCRIPTION: 3.18 Acres - A part of the Northeast Quarter of section 9, Township 10 North, Range 2 West of the Salt Lake Base and Meridian.

Beginning at the Southwest corner of the Lisa Chandler JT Property, Tax ID. NO. 04-026-0108, point also being on the Easterly Right-of-way Line of State Highway 38 located 1499.59 feet South 89°35'28" West along the North line of said section 9 and 1792.64 feet South 00°24'32" East from the Northeast corner of said Section 9.

Running thence North 49°55'32" East (North 50°00'00" East by record) 765.14 feet along the Southerly line of said Chandler property and continuing along the Southerly line of the Mark G. Hammon property, Tax ID. No. 04-026-0109 to an angle point of the property; thence North 89°36'59" East (North 89°30'00" East by Record) 347.73 feet along the South line of said Hammon property and continuing along the South line of the Rick L. Beagley property, Tax ID. NO. 04-026-0066 to an existing fence line; thence South 56°34'35" West (South 56°09'42" West by Record) 1059.57 feet along said existing fence line to said Easterly Right-of-Way Line; thence North 28°50'58" West (North 29°12'00" West by Record) 101.30 feet along said Easterly Right-of-Way Line to the point of beginning. Containing 3.18 acres.

PARCEL 2 BOUNDARY DESCRIPTION: 0.92 Acres - A part of the Northeast Quarter of section 9, Township 10 North, Range 2 West of the Salt Lake Base and Meridian.

Beginning at a point on the Easterly Right-of-Way Line of the State Highway 38 located 1399.87 feet South 89°35'28" West along the North Line of said Section 9 and 1976.74 feet South 00°24'32" East from the Northeast corner of said Section 9;

Running thence North 28°50'58" West (North 29°12'00" West by Record) 108.08 feet along said Easterly Right-of-Way Line to an existing fence line; thence North 56°34'35" East 360.58 feet along said existing fence line; thence South 28°47'07" East (South 29°12'00" West by Record) 113.90 feet; thence South 57°29'53" West (South 57°05'00" West by Record) 360.04 feet to the point of beginning. Containing 0.92 acres.



Application to Rezone

Property Location: 6120 N. Hwy 38, 6130 N. Hwy 38

Parcel Number(s): 04-026-0033 Total Acres: 9.73
04-026-0032 04-026-0054

Current Zone: RR Requested Zone: R-1

Surrounding Property Current Zoning: RR

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

Purpose for Rezone Request: parcel boundary adjustment

Is Request Associated with Future Development: ☐ YES ☒ NO

Name of Future Development (if applicable): _____

Contact Information

Property Owner: Frank May Jr. Jared Coleman

☒ Check Here if Same as Applicant / Developer

Address: _____

Phone: _____ Email: _____

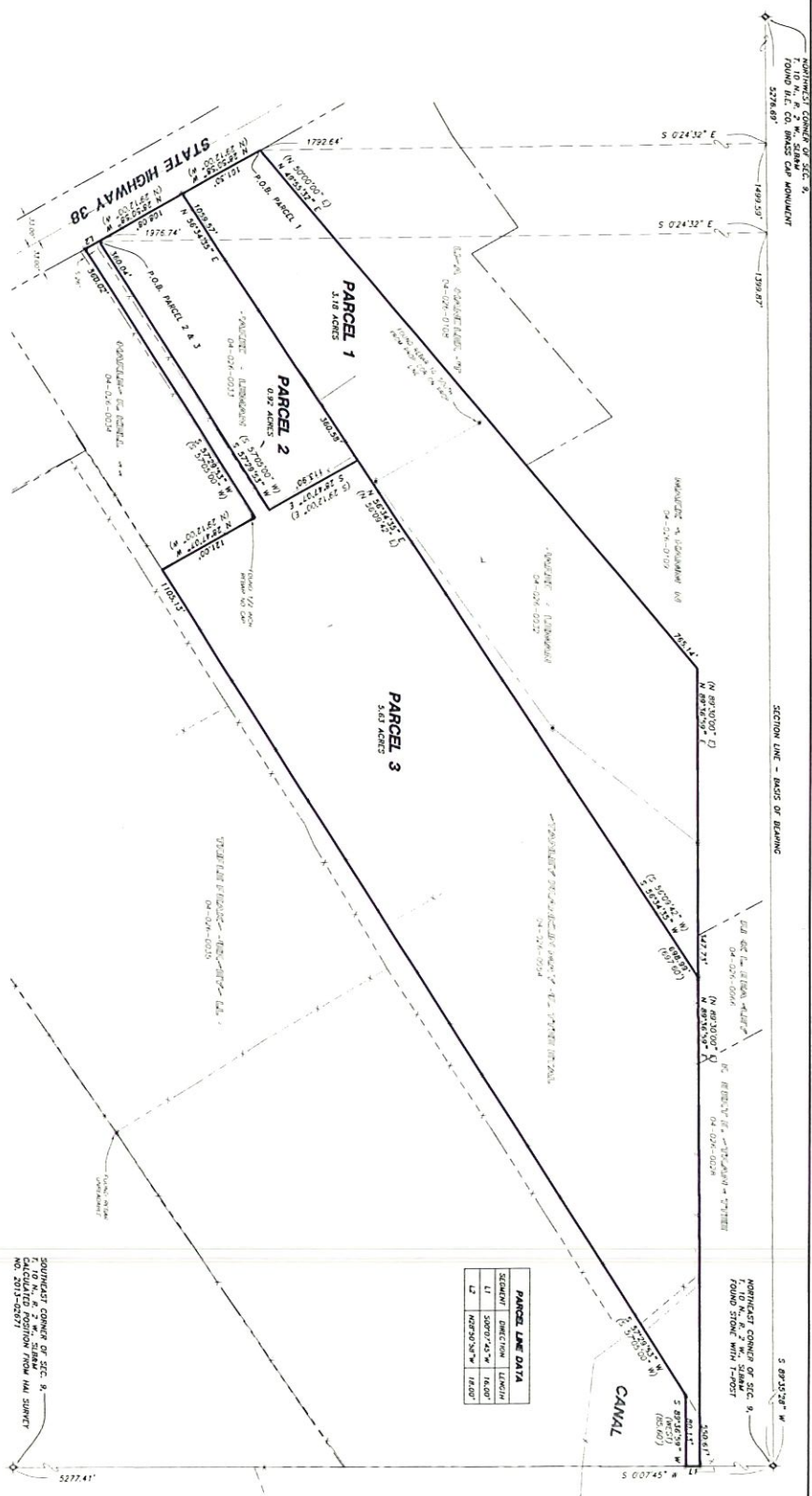
Applicant / Developer: Frank May Jr.

