AMENDED

HONEYVILLE CITY COUNCIL MEETING NOTICE & AGENDA

Notice is hereby given that the **Special Meeting** of the **Honeyville City Council** will be held on **Wednesday June 3, 2026, at 7:00 p.m.** in Honeyville City Hall.
Times listed are approximate. The City Council reserves the right to move the order of the agenda for the convenience of the general public and the Council. If you have an interest in any topic on the regular agenda, please be in attendance at 7:00 p.m.

7:00 – 7:05 **Call to Order** – Mayor Bruce Nelson
Invocation & Pledge of Allegiance – Dusty Bingham
Conflict of Interest

7:05 – 7:15 **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 2 minutes to comment.

Public Hearing – Resolution 2026-03 – Budget Adjustment for Fiscal Year 2025-2026:

A. **Open Public Hearing:**
B. **Close Public Hearing:**
C. **Action Item: Resolution 2026-03 – Budget Adjustment for Fiscal Year 2025-2026**

Public Hearing – Resolution 2026-04– Adopt Budget for Fiscal Year 2026-2027:

A. **Open Public Hearing:**
B. **Close Public Hearing:**
C. **Action Item: Resolution 2026-03 – Adopt Budget for Fiscal Year 2026-2027**

Public Hearing – Resolution 2026-05 – Adopt Updated Water Rates

A. **Open Public Hearing**
B. **Close Public Hearing:**
C. **Action Item: Resolution 2026-05 – Adopt Updated Water Rates**

Public Hearing – Resolution 2026-06 – Add Cemetery ½ Plot Fee & Flood Plain Fee to Current Fee Schedule:

A. **Open Public Hearing:**
B. **Close Public Hearing:**
C. **Action Item: Resolution 2026-06 – Add Cemetery ½ Plot Fee & Flood Plain Fee to Currently Fee Schedule**

8:00 – 8:10 **Zoning Administrator/DRC/Planning Commission Report** – Kenny Funk & Jacob Jaques

A. **Zoning Admin Report/DRC Report:** Kenny Funk
B. **Planning Commission Report**: Jacob Jaques

8:10 – 8:40 **City Administration** – Mayor Bruce Nelson

Discussion Items:

A. 4th of July
B. Online Payment Options
C. Reconcile Bank Statement – Kami Anderson

Action Items:

A. Crystal Springs Site Plan
B. Thomas Jenkins Boundary Adjustment
C. Approve Recitals for Ordinance 2026-02 Impact Fees Passed 01/14/26
~~**D. Creating Ordinance 2026-02 – Title 3 Chapter 5 – Short-Term Rental**~~
E. Text Amendments for Ordinance 2026-03 – 7-1-6: Sidewalk Regulations
F. Text Amendment for Ordinance 2026-04 – 10-21-11: Creating Billboard Regulations
G. Text Amendments for Ordinance 2026-05 – Title 10 Chapter 22: Supplementary Development Standards
H. Text Amendments for Ordinance 2026-06 – 10-35-3: General Regulations for Detached ADU's and Internal ADU's
I. Ordinance 2025-07- Repealing 10-22-11 and Adopting 11-4-11 Flag Lot Subdivisions
J. Flag Lot Subdivision Checklists & Application
K. City Council Regular Meeting Minutes – 05/13/26
L. Check & Deposit Details – May 2026

8:40 – 8:50 **Public Health & Safety / Mosquito Abatement**– Councilmember Codey Illum
A. City Owned House

8:50 – 9:00 **Parks & Cemeteries / Youth City Council / General Community Events**– Councilmember Trevor Gardner

9:00 - 9:10 **General Community Events / Youth City Council / Planning Commission** – Councilmember Kami Anderson

9:10 – 9:20 **Water Systems & Drainage** – Councilmember Ryan Adams

9:20 – 9:30 **Streets & Roads / Buildings & Equipment / City Communications** – Councilmember Dusty Bingham

FOLLOW-UP ACTIONS FROM JUNE 3, MEETING:

CLOSED MEETING

Adjournment

Posted on honeyvillecity.gov, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: 05/18/26 – Updated 5/19/26 – Updated 5/28/26

Resolution No. 2026 - 03

A RESOLUTION AUTHORIZING THE HONEYVILLE CITY COUNCIL TO MAKE ADJUSTMENTS IN THE 2025-2026 BUDGET

WHEREAS, the City Council of Honeyville City, a Municipality, in Box Elder County, State of Utah, has the responsibility to manage all City Funds and to see that the City Budget is balanced; and

WHEREAS, The City Council of Honeyville, a Municipality, is authorized by the *Utah Code Unannotated 10-15-110* to make adjustments in the 2025-2026 Honeyville City Budget, and

WHEREAS, there is a need to make adjustments in the 2025-2026 Honeyville City Budget, to wit,

NOW THEREFORE, BE IT RESOLVED by the Honeyville City Council the following adjustments in the General, Capital Projects and Water Funds be ordered:

1.	That an increase of	$	25,000	be made to the Water Operating Revenue budget account
2.	That a decrease of	$	650,000	be made to the Capital Projects (In) budget account
3.	That an increase of	$	133,800	be made to the Tax Income budget account
4.	That an increase of	$	9,000	be made to the Licenses and Permits Revenue account
5.	That an increase of	$	30,600	be made to the Intergovernmental Revenue budget account
6.	That an increase of	$	41,000	be made to the Charges for Service Revenue budget account
7.	That a decrease of	$	27,000	be made to the Misc. Rev. budget account
8.	That an increase of	$	25,000	be made to the Water Expense budget account
9.	That an increase of	$	6,000	be made to the Public Safety budget account
10.	That an increase of	$	110,000	be made to the Highways and Public Imp budget account
11.	That an increase of	$	24,400	be made to the Parks budget account
12.	That an increase of	$	47,000	be made to the Cemeteries budget account
13.	That a decrease of	$	650,000	be made to the Capital Projects (Out) budget account

PASSED BY A MOTION by the City Council of Honeyville City, Box Elder County, State of Utah, in a regular session of the City Council and at the end of the public hearing held on 03 June, 2026 by a vote of _____ **for** and _____ **against.**

HONEYVILLE CITY

BY: _____
Bruce Nelson, Mayor

ATTEST:

_____,
Brittiny Chlarson, City Recorder/Clerk

Resolution No. 2026 - 04

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2026 - 2027 FOR HONEYVILLE CITY, BOX ELDER COUNTY, STATE OF UTAH

WHEREAS, Honeyville City, Box Elder County, State of Utah, a Municipality, is required by Utah Code as amended, 10-5-108, to present a balanced budget, at an open and public hearing, and,

WHEREAS, the mayor of Honeyville City, a Municipality, is required by Utah Code 10-5-6 to prepare for each budget year a budget for: (1) the general fund, including state allocated road funds; (2) debt service funds; (3) capital improvement funds; and (4) enterprise funds, and;

WHEREAS, Honeyville City, a municipality, is required by Utah Code 10-5-109, to adopt a balanced budget on or before June 22 of each year, to wit;

NOW THEREFORE, BE IT RESOLVED as follows:

1. That the City Council of Honeyville City does adopt the attached budget for the fiscal year of 2026-2027, and;

2. That the Mayor of Honeyville City, a Municipality, be authorized to send a copy of said budget to the Utah State Auditor within 30 days after adoption of this resolution, and;

3. That the Mayor of Honeyville City, a Municipality, shall make available to the public a copy of the adopted budget as required by Utah Code 10-5-110.

PASSED BY A MOTION of the City Council of Honeyville City, Box Elder County, State of Utah, in a regular session of the City Council and at the end of the public hearing held on 03 June, 2026 by a vote of _____ **for** and _____ **against.**

HONEYVILLECITY

BY: _____
Bruce Nelson, Mayor

ATTEST:

_____
Brittiny Chlarson, City Recorder/Clerk

Honeyville City
FY'26 and FY27

	FY26						FY'27	
	YTD Actuals	Budget	Variance to Budget	Estimate At Year End	Proposed Budget Adj	Amended Budget	"Draft" Budget	Notes
Revenue								
6010 Charges for Services								
6020 Connection Fees								
6050 Water Impact Fees								
Total Water Operating Rev.	336,801	320,000	16,801	345,000	25,000	345,000	320,000	
7000 Interest Income								
7101 Trfs In - Cap. Projects								
Total Capital Project (In)	93,019	950,000	(856,981)	300,000	(650,000)	300,000	810,000	
3110 General Property Taxes								
3130 General Sales & Use								
3140 Franchise Taxes								
Total Tax Income	428,475	350,000	78,475	483,800	133,800	483,800	425,000	
3210 Business Licenses/Permits								
3221 Building, Structures Etc.								
3225 Animal Licenses/Fees/Fine								
3225 Other Licenses & Permits			-					
Total Licenses and Permits Inc.	24,237	15,000	9,237	24,000	9,000	24,000	15,000	
3356 Class "C" Road Funds								
3360 Other Intergov Revenue								
3370 Other Misc. Grants								
Total Intergovernmental Rev.	133,763	105,000	28,763	135,600	30,600	135,600	125,000	
3413 Zoning & Subdivision Fees								
3470 Parks & Public Property								
3480 Cemeteries (Burial Plots)								
3481 Cemeteries (Burial Fees)								
3495 Park Impact Fees								
Total Charges for Services	55,977	15,000	40,977	56,000	41,000	56,000	30,000	
3610 Interest Income								
3620 Rents & Concessions								

Honeyville City
FY'26 and FY27

	FY26						FY'27	
	YTD Actuals	Budget	Variance to Budget	Estimate At Year End	Proposed Budget Adj	Amended Budget	"Draft" Budget	Notes
3650 Sale of Matl's & Supplies								
3660 Facility/Equip Lease								
Total Miscellaneous Rev.	23,801	50,000	(26,199)	23,000	(27,000)	23,000	23,000	
Total Income	1,096,073	1,805,000	(708,927)	1,367,400	(437,600)	1,367,400	1,748,000	
Expense								
6120 Employee Wages								
6130 Training/Conv/Mem.								
6140 Insurance/Liability								
6150 Engineering Fees								
6155 Attorney/Acctg. Fees								
6210 Utilities								
6220 Natural Gas - Questar								
6500 Operating Expenses								
Other Expenses (Capital)								
6600 Depreciation ($116K)								
Total Water Expenses	284,412	320,000	(35,588)	345,000	25,000	345,000	320,000	
4110 Mayor								
4111 City Council								
4115 Emp. Wages - Gen. Govt.								
4117 Employee Ret. Services								
4120 Payroll Taxes								
4121 Training/Conv/Membership								
4122 Insurance/Liability								
4141 Audit Services								
4143 - Eng Serv - Sub. Rev.								
4144 Engineering Services								
4145 Attorney								
4150 Building Inspections								
4164 Utilities								
4170 Elections								
4180 Planning & Zoning/BOA								

Honeyville City
FY'26 and FY27

	FY26						FY'27	
	YTD Actuals	Budget	Variance to Budget	Estimate At Year End	Proposed Budget Adj	Amended Budget	"Draft" Budget	Notes
4190 Community Educ/Prom.								
4195 Other General Gov.								
Total General Governement	288,976	310,000	(21,024)	310,000	-	310,000	320,000	
4220 Fire Department								
4253 Animal Control & Reg								
4254 Animal Control Wages								
Total Public Safety	44,892	45,000	(108)	51,000	6,000	51,000	51,000	
4410 Highway/Street Lighting								
4415 Class "C" Road Expend.								
4430 Street Wages								
Total Highways & Public Imp	89,403	100,000	(10,597)	210,000	110,000	210,000	147,000	
4500 Park Expenditures								
4505 Employee Wages - Parks								
Total Parks	53,442	40,000	13,442	64,400	24,400	64,400	50,000	
4590 Cemetary Expenditures								
4595 Cemetary Wages								
Total Cemetaries	78,035	40,000	38,035	87,000	47,000	87,000	50,000	
Lot Improvement								25,000
Water - Spring Box								400,000
Chip Seal								100,000
3600 W Road Widening								100,000
Council Room Upgrade								20,000
Walking Path								75,000
General Equipment								50,000
East Park Curbing								40,000
Total Capital Projects (Out)	291,066	950,000	(658,934)	300,000	(650,000)	300,000	810,000	810,000
Total Expense	1,130,225	1,805,000	(674,775)	1,367,400	(437,600)	1,367,400	1,748,000	

Resolution No. 2026 – 05

A RESOLUTION ADJUSTING WATER RATES FOR THE HONEYVILLE CITY MUNICIPAL WATER SYSTEM.

WHEREAS, the City Council of Honeyville City has the responsibility to maintain and operate the Honeyville City Municipal Water System; and

WHEREAS; the City Council of Honeyville City has the responsibility to ensure the economic viability of the Honeyville City Water System; and

WHEREAS; sufficient revenues are needed to operate, maintain, and retire indebtedness for the Honeyville city Municipal Water System; and

WHEREAS; the City Council of Honeyville City in its meeting held on the 3rd day of June 2026, by motion duly made and seconded, ____ council members voting "for" and ____ council members voting "against", to adjust water rates charged by the Honeyville City Municipal Water System; and

NOW THEREFORE, be it resolved by the Honeyville City Council:

1. That beginning on the 1st day of August 2026, charges for use of water from the Honeyville City Municipal Water System shall be:

Tap Size	Base Rate	Base Allowance
~~Field Taps~~	~~$41.00~~	~~15,000 Gallons~~
¾"	~~$40.00~~ $50.00	25,000 Gallons
1"	~~$70.00~~ $87.00	45,000 Gallons
2"	~~$160.00~~ $200.00	100,000 Gallons
3"	~~$275.00~~ $344.00	175,000 Gallons
4"	~~$1,086.00~~ $1,357.00	400,000 Gallons
5"	~~$2,560.00~~ $3,200.00	1,600,000 Gallons

2. The overage will be billed at a rate of ~~one dollar ($1.00)~~ one dollar and twenty-five cents ($1.25) for each thousand gallons or fraction thereof used over the base allowance per month.

3. The base rate for all water hook-ups will increase 12.5% on the 1st of January 2030.

DATED this 3rd day of June 2026.

RESOLUTION PASSED BY A MOTION of the City Council of Honeyville City, Box Elder County, State of Utah, in a regular session of the City Council held on 3 June 2026 by a vote of _____ **for** and _____ **against.**

HONEYVILLE CITY

BY: _____

Bruce Nelson, Mayor

ATTEST: _____

Brittiny Chlarson, City Recorder/Clerk

Resolution No. 2026 - 06

A RESOLUTION ADOPTING AMENDMENTS TO THE CURRENT FEE SCHEDULE FOR HONEYVILLE CITY

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC"), the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, it is necessary to update the fee resolutions to reflect the changing costs of performing services; and,

WHEREAS, a public hearing was held on June 3, 2026, to receive public comments on the user fee increase.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Honeyville, Utah:

1. The Honeyville City Fee Schedule is hereby re-adopted with changes as outlined in Exhibit A.

BE IT FURTHER RESOLVED the foregoing recitals are incorporated herein and this Resolution shall become effective immediately upon its passage.

PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the City Council of Honeyville City.

DATE OF EFFECT

This Resolution shall be effective on the 3rd day of June 2026, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE OF UTAH, on this 3rd day of June 2026.

HONEYVILLE CITY

_____
Bruce Nelson, Mayor

ATTEST:

_____
Brittiny Chlarson, City Recorder

EXHIBIT A

CEMETERY FEES:

SERVICE:	RESIDENT:	NON-RESIDENT:
Grave Plot	$700.00	$1,800.00
Grave ½ Plot (For Plots Already Delegated as ½ Plots)	$350.00	$900.00
Opening & Closing	$700.00	$1,100.00
Saturday & Holiday Burial	$900.00	$1,300.00
Transfer Fee	$50.00	$50.00
Grave Relocation/Exhumations	$1,500.00	$1,500.00

OFFICE/APPLICATION FEES:

SERVICE:	FEE:
Excavation Permit	$250.00 + any additional fees charged to the city
Agriculture Protection Area Application	$100.00 + any additional fees charged to the city
Conditional Use Permit	$50.00
Floodplain Permit	$100.00 + any additional fees charged to the city
Hearing Variance Application	$100.00
Petition to Vacate a Public Street or Right of Way Application	$500.00
Copies	$0.10/Page

HONEYVILLE

Site Plan Application

Project Name: Crystal Hot Springs - Large Underground Wastewater Disposal System and New Pool & Cold Spa.

Approx. Location: 8315 North Hwy. 38

Parcel Number(s): 05-159-0013 (tank) 05-159-0007 (pool) Total Acres: 7.93 & 22.99

Current Zone: A-5 / C

Proposed Use Category: Commercial Use Specific Use: Swimming Pool & Hot Springs

Proposed Use Is: ☐ a Conditional Use ☑ a Permitted Use

Contact Information

Developer: Crystal Hot Springs & Dev. Corp.

Company Name: Raymond Construction Company Inc.

Address: 125 West 2500 North, Logan, UT 84341

Phone: 435-752-2911 Email: leslie@raymondconst.com

Engineer: Richard Jex

Company Name: Jex Environmental Solutions

Address: 77 West 3650 South, Logan, UT 84321

Phone: 435-753-2051 Email:

Property Owner: Crystal Hot Springs & Dev. Corp

☑ Check Here if Same as Developer

Address: 8215 North Hwy. 38, Honeyville, UT

Phone: 435-339-0038 Email: chsmanagement1901@gmail.com

Applicant Certification
Site 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 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 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: _____

Property Owner's Signature: _____ Date: 02-09-2026

AGENT AUTHORIZATION

State of Utah)

County of Box Elder)

I/We , the sole owner(s) of the real property located at 8215 N HWY 38,

Honeyville, Utah, hereby appoint Raymond Construction 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 9 day of February, 2026

Signed: _____
Property Owner

_____
Property Owner

Subscribed and sworn to before me on this 9 day of February, 2026

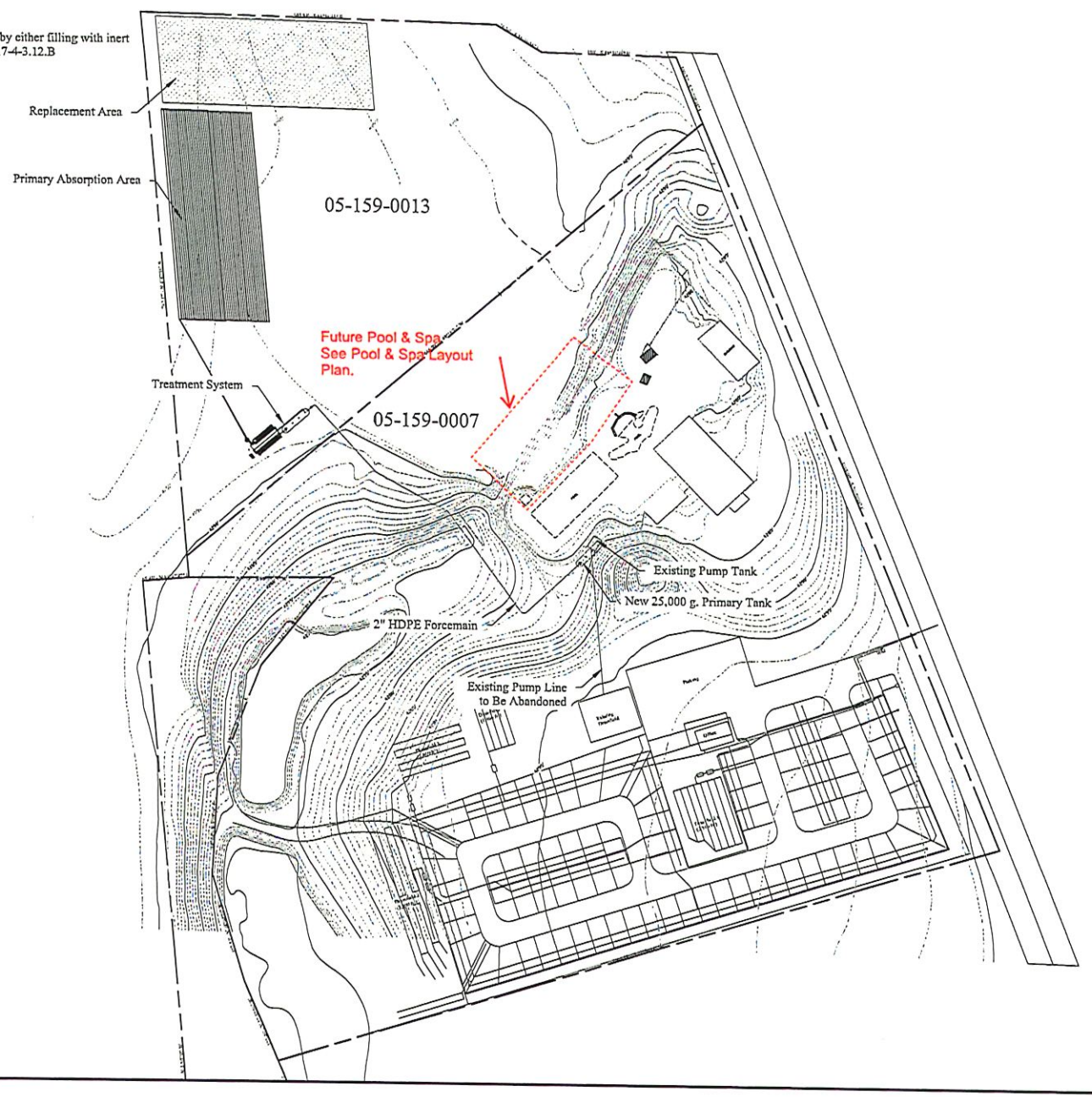
_____
Notary Public

NOTARY PUBLIC
STACIE JOSEPHSON
723276
MY COMMISSION EXPIRES
02/25/2026
STATE OF UTAH

Site Plan Overview:

Note:

1. The existing pump tank shall be pumped out and abandoned by either filling with inert material or hauling off site and disposing per Utah Code R317-4-3.12.B



N

Graphic Scale:

75 0 75 150 300

Scale: 1" = 75' 22 x 34
Scale: 1" = 150' 11 x 17
Not to Scale 8.5 x 11

PROFESSIONAL ENGINEER
DATE: 1/30/2024
NO. 343802-2202
RICHARD F. JEX
STATE OF UTAH

JEX ENVIRONMENTAL SOLUTIONS
Richard Jex, PE, LEHS 435-753-2051
77 West 3650 South Logan, Utah 84321

Project: Crystal Hot Springs

Title: Site Plan Overview

Drawn by: Benjamin Jex

Drawing: Sheet - 3 of 15

Date: January 30, 2024

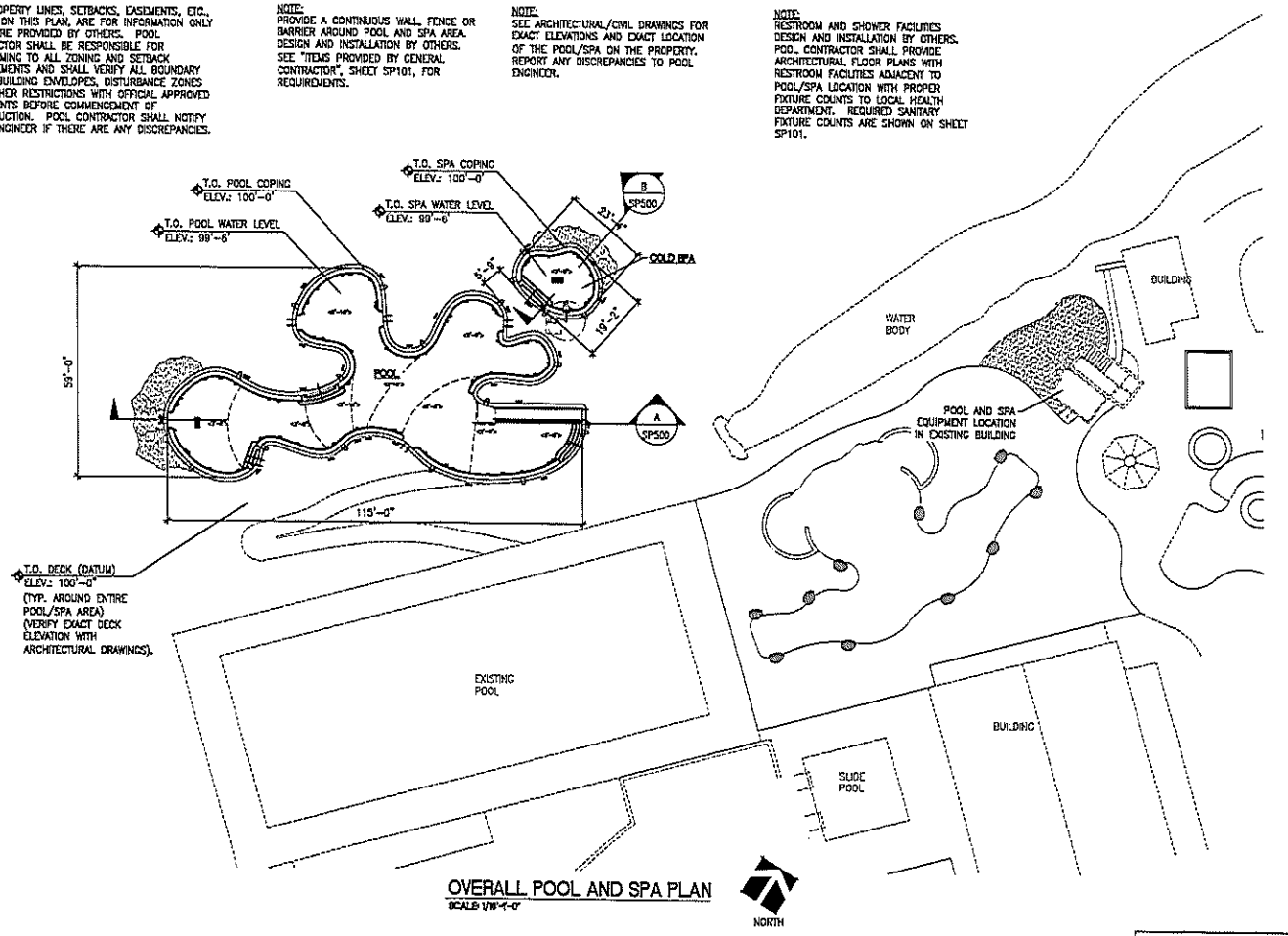
Scale: 1" = 150'

NOTE:
ALL PROPERTY LINES, SETBACKS, EASEMENTS, ETC., SHOWN ON THIS PLAN, ARE FOR INFORMATION ONLY AND WERE PROVIDED BY OTHERS. POOL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL ZONING AND SETBACK REQUIREMENTS AND SHALL VERIFY ALL BOUNDARY LINES, BUILDING ENVELOPES, DISTURBANCE ZONES AND OTHER RESTRICTIONS WITH OFFICIAL APPROVED DOCUMENTS BEFORE COMMENCEMENT OF CONSTRUCTION. POOL CONTRACTOR SHALL NOTIFY POOL ENGINEER IF THERE ARE ANY DISCREPANCIES.

NOTE:
PROVIDE A CONTINUOUS WALL, FENCE OR BARRIER AROUND POOL AND SPA AREA. DESIGN AND INSTALLATION BY OTHERS. SEE "ITEMS PROVIDED BY GENERAL CONTRACTOR", SHEET SP101, FOR REQUIREMENTS.

NOTE:
SEE ARCHITECTURAL/CIVIL DRAWINGS FOR EXACT ELEVATIONS AND EXACT LOCATION OF THE POOL/SPA ON THE PROPERTY. REPORT ANY DISCREPANCIES TO POOL ENGINEER.

NOTE:
RESTROOM AND SHOWER FACILITIES DESIGN AND INSTALLATION BY OTHERS. POOL CONTRACTOR SHALL PROVIDE ARCHITECTURAL FLOOR PLANS WITH RESTROOM FACILITIES ADJACENT TO POOL/SPA LOCATION WITH PROPER FIXTURE COUNTS TO LOCAL HEALTH DEPARTMENT. REQUIRED SANITARY FIXTURE COUNTS ARE SHOWN ON SHEET SP101.