Company Name: _____

Address: _____

Phone: _____ Email: _____

PAID
CHECK
AMOUNT
DATE 2/24/25

**PARCEL 1 BOUNDARY DESCRIPTION**

A PART OF THE PHYSICAL QUARTERS OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE 56TH EAST MERIDIAN.

PARCEL 3 BOUNDARY DESCRIPTION

[illegible]

SURVEYOR'S CERTIFICATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST, ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREIN. THE SURVEY WAS MADE FOR FRANK AAY, THE OWNER, IN ORDER TO CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE H&R 805 N. 20-20-03-662. AND THE EXISTING RAY ELDER COUNTY SURVEY MONUMENTATION SUBORDINATING SECTION 9, T10N, R27M, S18EAM. THE BASIS OF BEARING IS THE NORTH LINE OF SAID SECTION WHICH BEARS SOUTH 89°35'38" WEST, 174.14' NORTH, STATE PLANT, CALCULATED N.40.63° E. BEARING.

A PART OF THE QUANTIFIED QUANTITY OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE
SAND LAKE MERIDIAN AND DEPICTION

BEING ON A POINT ON THE EASTERN BOUNDARY LINE OF SAID HIGHWAY 2A LOCATED
SECTION 10, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SAND LAKE MERIDIAN AND DEPICTION
FEET SOUTH 80°24' EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9.

RUNNING THENCE NORTH 73°00" WEST (NORTH 79°12'00" WEST BY RECORD) 106.08 FEET ALONG
HIGHWAY 2A TO AN IRON PILE; THENCE SOUTHWEST 10°00'00" (NORTH 79°12'00" WEST BY
RECORD) 11.90 FEET; THENCE SOUTH 73°00'00" WEST (SOUTH 79°00'00" WEST BY RECORD)
60.04 FEET TO THE POINT OF BEGINNING, CONTAINING 5.92 ACRES.

LEGEND

	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	PERVIOUS PROPERTY LINE
	CRITICAL
	TRUCK LANE
	FOUND NAIL RETAIN UNLESS NOTED
	SET 5/8"x2" SPIRALS WITH CAP
	SECTION CORNER
	CALCULATED SECTION CORNER

MATT FREIL, PLS
UTAH LAND SURVEYOR LICENS# NO. 10457995

FRANK MAY

6110 NORTH HWY 38
HONEYVILLE, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 WEST, S.L.B.M.

Drawn By: WJ Date: 2/10/2003
Designed By: _____
Checked By: RS
Approved By: _____
Scale: 1" = 60'
Drawing File: 24-3-145.2
Job Number: 24-3-145



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Open Logan
(435) 723-2431 (801) 399-4905 (435) 752-8272
Leahurst, Oregon 97122 • Office of Excellence