OVERALL POOL AND SPA PLAN

SCALE: 1/16"=1'-0"

POOL AND SPA LAYOUT ON SITE:

DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. POOL CONTRACTOR SHALL HAVE POOL LAID-OUT ON SITE BY A PROFESSIONAL SURVEYOR PRIOR TO EXCAVATION. CIVIL, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL PLANS AND DIMENSIONS COVERN. POOL CONTRACTOR IS RESPONSIBLE FOR POOL SPECIFIC SURVEY WORK. AN ELECTRONIC FILE OF THE POOL BASE MAY BE PROVIDED TO THE CONTRACTOR FOR SURVEYOR'S USE. SEE CIVIL DRAWINGS FOR REFERENCE POINTS AND ADDITIONAL SITE INFORMATION.

Water Design Inc
2640 S 1300 E, Suite 100
Millcreek, Utah 84106
Phone: (801) 364-4008
Fax: (801) 364-4018

BDL STRUCTURES
211 West Hidden Creek Drive West
PO Box 49 Lehi, Utah 84043
801-403-6317

CRYSTAL HOT SPRINGS
8125 N. HWY 38
HONEYVILLE, UT 84314

NOT FOR CONSTRUCTION

SUBJECT ARTIFICIAL TURF

OVERALL POOL AND SPA PLAN

Aug 15, 2024

EB/JR

24-739PB

SP100

05/26/2026 Update

Site Plan Requirements

not applicable ☐ Ownership Affidavit

☑ Agent Authorization (if Developer is different from Property Owner)

☑ Current Title Report

incomplete ☐ Signed easements/agreements with adjacent property owners (if applicable) see engr review memo

not applicable ☐ Draft of any applicable Agreement

not applicable ☐ Will-Serve letters from Utility Companies stating approval of Site Plan

☑ A written statement from the Bear River Health Department regarding on-site wastewater disposal (if applicable)

☐ A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable) see engr review memo

not applicable ☐ Storm Drain Calculations

☐ Soils and geologic map indicating soils types, their boundaries and any known geologic hazards *(See Honeyville Sensitive Lands Map and the UGS online mapper)* see engr review memo

not applicable ☐ Traffic Study (where applicable)

☑ Landscaping Plan *(See Honeyville City Code)*

☑ Construction Cost Estimate

✓ Stream Alteration Evaluation Summary provided

One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (the top of the sheet should face up or to the right and should have a scale no smaller than 1" = 100'):

☑ **Site Plan Drawings:**

- ✓ All facilities related to the project located within 250' of the site boundary.
- ✓ Layout, dimensions, and names of existing and future road rights of way.
- ✓ Project name, north arrow, and tie to a section monument.
- ✓ The boundary lines of the project site with bearings and distances.
- ✓ Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- o Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, mechanical equipment.
- ✓ Location of manmade features including irrigation facilities, bridges, railroad tracks, and buildings.
- not applicable o A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.
- ✓ Identification of property, if any, not proposed for development.

incomplete ☐ **Grading & Drainage Plans:**

- ✓ North arrow, scale, and site plan underlay.
- ✓ Topography contours at 1' intervals.
- not provided o Areas of substantial earthmoving with an erosion control plan. SWPPP required
- ✓ Location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater.
- o Location of any designated floodplain and/or wetland boundaries. see engr review memo

Updated April 2020

not applicable○ Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted city requirements. The discharge rate off site is restricted to 0.1 cubic foot/second, or less where off site facilities to accept stormwater are limited.

not applicable○ Hydraulic and hydrologic storm drainage calculations using a 10-year storm event. Certain locations in the path of major drainage may need to accommodate 100-year events.

☑ **Utility Plans:**

- ✓ North arrow, scale, and site plan underlay.
- ✓ All existing and proposed utilities including, but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights.
- not applicable○ Minimum fire flow required by the fire code for the proposed structures, and fire flow calculations at all hydrant locations.
- ✓ Location and dimensions of all utility easements.

not applicable☐ **Building Elevations:**

- ○ Accurate front, rear, and side elevations drawn to scale.
- ○ Exterior surfacing materials and colors, including roofing material and color.
- ○ Outdoor lighting, furnishings and architectural accents.
- ○ Location and dimensions of signs proposed to be attached to the building or structure or located on the premises.

JONES & ASSOCIATES

HONEYVILLE
Established 1863

MEMORANDUM

To: Honeyville City

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

RE: Crystal Hot Springs Site Plan
Review #2

Date: May 26, 2026

We have reviewed the site plan application and offer the following comments

1. See attached site plan application checklist for outstanding items.
2. Sign and return prepared septic easement.
3. A full SWPPP and NOI in accordance with the Construction General Permit is required prior to construction.
4. NO WORK is permitted in the area identified as potential wetlands (see attached).
5. NO WORK is permitted in the areas identified as floodplain.

If you have any questions, please feel free to contact me.

Attachments:
Site Plan check list
Potential wetlands map



PROPERTY BOUNDARY DATA AND GAS EASEMENT AND SEPTIC EASEMENT

LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

SEPTIC SYSTEM EASEMENT

AN EASEMENT FOR A SEPTIC SYSTEM DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON GRANTORS NORTH PROPERTY LINE LOCATED 2161.97 FEET NORTH 00°11'25" EAST ALONG THE EAST LINE OF SAID SECTION AND 1064.02 FEET NORTH 88°25'14" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 29;

RUNNING THENCE SOUTH 04°28'21" EAST 186.27 FEET; THENCE NORTH 88°24'58" WEST 240.27 FEET; THENCE SOUTH 04°30'30" EAST 401.83 FEET; THENCE NORTH 88°22'53" WEST 185.65 FEET; THENCE NORTH 04°30'38" WEST 587.87 FEET; THENCE SOUTH 88°25'14" EAST 426.03 FEET; TO THE POINT OF BEGINNING. CONTAINING 153066.59 SQUARE FEET OR 3.514 ACRES.

Narrative

The purpose of this survey was to establish the property corners of the parcel as shown and described hereon. The survey was entered by Adam Nelson. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 29, T11N, R2W, SLBaM. The basis of bearing is the West line of said Section which bears North 00°11'25" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-73-304 and have verified all measurements, and that the same has been surveyed and monuments have been located and/or Placed on the ground as represented on the plat hereon.

Signed this day of , 2026.

K. Greg Hansen PLS
Utah Land Surveyor License No. 167819

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansenassociates.net
Brigham City (435) 723-3491 (801) 394-4515 (435) 723-4371
Since 1957

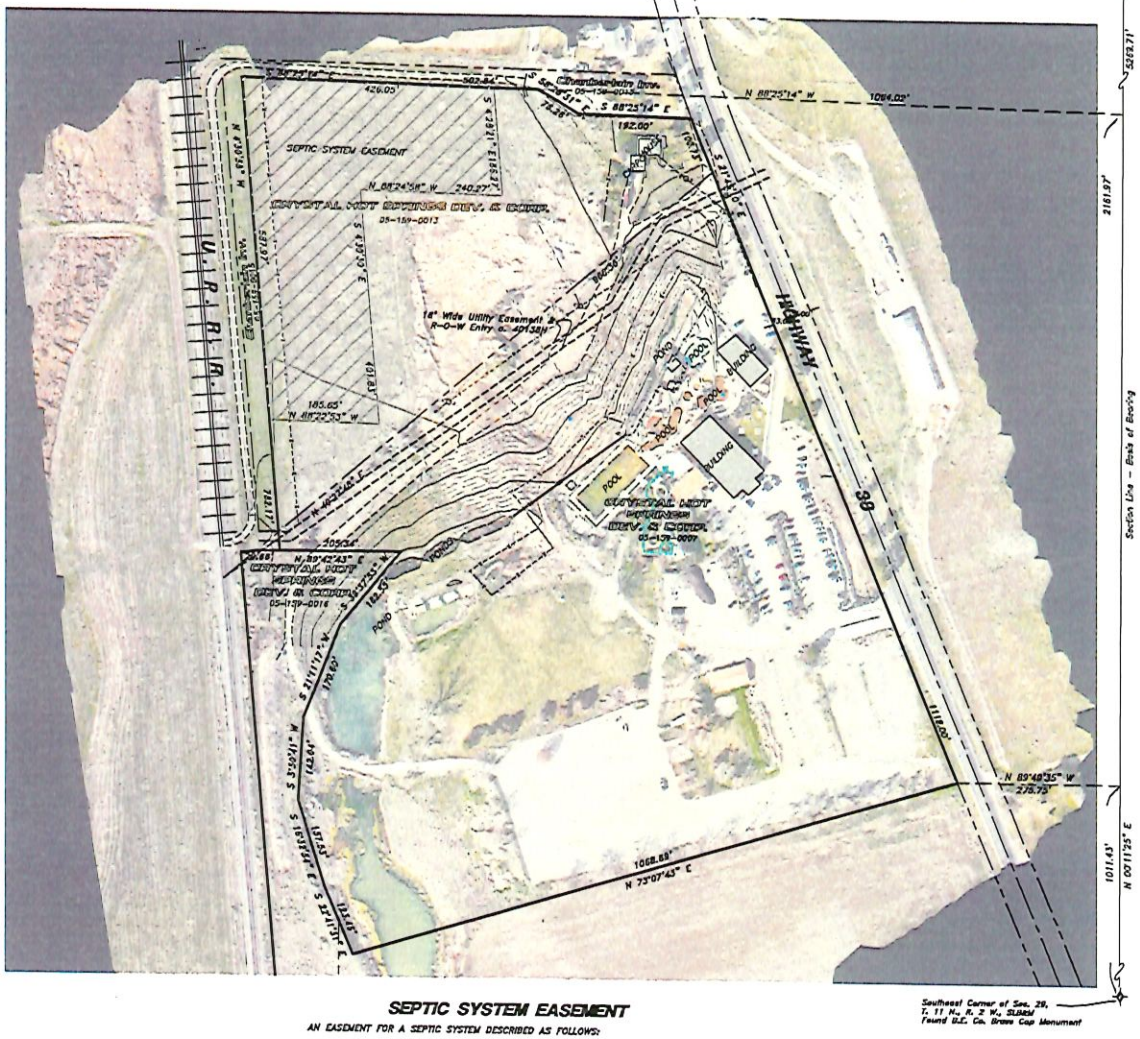
No.	Date	By	Revision

Drawn By: NH Date: 04/21/26
Designed By:
Checked By: KH
Approved By:
Scale: 1" = 100'
Drawing File: 25-5-8.dwg
JOB NUMBER: 25-5-8

Property Survey for
Crystal Hot Springs
8335 North Highway 38
Hooperville Town, Box Elder County, Utah
A Part of the Southeast Quarter of Section 29, Township 11 North, Range 2 West, S.L.B.&M.

Sheet 1 of 1 Sheets

1



PROPERTY BOUNDARY DATA AND GAS EASEMENT AND SEPTIC EASEMENT

LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Narrative

The purpose of this survey was to establish the property corners of the parcel as shown and described hereon. The survey was ordered by Adam Nelson. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 29, T11N, R2W, SLB&M. The basis of bearing is the West line of said Section which bears North 00°11'25" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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AN EASEMENT FOR A SEPTIC SYSTEM DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON GRANTORS NORTH PROPERTY LINE LOCATED 2161.97 FEET NORTH 00°11'25" EAST ALONG THE EAST LINE OF SAID SECTION AND 1064.02 FEET NORTH 88°25'14" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 29;

RUNNING THENCE SOUTH 04°28'21" EAST 189.27 FEET; THENCE NORTH 88°24'58" WEST 240.27 FEET; THENCE SOUTH 04°30'30" EAST 401.83 FEET; THENCE NORTH 88°25'53" WEST 185.65 FEET; THENCE NORTH 04°30'38" WEST 587.87 FEET; THENCE SOUTH 88°25'14" EAST 426.05 FEET; TO THE POINT OF BEGINNING. CONTAINING 153066.59 SQUARE FEET OR 3.514 ACRES.

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Signed this day of , 2026.

K. Greg Hansen PLS
Utah Land Surveyor License No. 187819

REGISTERED LAND SURVEYOR 187819 K. GREG HANSEN STATE OF UTAH

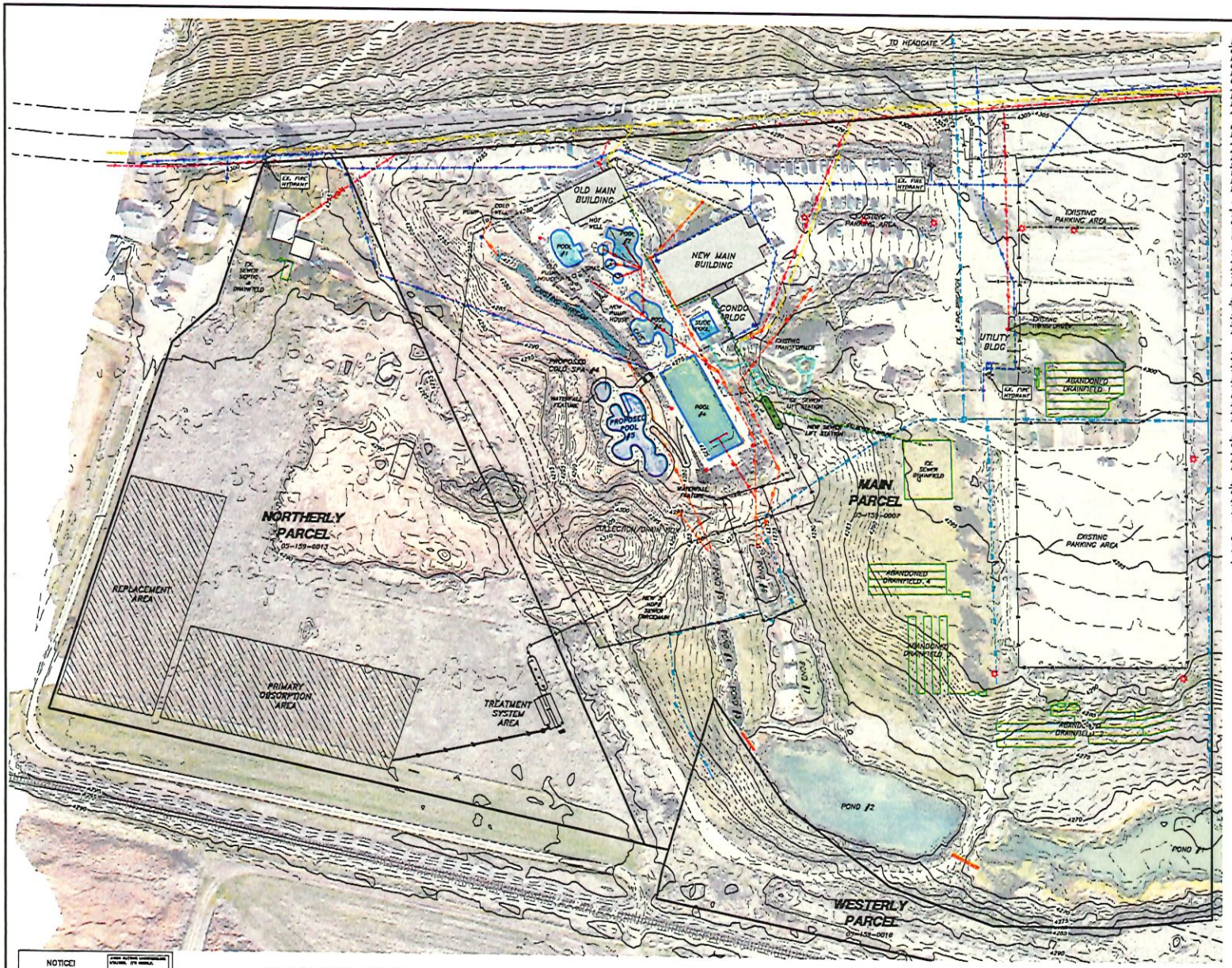
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North 100 East, Brigham, Utah 84302
Brigham City (435) 723-3491 Ogden (801) 394-4515 (435) 752-4271
Since 1957

No.	Date	By	Revision

Drawn By: bh Date: 05/01/26
Designed By: bh
Checked By: bh
Approved By: bh
Scale: 1" = 100'
Survey File: 25-5-8 gc
Job Number: 25-5-8

Property Survey for
Crystal Hot Springs
8335 North Highway 38
Howells Town, Box Elder County, Utah
Located in
A Part of the Southeast Quarter of Section 29, Township 11 North, Range 2 West, S.L.B.&M.

Sheet 1 of 1 Sheets



INTRODUCTION & PROJECT SCOPE:

CRYSTAL HOT SPRINGS HAS BEEN IN OPERATION SINCE 1901. OVER THE DECADES, THE LEGENDARY ESTABLISHMENT HAS GROWN INTO THE CURRENT ATTRACTION. THIS SITE PLAN IS SPECIFICALLY FOR A NEW NORTHERLY POOL, SPA, AND A NEW SEPTIC DRAINFIELDS SYSTEM. THE OPERATION HAS GROWN OVER MANY YEARS AND THE CITY DESIRES AN ACCURATE PLAN. THE ENCLOSED PLANS REFLECT A RECENT DRONE FLIGHT AND THE ACCURATE MAPPING HAS BEEN A BENEFICIAL ILLUSTRATION. LOCAL KNOWLEDGE ABOUT UTILITY ROUTING HAS BEEN ADDED TO THE PLANS.

CRYSTAL HOT SPRINGS OWNS THREE (3) ADJOINING PARCELS: NORTHERLY PARCEL 05-159-0013 - 7.93 ACRES; THE MAIN PARCEL 05-159-0007 - 20.38 ACRES; WESTERLY PARCEL 05-159-0016 - 2.53 ACRES. THE PROJECT ADDRESS IS 615 S HIGHWAY 38. THE ACTIVITIES TAKE PLACE ON THE MAIN PARCEL - FEATURES CONSIST OF FOUR EXISTING POOLS AND A SLIDE POOL, THREE SPAS, FOUR BUILDINGS, AND WEST SIDE PONDS. AN EXISTING STREAM COURSES THROUGH THE SITE. THE SOUTHERLY PORTION HAS EXISTING DRAINFIELDS THAT WILL BE ABANDONED AND PREVIOUS CAMPING SITES THAT HAVE BEEN DISCONTINUED.

WATER SUPPLY:

THERE ARE TWO EXISTING COLD WATER WELLS IN THE NORTHEAST CORNER OF THE SITE, ALONG WITH A NEARBY WARM WATER SOURCE. WATER IS PIPED TO ALL THE POOLS AND SPAS - NO WATER SURFACES BY UPWARD SPRING ACTION INTO THE POOLS AND SPAS.

THE SITE HAS THREE CULINARY WATER METERED CONNECTIONS. THERE ARE EXISTING FIRE HYDRANTS ON THE CITY'S CULINARY MAIN LINE IN HIGHWAY 38. NO WATER IS PUMPED FROM THE STREAM THAT TRAVERSES THE SITE. THE POOLS ARE DRAINED NIGHTLY INTO THE WESTWARD POND.

SEWER / SEPTIC:

THERE IS NO MUNICIPAL SEWER IN THE AREA - THE SITE IS SERVED BY A SEPTIC SYSTEM. THE EXISTING FOUR DRAINFIELDS ARE SHOWN IN THE SOUTHERLY PORTION OF THE SITE - THESE WILL BE ABANDONED. NEW DRAINFIELDS WILL BE INSTALLED ON THE NORTH PARCEL.

DRAINAGE:

AS MENTIONED PREVIOUSLY, THE POOLS ARE PIPE-DRAINED AND DISCHARGE INTO THE WEST POND. IN THIS WAY WATER TAKEN FROM THE HYDROLOGIC SYSTEM IS RETURNED, THEREBY MAINTAINING A DOWNSTREAM EQUILIBRIUM. THERE IS NO STREAM ALTERATION WITH THIS PROJECT. THE CENTRAL STREAM IS PIPED THROUGH A 24-INCH CULVERT TO THE WEST POND. A SURPRISING ELEMENT IS THE FEMA FLOOD ZONE THAT IS SHOWN ON THE PLANS - THERE ARE NO REPORTED PROBLEMS WITH LOCALIZED FLOODING. THERE ARE NO MAPPED BUILDINGS IN THE FEMA FLOOD ZONE.

IRRIGATION:

CRYSTAL HOT SPRINGS HAS GRAVITY IRRIGATION WATER THAT IS PIPED ACROSS THE HIGHWAY NEAR THE SOUTHERLY BOUNDARY - THE SITE IS FLOOD-IRRIGATED. ANY EXCESS WATER PROCEEDS WESTWARD TO THE PONDS.

SEASONAL / MISCELLANEOUS:

CRYSTAL HOT SPRINGS BUSIEST SEASONS ARE DECEMBER THROUGH MARCH. PARKING HAS ALWAYS BEEN MANAGED ON-SITE. THERE ARE THREE POWER FEEDS, TWO THAT ARE UNDERGROUND TO ON-SITE TRANSFORMERS AND ONE OVERHEAD FEED TO A NEARBY BUILDING. VISITORS ENJOY POOL-SIDE IN-GROUND LIGHTING.

CRYSTAL HOT SPRINGS HAS BEEN A PROGRESSIVE, EVOLVING, WELL-MANAGED ENTERPRISE FOR OVER A CENTURY. THE DESIRE NOW IS TO ADD A CLASSY NEW POND WITH CURVILINEAR FEATURES AND A SPA. A NEW ENGINEERED DRAINFIELD SYSTEM WILL BE INSTALLED.

SCALE: Horiz. 1" = 60'

0 60 120
Scale in Feet

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- EXISTING DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WELL / WATER MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING ROCK/BOULDER AREAS
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig
1-800-662-4111

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

No.	Date	By	Revision

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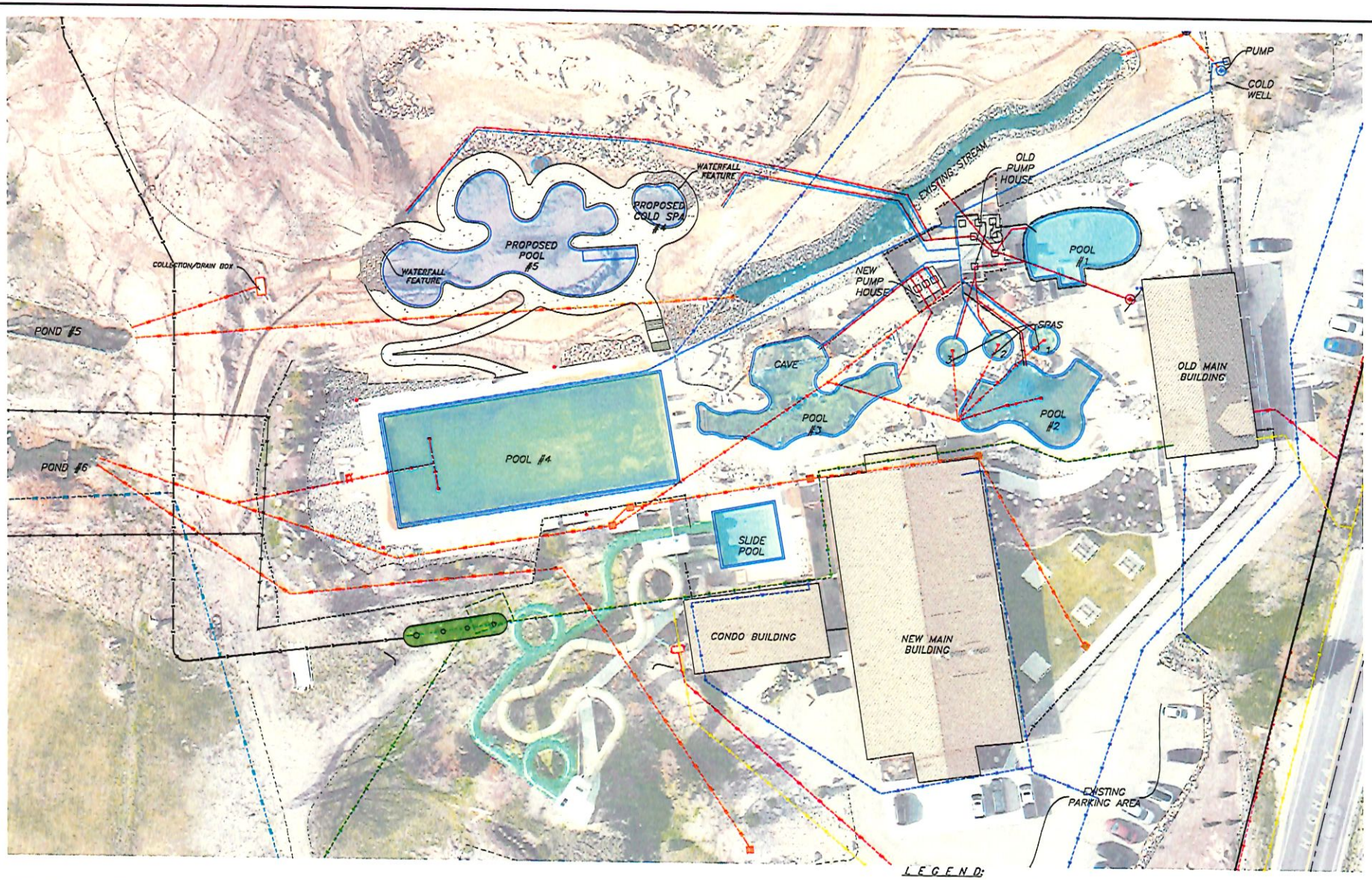
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Designed By:
Checked By:
Approved By:
Scale: 1" = 60'
Drawing File: 21-5-A3S 05111&12
XX MARKER: 25-3-8

GRAVEL SITE PLAN FOR

CRYSTAL HOT SPRINGS

615 NORTH HIGHWAY 38
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH
A Part of the Southwest Quarter of Section 29
Township 11 North, Range 2 West, S.L.B.&M.

Sheet 1 of 6 Sheets



NOTICE

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LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- EXISTING DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WELL / WATER MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING ROCK/BOULDER AREAS
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK

SCALE: Horiz. 1" = 20'

0 20 40
Scale in Feet

SITE PLAN FOR
CRYSTAL HOT SPRINGS
4215 NORTH HIGHWAY 38
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH
A Part of the Southwest Quarter of Section 29
Township 11 North, Range 2 West, S.L.B.&M.

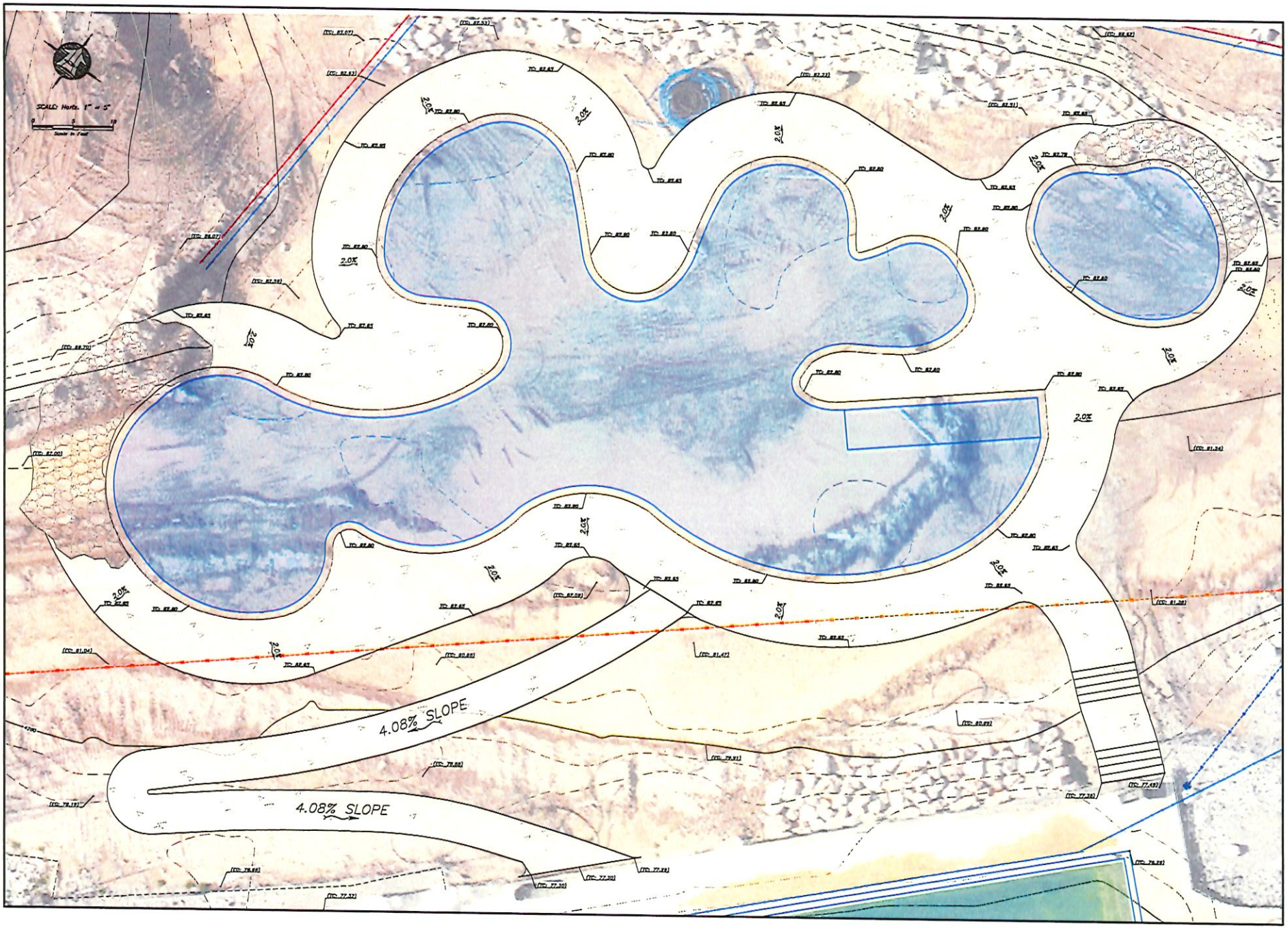
No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North 2nd East Street, Brigham, Utah 84302
Work will also be performed in Logan
Brigham City Office (435) 723-3491 (fax) 734-0497
Logan Office (435) 752-4202 (fax) 753-4277
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Drawn By: SPH Date: 05/15/26
Designed By:
Checked By:
Approved By:
Horiz. Scale: 1" = 20'
Survey File: 15-5-A33 051126.dwg
AM WASATCH: 26-5-8