No.	Date	A.	Receipt

PARCEL 1 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF THE LISA CHANDLER JT PROPERTY, TAX ID. NO. 04-026-0108, POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1499.59 FEET SOUTH 89°35'28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1792.64 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 49°55'32" EAST (NORTH 50°00'00" EAST BY RECORD) 765.14 FEET ALONG THE SOUTHERLY LINE OF SAID CHANDLER PROPERTY AND CONTINUING ALONG THE SOUTHERLY LINE OF THE MARK G. HAMMON PROPERTY, TAX ID. NO. 04-026-0109 TO AN ANGLE POINT OF THE PROPERTY; THENCE NORTH 89°36'59" EAST (NORTH 89°30'00" EAST BY RECORD) 347.73 FEET ALONG THE SOUTH LINE OF SAID HAMMON PROPERTY AND CONTINUING ALONG THE SOUTH LINE OF THE RICK L. BEAGLEY PROPERTY, TAX ID. NO. 04-026-0066 TO AN EXISTING FENCE LINE; THENCE SOUTH 56°34'35" WEST (SOUTH 56°09'42" WEST BY RECORD) 1059.57 FEET ALONG SAID EXISTING FENCE LINE TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 28°50'58" WEST (NORTH 29°12'00" WEST BY RECORD) 101.30 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.18 ACRES.

PARCEL 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1399.87 FEET SOUTH 89°35'28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1976.74 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 28°50'58" WEST (NORTH 29°12'00" WEST BY RECORD) 108.08 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE NORTH 56°34'35" EAST 360.58 FEET ALONG SAID EXISTING FENCE LINE; THENCE SOUTH 28°47'07" EAST (SOUTH 29°12'00" EAST BY RECORD) 113.90 FEET; THENCE SOUTH 57°29'53" WEST (SOUTH 57°05'00" WEST BY RECORD) 360.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES.

PARCEL 3 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 LOCATED 1399.87 FEET SOUTH 89°35'28" WEST ALONG THE NORTH LINE OF SAID SECTION 9 AND 1976.74 FEET SOUTH 00°24'32" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 9;

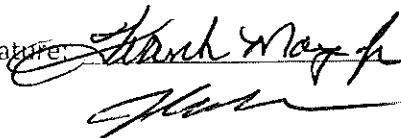
RUNNING THENCE NORTH 57°29'53" EAST (NORTH 57°05'00" EAST BY RECORD) 360.04 FEET; THENCE NORTH 28°47'07" WEST (NORTH 29°12'00" WEST BY RECORD) 113.90 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 56°34'35" EAST 698.99 FEET (NORTH 56°09'42" EAST 697.60' FEET BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE SOUTH LINE RICK L. BEAGLEY PROPERTY, TAX ID. NO. 04-026-0066; THENCE NORTH 89°36'59" EAST (NORTH 89°30'00" EAST BY RECORD) 550.61 FEET ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF THE ROBERT B. STRANG TTEE PROPERTY, TAX ID. NO. 04-026-0028 TO THE EAST SECTION LINE OF SAID SECTION.; THENCE SOUTH 00°07'45" WEST (SOUTH BY RECORD) 16.00 FEET ALONG SAID EAST SECTION LINE TO THE NORTHEAST CORNER OF THE TRIPLE PEAKS JERSEYS LLC PROPERTY, TAX ID. NO. 04-026-0035; THENCE ALONG THE BOUNDARY OF SAID TRIPLE PEAKS JERSEYS LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°36'59" WEST 80.13 FEET (WEST 85.60 FEET BY RECORD); AND (2) SOUTH 57°29'53" WEST (SOUTH 57°05'00" WEST BY RECORD) 1105.13 FEET TO THE SOUTHEAST CORNER OF THE CHARLES R. KELLOGG PROPERTY, TAX ID. NO. 04-026-0034; THENCE ALONG THE BOUNDARY OF SAID KELLOGG PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 28°47'07" WEST (NORTH 29°12'00" WEST BY RECORD) 121.00 FEET; AND (2) SOUTH 57°29'53" WEST (SOUTH 57°05'00" WEST BY RECORD) 360.02 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 28°50'58" WEST (NORTH 29°12'00" WEST BY RECORD) 18.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 5.63 ACRES.

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: _____

Property Owner's Signature:  _____ Date: 1-23-25
1-29-25

Rezone Requirements
(See also Ordinance 10-5-7)

- ☐ Notarized Agent Authorization (if Applicant/Developer is different from Property Owner)
- ☐ 1 electronic PDF copy of the plat/parcel map of the area showing current zoning of property and surrounding properties
- ☐ Legal description and approximate common address for parcel(s) being rezoned
- ☐ Name and mailing address of property owners within 300 feet of parcel boundary(ies)

✓ Mary Kellogg
6090 N. ✓
Hwy 38

~~Daxton + Josie Davis~~
✓ ~~Ernesto Guzman Jr.~~
6080 N.
Hwy 38

✓ Mark Hammon
6168 N.
Hwy 38

✓ Lisa & Ryan Chandler
6140 N.
Hwy 38

✓ Preston Greenwood
6160 N. Hwy 38

✓ Colt Hardcastle
6135 N.
Hwy 38

✓ Jarom & Staci Nelson
6060 N.
Hwy 38

✓ Rick Beagley
6260 N. Hwy 38

✓ Connie Strang
3089 W. 10755 S.
South Jordan Ut 84095

✓ Stephen Rawls
6088 N. Hwy 38

✓ Kevin Nelson
6086 N. Hwy 38