Sheet 2 of 6 Sheets



NEW POOLS GRADING PLAN FOR

CRYSTAL HOT SPRINGS

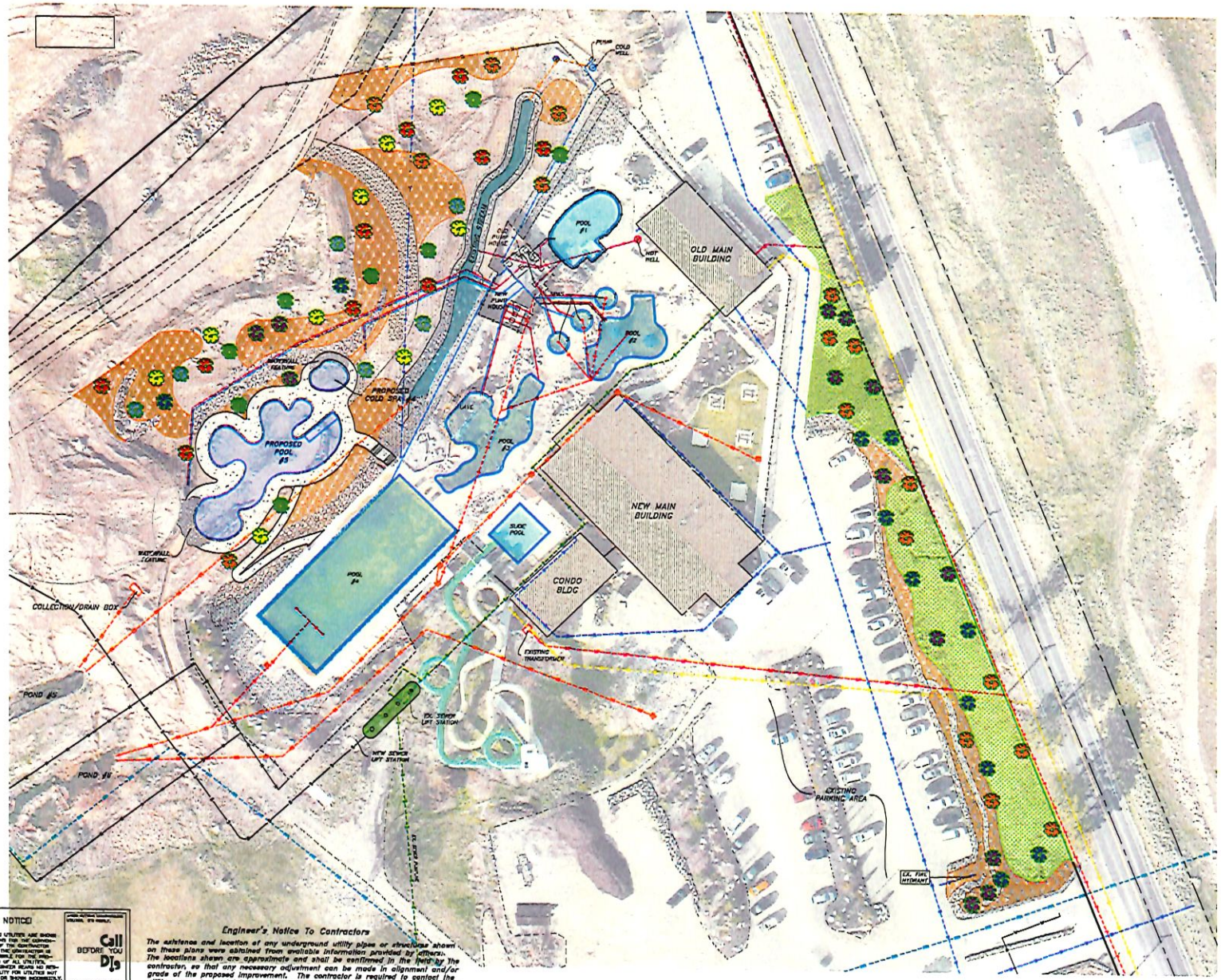
8215 NORTH HIGHWAY 38
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH
A Part of the Southeast Quarter of Section 29
Township 11 North, Range 2 West, S.L.B.&M.

Drawn By:	SPH
Date:	05/15/25
Designed By:	
Checked By:	
Approved By:	
Horiz. Scale:	1" = 5'
Vert. Scale:	
Grading File:	25-5-523 051125.dwg
JOB NUMBER:	25-5-8

Sheet 3 of 6 Sheets

No.	Date	By	Revision

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NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU DIG 1-800-662-4111

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LANDSCAPE PLAN FOR

CRYSTAL HOT SPRINGS

815 NORTH HIGHWAY 36
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH

A Part of the Southwest Quarter of Section 29
Township 11 North, Range 2 West, S.L.B.&M.

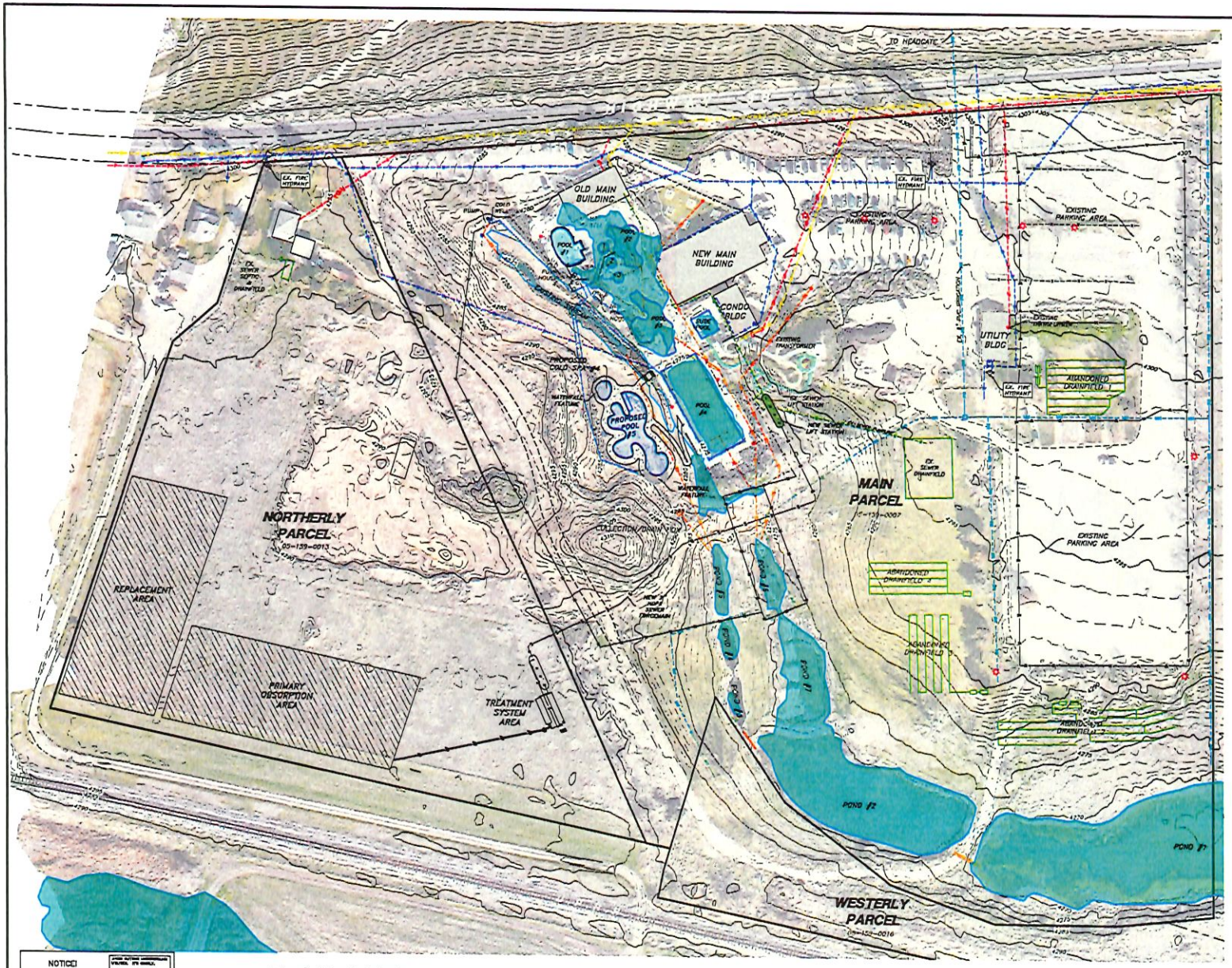
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Approved By:
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Vert. N/A
Survey File: 11-5-633 051128.dgn
Job Number: 26-5-8

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Consulting Engineers and Land Surveyors
538 North 900 West, Brigham, Utah 84302
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No.	Date	By	Revision

Sheet 4 of 6 Sheets



SCALE: Horiz. 1" = 60'

0 60 120

Scale in Feet

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FLOOD PLAIN SITE PLAN FOR

CRYSTAL HOT SPRINGS

8215 NORTH HIGHWAY 38

HONEYVILLE CITY, BOX ELDER COUNTY, UTAH

A Part of the Southeast Quarter of Section 29 Township 11 North, Range 2 West, S.L.B.&M.

Drawn By: SPH Date: 05/19/26

Designed By:

Checked By:

Approved By:

Scale: 1" = 60'

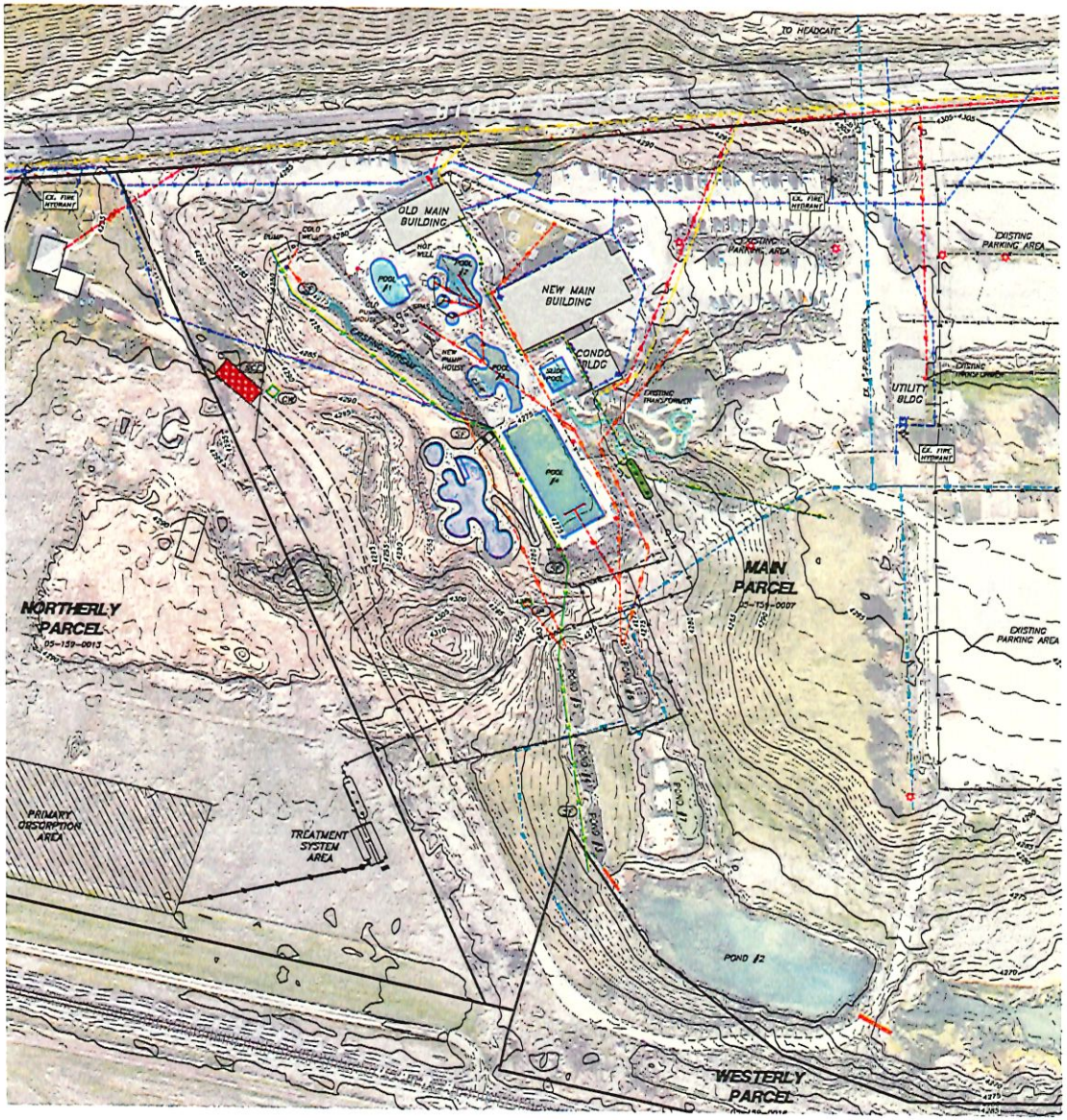
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XXX MARKUP: 26-5-8

No.	Date	By	Revision

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538 North 800 West, Bryan, Utah 84302
Bryan, UT (435) 752-4200 Logan (435) 753-4200
Ogden (801) 394-4515 (435) 753-4201
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Sheet 5 of 6 Sheets



STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

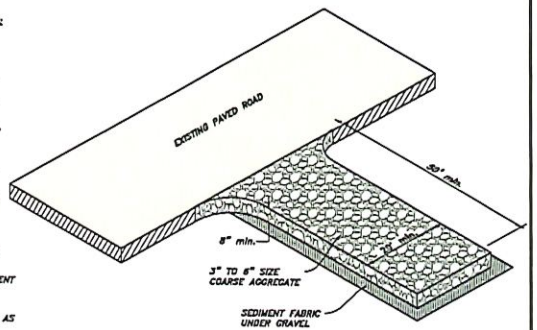
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



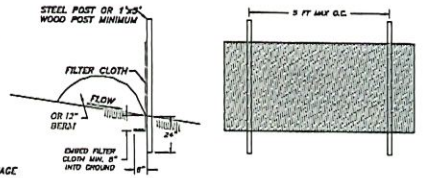
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

LOCATION:

LOCATION: HONEYVILLE, BOX ELDER COUNTY, UTAH
SECTION 29, TOWNSHIP 11 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°39'35" N LONGITUDE: 112°3'18" W
APPROXIMATE ELEVATION: 4272'

LEGEND

- PROPERTY BOUNDARY LINE
- SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE
- INLET PROTECTION



SILT FENCE DETAIL
NOT TO SCALE

LABELS

- (SF) – SILT FENCE OR BERM
- (SCE) – STABILIZATION CONSTRUCTION ENTRANCE
- (IP) – INLET PROTECTION
- (CW) – CONCRETE WASHOUT

QUANTITIES

SILT FENCE/BERM – 810 LF

STABILIZED CONSTRUCTION ENTRANCE – 1

INLET PROTECTION – 1

CONCRETE WASHOUT – 1

PROJECT DATA:

TAX ID #: 05-159-0007
PARCEL ACREAGE: 20.38 ACRES
PROJECT AREA: ACRES

CRYSTAL HOT SPRINGS & DEV. CORP. –
8335 N HIGHWAY 38,
HONEYVILLE UT 84314

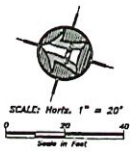


CONCRETE WASHOUT AREA
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION & MAINTENANCE PER SERVICE AGREEMENT.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



OVERVIEW:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SWIMMING POOLS. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM & SWALE ALONG THE SOUTH BOUNDARY OF THE PROJECT AREA. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

SWPPP PHASING – ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS, AND INLET PROTECTION.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.

MAINTENANCE/RECORD-KEEPING:

STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITED BUT PARTICULARLY UNDER THE AUSPICES OF WEBER COUNTY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY WEBER COUNTY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS WEBER COUNTY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING WEBER COUNTY APPROVAL.

STORM WATER POLLUTION PREVENTION PLAN FOR

CRYSTAL HOT SPRINGS

8315 NORTH HIGHWAY 38
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH
A Part of the Southwest Quarter of Section 29
Township 11 North, Range 2 West, S.L.B.&M.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 West 1700 South Visit us at www.hansenutah.com
Brigham City (435) 723-3491 Ogden (801) 394-4515 Logan (435) 752-4202
Celebrating over 65 Years of Business
HAI

Drawn By: SPH	Date: 05/15/23
Designed By:	
Checked By:	
Approved By:	
Scale: 1" = 20'	
Survey File: 15-S-A23 (01)18&Survey	
XX MARCH, 20-S-B	

Sheet	6
of	6 Sheets

No.	Date	By	Revision

HONEYVILLE
Established 1863

Lot Line / Boundary Adjustment Application

Applicant Name: Joseph Thomas Jenkins

Address: _____

Phone: _____ **Email:** _____

Surveyor/Engineer: Hansen & Associates, inc.

Surveyor Phone: 435-723-3491 **Surveyor Email:** hai@haies.net

Definition

Lot Line Adjustment (Honeyville City Code10-3-4): 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: 7151 N. 2275 W Honeyville Utah 84314

Subdivision Name: Savanna Heights

Parcel #(s): 04-106-0027 04-021-0029

Zone: R1

Total Size Before Amendment: .5 **After Amendment:** .957

Proposed Amendment Shall be Completed Through: x Quitclaim Deed
__Boundary Line Adjustment Agreement
__Subdivision Plat Amendment

To Be Submitted if Amending a Parcel Not Within a Recorded Subdivision:

(See Utah State Code 10-9a-523)

- ☐ Name, address, and signature of each Owner of Record (see Form on next page).

- ☐ Clear and Precise Diagram of Improvements:
  - Current and proposed lot lines and building setbacks;
  - Locations of any structures and their respective distances from the proposed lot lines; and
  - Location of any easements (current and proposed).

- ☐ Legal Description(s) for parcel amendments.

- ☐ Quitclaim Deed.

  OR

- ☐ Boundary Line Agreement
  (must follow requirements outlined in Utah State Code 10-9a-524).

- ☐ Current Title Report.

- ☐ BRHD Septic System Approval.

To Be Submitted if Amending a Subdivision or Portion of a Subdivision:

(See Utah State Code 10-9a-608)

- ☒ Name, address, and signature of each Owner of Record of either the entire Subdivision or the area of the Subdivision being amended (see Form on next page).

- ☒ Plat Amendment of a Subdivision or Portion of a Subdivision
  - Current and proposed lot lines and building setbacks;
  - Locations of any structures and their respective distances from the proposed lot lines;
  - Location of any easements (current and proposed); None
  - Depicts only the portion of the subdivision that is proposed to be amended;
  - Includes a plat name distinguishing the amended plat from the original plat;
  - Describes the differences between the amended plan and the original plat;
  - Includes references to the original plat; and
  - Certified by licensed Professional Land Surveyor.

- ☒ Current Title Report.

- ☒ BRHD Septic System Approval.

PROPERTY OWNER AFFIDAVIT and AGENT AUTHORIZATION

Notarization Required – Use Additional Forms as Needed

I Thomas Jenkins (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 - 106 - 0027	Joseph Thomas Jenkins
B: 04 - 021 - 0029	Joseph N. Martin
C: _ _ - _ _ _ - _ _ _ _	
D: _ _ - _ _ _ - _ _ _ _	
E: _ _ - _ _ _ - _ _ _ _	
F: _ _ - _ _ _ - _ _ _ _	

Check either of the following:

☒ I J. Thomas Jenkins 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:

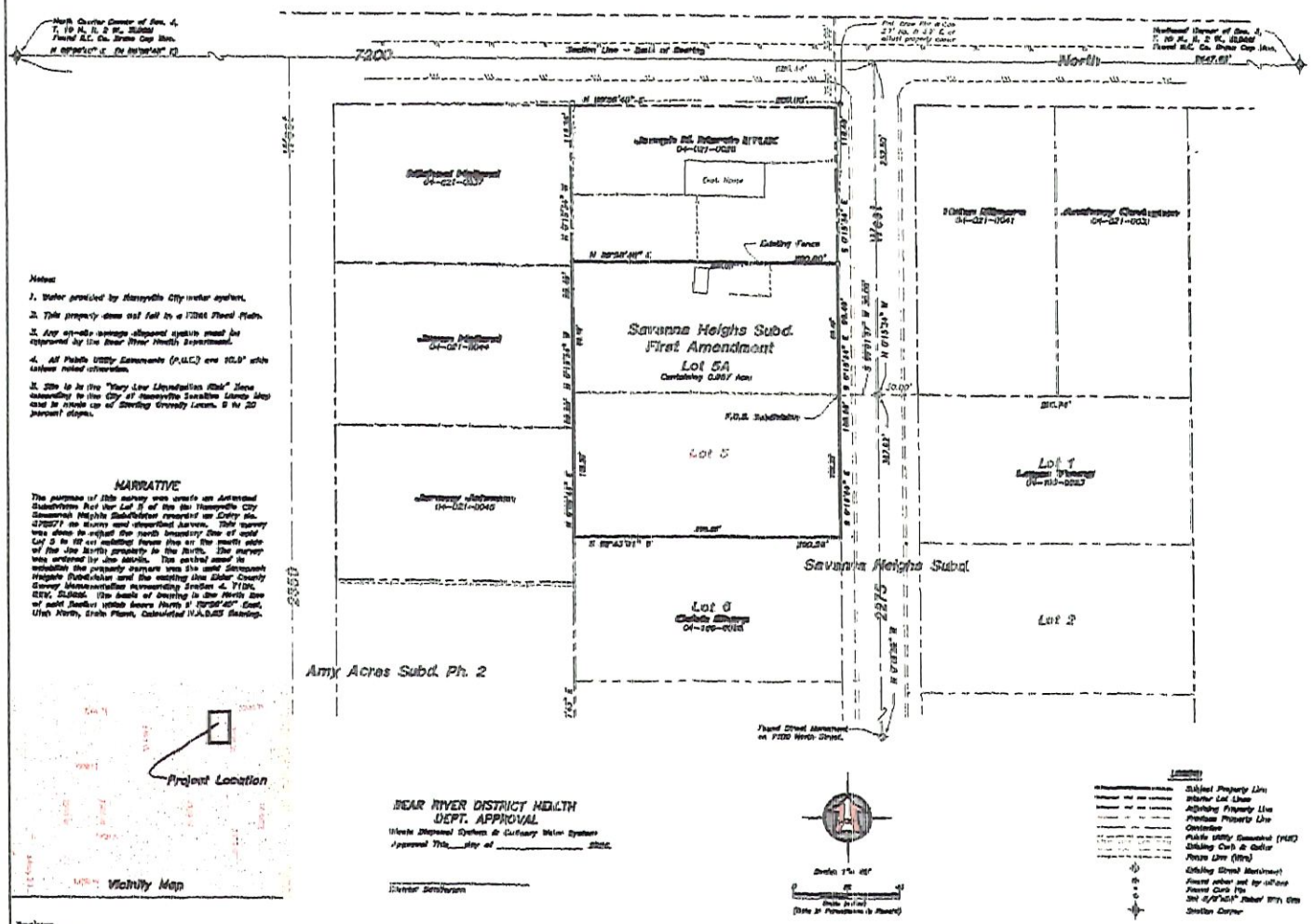
- I/we understand that the City has the right and may contact the Property Owner(s) directly to verify information contained in the application, and that this contact shall not be considered as interference with the Property Owner's business dealings with the applicant.

- 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.

Savanna Heights Subdivision First Amendment

Amending Lot 5

Honeyville City, Box Elder County, Utah
A Part of the Northeast Quarter of Section 4,
Township 10 North, Range 2 West, Salt Lake Base & Meridian



Notes:

1. Water provided by Honeyville City water system.
2. This property does not fall in a FEMA Flood Plain.
3. Any on-site sewage disposal system must be approved by the Bear River Health Department.
4. All Public Utility Easements (P.U.E.) are 10.0' wide unless noted otherwise.
5. Site is in the "Very Low Liquefaction Risk" Zone according to the City of Honeyville Sensitive Lands Map and is made up of Sterling Gravelly Loam, 0 to 20 percent slopes.

NARRATIVE

The purpose of this survey was create an Amended Subdivision Plat that Lot 5 of the Old Honeyville City Savannah Heights Subdivision recorded as Entry No. 375577 as shown and described hereon. This survey was done to adjust the north boundary line of said Lot 5 to fit and matching fence line on the south side of the Joe Marvin property to the North. The survey was ordered by Joe Marvin. The control used to establish the property corners was the said Savannah Heights Subdivision and the existing Box Elder County Survey Monumentation surrounding Section 4, T10N, R2W, SLB&M. The basis of bearing is the North line of said Section which bears North 0°56'41" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

Waste Disposal System & Culinary Water System
Approved This___day of _____ 2026.

District Sanitarian

Legend:

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Curb & Gutter
- Fence Line (Type)
- Existing Street Monument
- Found rebar set by others
- Found Curb Pin
- Set 5/8"x24" Rebar With Cap
- Section Corner

Developer:
Joseph T. Jenkins
7130 N 2275 W
Honeyville City, Utah 84314

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at: www.hansen.net
Brigham City (435) 723-0461 Logan (435) 752-2202
Ogden (801) 392-4008 Evanston (435) 783-2275
Since 1957

ENGINEER'S CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in the Honeyville City office.

DATE DIRECTOR

APPROVAL AS TO FORM

Approved as to Form this___day of _____ A.D.,2026.

Attorney

APPROVAL AND ACCEPTANCE

Presented to the Honeyville City Council this ___day of _____ A.D., 2026, at which time this Subdivision was approved and accepted.

Attest: Clerk Chairman

PLANNING COMMISSION APPROVAL

Approved this___day of _____ A.D. 2026, by the Honeyville City Planning Commission.

Chairman Date

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements and have hereby Subdivided said tract into lots and that same hereafter as Savanna Heights Subdivision First Amendment, (amending Lot 5 and that the same has been surveyed and monumented have been staked and/or placed on the ground as represented on the plat hereon.

Signed this ___day of _____ 2026.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 187519

BOUNDARY DESCRIPTION

A PART OF LOT 5, SAVANNA HEIGHTS SUBDIVISION, HONEYVILLE, BOX ELDER COUNTY, UTAH FILED AS ENTRY NO. 375577 IN THE FILES OF THE BOX ELDER COUNTY RECORDER'S OFFICE SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2275 WEST STREET LOCATED 696.14 FEET NORTH 89°56'40" EAST (NORTH 89°56'41" EAST SUNRISE HEIGHTS SUBDIVISION) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 233.00 FEET SOUTH 89°15'34" EAST TO AN EXISTING CENTERLINE; STREET MONUMENT AND 30.00 FEET SOUTH 89°15'34" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 4;

RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 5 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°15'34" EAST 108.39 FEET; (2) SOUTH 89°43'58" WEST 200.08 FEET; AND (3) NORTH 00°09'43" EAST 108.20 FEET; THENCE NORTH 89°15'34" WEST 99.40 FEET; THENCE NORTH 89°56'41" EAST 200.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°19'54" EAST 99.49 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.867 ACRES.

OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

Know all men by these presents that we, the undersigned owners of the tract of land described with the accompanying described bounds, acknowledge that failure of the Road Commission or Planning Commission to complete improvements, whatever or unsightly conditions, or to recommend denial of the subdivision because of said incomplete improvements, unsightly or unsightly conditions shall not relieve the developer or owner therefrom, and shall not result in the road Commission or Planning Commission, if officers or agent, being responsible for the conditions and damages resulting therefrom.

In Witness Thereof, We have hereunto set our hand this___day of _____ 2026.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be Subdivided and amended into a lot as shown on this plat and name said tract Savanna Heights Subdivision First Amendment, amending Lot 5 and hereby dedicate, grant and convey to Honeyville City, Box Elder County, Utah, all those part or portions of said tract of land designated as easements for both utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Honeyville City.

This___day of _____, 2026.

Joseph Thomas Jenkins — Date

Mary Jenkins — Date

Joseph M. Marvin — Date

Catherine A. Marvin — Date

ACKNOWLEDGMENT

STATE OF UTAH)
: S
COUNTY OF BOX ELDER)

On this___day of _____ 2026, Joseph Thomas Jenkins and Mary Jenkins, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for the said County of Box Elder, in the State of Utah, the signers of the attached Owners Dedication, two in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

State of Utah Notary Public_____ Commission Number _____ Notary Printed Name _____ My Commission Expires _____

ACKNOWLEDGMENT

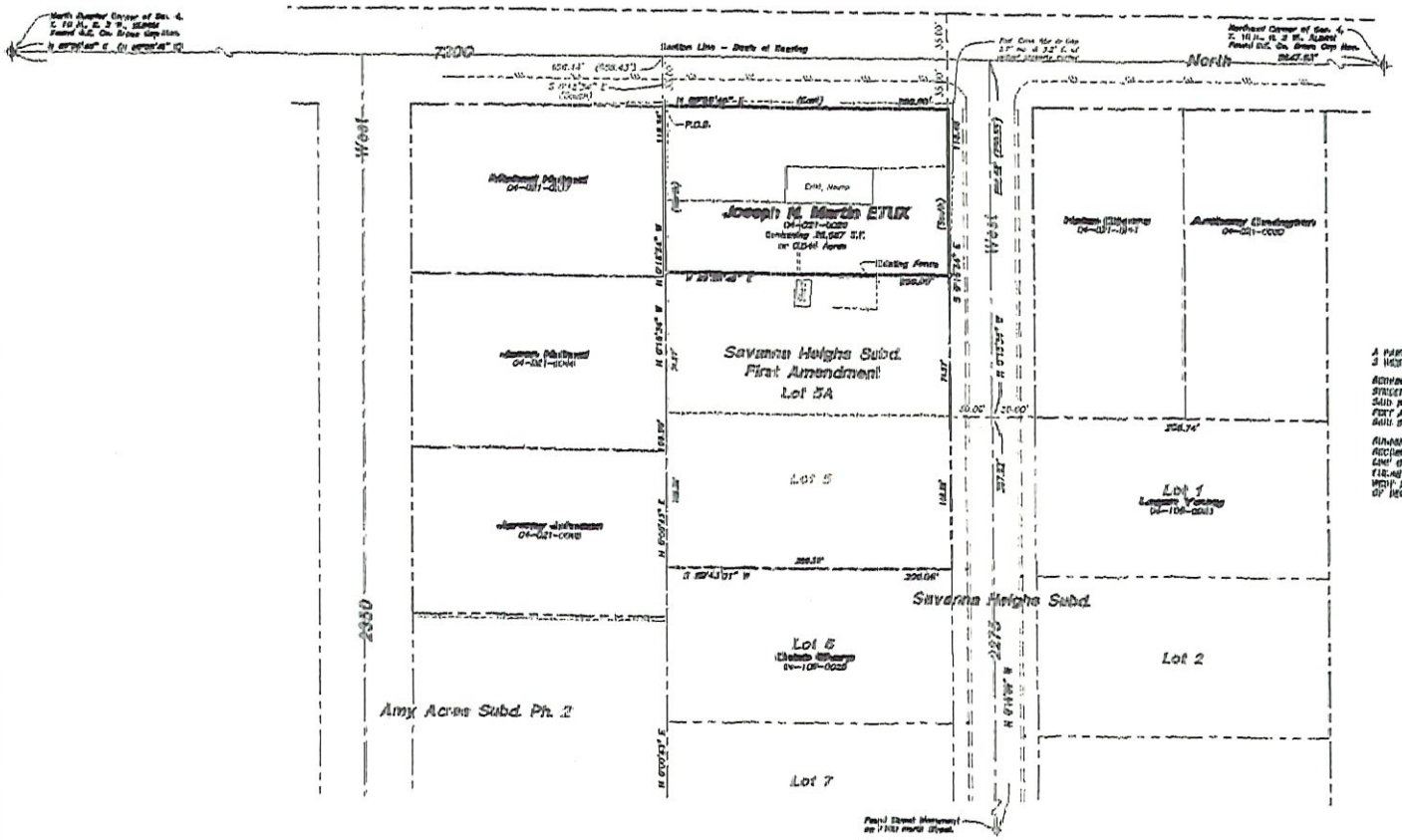
STATE OF UTAH)
: S
COUNTY OF BOX ELDER)

On this___day of _____ 2026, Joseph M. Marvin and Catherine A. Marvin, Husband and Wife as Joint Tenants personally appeared before me, the undersigned Notary Public in and for the said County of Box Elder, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

State of Utah Notary Public_____ Commission Number _____ Notary Printed Name _____ My Commission Expires _____

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed in ____ File of Plats
County Recorder



AS SURVEYED DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 7200 NORTH STREET LOCATED 656.14 FEET NORTH 89°56'48" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 33.00 FEET SOUTH 00°13'34" EAST (EAST 656.43 FEET AND SOUTH 2640 FEET BY RECORD) FROM THE NORTH QUARTER CORNER OF SAID SECTION 4;

RUNNING THENCE NORTH 89°56'48" EAST 200.00 FEET (EAST 2640 FEET BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF 2350 WEST STREET; THENCE SOUTH 00°13'34" EAST (SOUTH BY RECORD) 118.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°56'48" WEST 200.00 FEET; THENCE NORTH 00°13'34" WEST 118.00 FEET TO THE POINT OF BEGINNING. CONTAINING 23,601 SQUARE FEET OR 0.544 ACRES.

Narrative

The purpose of this survey was to re-describe and set the property corners of the parcel as shown and described hereon. This survey was done in at the Easterly Line Agricultural Parcel on Lot 5 of the Annapolis City Savannah Heights Subdivision recorded as Entry No. 414777. This survey was prepared for the owners. Use control used to establish the property corners was the said Savannah Heights Subdivision and the existing Box Elder County Survey Monumentation surrounding Section 4, T10N, R3W, SLB&M. The basis of bearing is the North line of said Section which bears North 89°56'48" East, said North, Utah Plane, Lambert NAD83 Datum.

Scale: 1" = 20'

Legend

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Lines
- Field Determined Line
- Fence Line (Line)
- Fence Line (Line or Ties)
- Fences Undefined
- Found rebar, no cap unless
- Set 5/8"x24" rebar with Cap
- Section Corner
- Calculated Section Corner

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act and for the ordinances of this county. I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements, and that the monuments have been correctly and conformance have been located and/or placed as the ground as represented on the plat hereon.

Signed this _____ day of _____, 2025.

K. Greg Hansen PLS
Utah Land Surveyor License No. 167818

HANSEN & ASSOCIATES, P.C.
Engineering and Land Surveying
Celebrating over 65 Years of Excellence

Joseph Martin

A Part of the Northeast Quarter of Section 4, Township 10 North, Range 3 West, S.L.B.&M.

Sheet 1 of 1 Sheets

STATE OF UTAH
DIVISION OF HEALTH
44 Medical Drive
Salt Lake City, Utah

INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION REPORT

Property Address 2295 W. 7200 N County Box Elder

Owner Joseph Martin City Honeyville

Contractor RJ J construction Case No. 04-021-0029

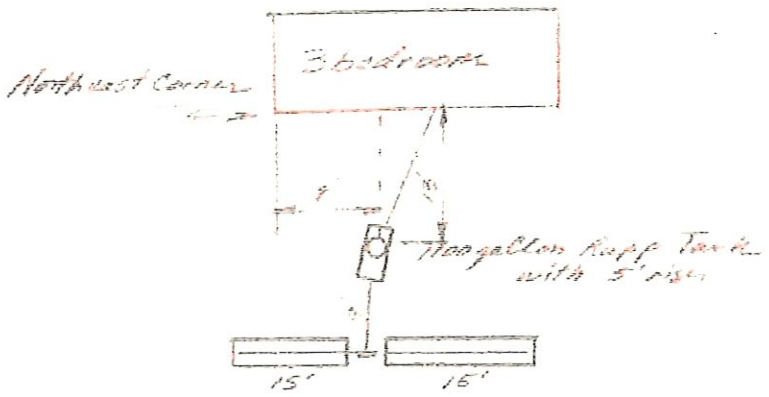
Number of Bedrooms 3 Basement _____ Seepage Test 6 min/inch

Required Seepage Area _____ Sq. Ft.

Water Supply: Public ☑ Private ☐

Septic Tank ☑ Tile Disposal Field ☐ Seepage Pit ☑

Sketch of Units:



Existing Installation ☐

Date of Final Inspection 11-9-79 Approved ☑ Rejected ☐

Give reasons for rejection _____

CONSULT FINANCING AGENCY PRIOR TO BACKFILL

Ole Mahnberg
Sanitarian

SDH-San-6-Rev.10/69 BRDHD - 21

Honeyville

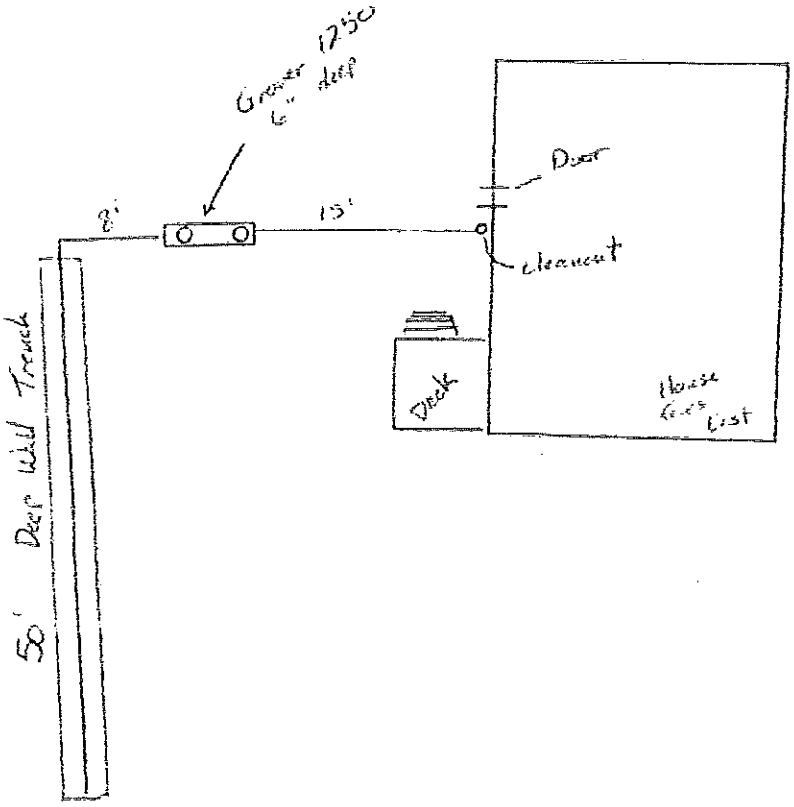
Executive Director – Lindé Bowman, M.B.A.
Deputy Director – Todd Hansen

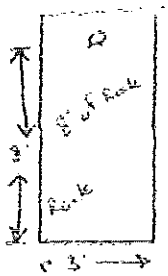
Environmental Health Division
Division Director – Grant Koford M.S., L.E.H.S.
www.brhd.org

SEPTIC SYSTEM FINAL INSPECTION REPORT

Parcel number: **04-106-0027**	City: **Honeyville**	County: **Box Elder**
Address: **7151 North 2275 West**	Final inspection date:	**2/10/2017**
Notes: Landis install, grover 1250 tank set ~6 inches below unlandscaped grade, deep wall trench used with 8 feet of rock below pipe. Soil is sandy/gravely		

N





Logan – Bailey Building 655 East 1300 North • Logan, UT 84341 • (435) 792-6560
Environmental Health Service Building 85 East 1800 North • Logan, UT 84341 • Phone (435) 792-6500 • Fax (435) 752-1578
Brigham City 992 South 800 West • Brigham City, UT 84302 • Phone (435) 695-2076 • Fax (435) 723-6747
Randolph 275 North Main • Randolph, UT 84064 • Phone (435) 793-2445 • Fax (435) 793-2444

DISCLAIMER

The Bear River Health Department does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of the system sketch or other information provided on this copy of the final inspection report. Before making any decision or taking any action, you should consult with an Environmental Health staff member of this office.

MISCELLANEOUS REPORT

Prepared By

US TITLE
INSURANCE AGENCY

53 North 775 East, Tremonton, UT 84337
File No. 091586

Prepared for:

Joseph N. Martin and Catherine A. Martin, Trustees or their Successor Trustee, of The Martin Family Trust dated the 5th day of November, 2025
2275 West 7200 North
Honeyville, UT 84314
Phone No.:
Fax No.:

ATTENTION: Joseph Martin

IN WITNESS WHEREOF the said Company has caused these presents to be signed by its duly authorized officer to be effective as of March 12, 2026 at 8:00 a.m.

US TITLE INSURANCE AGENCY

Jill Mauchley

Jill Mauchley, Title Officer
US Title Insurance Agency

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS MISCELLANEOUS REPORT TO:
JENNY GORING: (435)257-5176

SCHEDULE A

A. The estate or interest in the land described or referred to in this report and covered herein is fee simple and title thereto is, at the effective date hereof, vested in:

Joseph N. Martin and Catherine A. Martin, Trustees or their Successor Trustee, of The Martin Family Trust dated the 5th day of November, 2025 VESTING

SCHEDULE B
Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easements or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.

5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material theretofore or thereafter furnished, imposed by law and not shown by the public records.

* * *

7. Taxes for the year 2026 now a lien, not yet due. General property taxes for the year 2025 were paid in the amount of $1,874.02. Tax Parcel No. 04-021-0029.

   TAXES

8. Any charge upon the land by reason of its inclusion in Honeyville w/Fire SSD, Box Elder County (182).

9. Any rights, claims, title and/or interest to water rights whether or not shown by the public records.

10. Excepting all oil, gas and minerals of whatsoever kind and nature, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the rights thereto.

11. All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.

12. Any matter that might be disclosed by a survey which complies with the "Minimum Standards for Property Boundary Surveys" for ALTA/NSPS Land Title Survey.

13. Developer's Agreement recorded May 29, 2009 as Entry No. 278972 in Book 1094 at Page 176 of Official Records.

    278972 AGREE

14. A Deed of Trust by and between Joseph N. Martin and Catherine A. Martin, husband and wife as Trustor in favor of U.S. Bank Trust Company, National Association as Trustee and U.S. Bank National Association ND as Beneficiary, to secure a revolving line of credit in the original amount of $107,205.33 and any other amounts or obligations secured thereby, dated October 19, 2012 and recorded November 16, 2012 as Entry No. 319413, in Book 1193, at Page 687 of Official Records.

    Note: The herein-above mentioned deed of trust secures a revolving line of credit. The Company requires signed authorization from Trustor(s) closing said line of credit.

319413 DT

15. A search of the Construction Registry for the State of Utah reveals the following Preliminary Notices: 12486563.

(Continued)

SCHEDULE B – Section 2
Exceptions

* * *

NOTE: The name(s) of Joseph N. Martin and Catherine A. Martin and The Martin Family Trust , has/have been checked for Judgments and Tax Liens, etc., in the appropriate offices and if any were found would appear as Exceptions to title under Schedule B, Section 2 herein.

SCHEDULE C
Description

The land referred to in this report is situated in the County of Box Elder, State of Utah, and is described as follows:

Beginning at a point 35 feet South and 658.43 feet East of the North Quarter Corner of Section 4, Township 10 North, Range 2 West, SLM, thence East 200 Feet, thence South 217.8 feet, thence West 200 feet, thence North 217.8 feet to the point of beginning.

PLAT

The above described property also known by the street address of: 2275 West 7200 North, Honeyville, UT 84314

APN: *04-021-0029*

OWNER SIGNATURE(S) AND ACKNOWLEDGEMENT

Name: Joseph Thomas Jenkins

Entity (if applicable): NA Title: NA

Signature: J. Thomas Jenkins

State of Utah)

County of Box Elder)

On the 30 day of March in the year 20 26, before me, the undersigned Notary Public, personally appeared Joseph Thomas Jenkins 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 30 day of March, 202 6

ALICE MCKAY
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 744443
COMM. EXP. 10/03/2029

Alice McKay
Notary Public

Updated June 2021

When Recorded, Mail Deed and Tax Notice To:
Honeyville City
P.O. Box 142
Honeyville, UT 84314

QUITCLAIM DEED

File No.: 091586
APN: 04-106-0033

Amy Nelson and Darren Nelson,

Grantor(s), of Millcreek, Salt Lake County, State of Utah, hereby quitclaim(s) to

Honeyville City, a municipal Corporation

Grantee(s), of Honeyville, Box Elder County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Box Elder County, Utah, to wit:

1 FT HOLDING STRIP - SAVANNA HEIGHTS SUBD. PRT SEC NE/4 SEC 4 T10N R 2W SLM. HCS. CONT 0.005 AC.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

* This document is being recorded to release any interest the Grantor has in the property described herein and to state that all terms of the Developers Agreement recorded as Entry # 278972 in Book 1094 at Page 176 in the office of the Box Elder County Recorder, State of Utah have been fully satisfied and the above Grantors asssigned by the Developer in no longer as any interest in said property.

WITNESS the hand(s) of said Grantor(s), this _____ day of _____, 2026

_____
Amy Nelson

_____
Darren Nelson

STATE OF UTAH)

:ss)

COUNTY OF _____)

The foregoing instrument was acknowledged before me the _____ day of _____, _____ by Amy Nelson and Darren Nelson.

_____
Notary Public

HONEYVILLE CITY COUNCIL

ORDINANCE NO. 2026-02

AN ORDINANCE FOR THE HONEYVILLE CITY COUNCIL ADOPTING AN CULINARY INDOOR/OUTDOOR IMPACT FEE FOR HONEYVILLE CITY

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC"), the governing body of the City may exercise all administrative powers by Resolution as listed under (§ 10-3-717) and all legislative powers by Ordinance (§ 10-3-701); Impact Fees shall be passed by Ordinance under § 11-36a-102(5) and,

WHEREAS, it is necessary to update the impact fee ordinances to reflect the changing costs of performing services; and,

WHEREAS, a public hearing was held on January 14, 2026, to receive public comments on the user culinary indoor/outdoor impact fee increase.

WHEREAS, The Impact Fee Facilities Plan dated January 14, 2026, and the Impact Fee Analysis dated January 14, 2026 are hereby adopted and incorporated by reference.

BE IT ORDAINED BY THE HONEYVILLE CITY COUNCIL, HONEYVILLE CITY, UTAH:

The Honeyville City Fee Schedule is hereby readopted with changes as outlined in Exhibit A.

BE IT FURTHER ORDAINED the foregoing recitals are incorporated herein and this Ordinance shall become effective ninety (90) days after the culinary indoor/outdoor impact fee enactment is approved under § 11-36a-401(2).

PRIOR ORDINANCES

The body and substance of all prior Ordinances, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders, and Ordinances regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or ordinance, or part thereof, heretofore repealed.

SAVINGS CLAUSE

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of Honeyville City.

DATE OF EFFECT

This Ordinance shall be effective ninety (90) days from the approval on the 14th of January, which would be April 14, 2026, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE

OF UTAH, on this 14th day of January 2026.

PASSED AND APPROVED by the Honeyville City Council on this 14th day of January 2026.

Adams	Yes_____	Nay_____
Illum	Yes_____	Nay_____
Anderson	Yes_____	Nay_____
Gardner	Yes_____	Nay_____
Bingham	Yes_____	Nay_____

Honeyville City:

By: _____ Approve _____ Disapprove _____
Mayor Bruce Nelson

ATTEST: (Affix Municipal Seal)

_____
City Recorder



HONEYVILLE CITY

DRAFT Culinary Water Impact Fee Analysis
November 2025

TABLE OF CONTENTS

Executive Summary 2
Water Service Levels 2
Water Service Levels 2
Water Service Area 2
Excess Capacity 2
New Construction 2
Culinary Water System Impact Fee Calculation 2
Chapter 1: Overview of The Water Impact Fees 3
Summary 3
Costs to be Included in the Impact Fee 3
Utah Code Legal Requirements 4
Chapter 2: Impact From Growth Upon the City's Facilities and Level of Service 6
Projected Water Demands 6
Water Service Area 6
Existing and Proposed LOS Analysis 6
Chapter 3: Impact on Capacity from Development Activity 7
Excess Capacity 7
Chapter 4: System Improvements Required from Development Activity 7
Chapter 5: Proportionate Share Analysis 8
Maximum Legal Water Impact Fee per ERC 8
New Construction 8
Consultant Costs 8
Impact Fee Fund Balance 9
Summary of Gross Fee 9
Credits Against Impact Fees 9
Maximum Impact Fees by Meter Size 9
Certification 10

EXECUTIVE SUMMARY

An impact fee is a one-time fee imposed on new development activity to mitigate the impact of new development on capital facilities. In conjunction with this Impact Fee Analysis, Jones & Associates has prepared the Honeyville Culinary Water Capital Facilities Plan and Impact Fee Facilities Plan (IFFP) dated August 2025. The IFFP forms the basis for this impact fee analysis.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees Honeyville City ("City") may assess. The City will be required to use revenue sources other than impact fees to fund any projects that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Water Service Levels

The City is anticipated to grow by 64 ERCs (equivalent residential connections) between 2025 and 2032.[1]

Water Service Levels

Service levels are as defined by the Utah Division of Drinking Water (DDW) standard minimum requirements for sizing water infrastructure including sources, storage and distribution facilities. Meeting the State's minimum service levels is the City's existing service level.[2]

Water Service Area

There is one service area for culinary water that encompasses the boundaries of Honeyville City plus the annexation boundary.[3]

Excess Capacity

The IFFP states that no impact fees will be charged to recoup for excess water source or storage capacity although excess capacity does exist. This decision was made because the City has no available records to establish the actual cost of source and storage facilities.[4]

New Construction

Total new construction costs are projected to reach $2,362,500.[5] New development in the next six years accounts for 100 percent of these costs.

Culinary Water System Impact Fee Calculation

The maximum impact fee is $2,139.92 for a 5/8" x ¾" meter (one ERC) for indoor use. One ERC equates to 400 gpd.[6] In addition, outdoor residential water use (10,000 sf max) equals 713 gpd or 1.7825 ERCs or $3,814.41. Therefore, the total ERCs for indoor and outdoor water use equal 2.7825 ERCs or a maximum fee of $5,954.33 for a 5/8" x ¾" meter.

[1] Honeyville City Culinary Water IFFP, p. 28
[2] Honeyville City Culinary Water IFFP, p. 27
[3] Honeyville City Culinary Water IFFP, p. 26
[4] Honeyville City Culinary Water IFFP, p. 28
[5] Honeyville City Culinary Water IFFP, p. 29
[6] Honeyville City Culinary Water IFFP, p. 27

The City does not have any fund balance or any outstanding debt in its water utility fund and therefore no bond credits need to be made.

Indoor single-family and multi-family residential fees will be charged on a per door basis based on one ERC. Outdoor fee will be assessed to a new service where the applicant is unable to demonstrate both 1) proof of water shares or water rights, and 2) physical water at the subject property.

Nonresidential impact fees are calculated based on meter size and flow rates as shown in the following table

TABLE 1: CULINARY WATER MAXIMUM IMPACT FEES BY METER SIZE

			INDOOR ONLY[1]	OUTDOOR FEE	INDOOR + OUTDOOR, RESIDENTIAL ONLY[2,3]
Meter Size (inches)	Maximum Flow Rate (gpm)	Meter Ratio	Maximum Impact Fee	Maximum Impact Fee	Maximum Impact Fee
5/8 x 3/4 (std)	20	1	$2,139.92	$3,814.41	$5,954.33
1	50	2.5	$5,349.80	$9,536.03	$14,885.83
1.5	150	7.5	$16,049.41	$28,608.08	$44,657.49
2	250	12.5	$26,749.02	$47,680.13	see note 3
3	500	25	$53,498.05	$95,360.27	see note 3
4	1000	50	$106,996.09	$190,720.54	see note 3
6	1600	80	$171,193.75	$305,152.86	see note 3
8	to be determined by City Engineer				

[1]Proof of irrigation water required

[2]Maximum permissible irrigated area is 10,000 sf = 1.7825 ERCs (City Ordinance 11-5-2.B)

[3]City Engineer will calculate outdoor impact fee for commercial and non-single family residential sites based on the proposed landscaped area as shown on the approved site plan. Ratio of 0.25 ac = 713 gpd = 1.7825 ERCs

CHAPTER 1: OVERVIEW OF THE WATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building water system capacity to serve new residential and non-residential development rather than passing these growth-related costs on to existing users through rates. The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid for by the City is assessed through an impact fee.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Buy-in to existing, excess capacity;
- New capital infrastructure that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Costs for projects that cure system deficiencies;
- Costs for projects that increase the level of service (LOS) above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that communities and special districts prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities/districts give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

(1) An impact fee analysis shall:

(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

(c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

(d) estimate the proportionate share of:
  (i) the costs for existing capacity that will be recouped; and
  (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and

(e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

(b) the cost of system improvements for each public facility;

(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;

(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Projected Water Demands

Table 3 shows ERC growth projections which will place additional demand on the City's water system. The City's water system currently serves 648 equivalent residential connections (ERCs) in 2025 which will grow to an estimated 712 ERCs by 2032 – an increase of 64 ERCs.

Water Service Area

ERCs within the City are projected to grow as follows:

TABLE 2: GROWTH IN DEMAND

Year	ERCs
2025	648
2026	657
2027	666
2028	675
2029	684
2030	693
2031	703
2032	712
ERC Growth, 2025-2032	**64**

Source: Honeyville City Culinary Water IFFP, p. 28

Existing and Proposed LOS Analysis

Level of service (LOS) defines the water capital facility demands that a typical Equivalent Residential Connection (ERC) will require and should pay for with impact fees. The IFFP defines the following service levels and states that the City intends to maintain the existing level of service and meet all minimum requirements established in the Utah Administrative Code for water provision service levels.

TABLE 3: EXISTING SERVICE LEVEL

Component	Measurement	DDW Indoor Use Requirement	DDW Irrigation Use Requirement Assuming 0.5 Acres of Irrigation
Sources	Flowrate	800 gpd/ERC for Peak Day Demand	2,850 gpd/ERC for Peak Day Demand
	Volume	146,000 gallons/ERC (0.448 ac-ft/ERC) for Average Yearly Demand (at 400 gpd/ERC)	304,670 gallons/ERC (0.953 ac-ft/ERC) for Average Yearly Demand (at 834 gpd/ERC)
Storage Facilities	Volume	400 gallons/ERC	1,425 gallons/ERC

Component	Measurement	DDW Indoor Use Requirement	DDW Irrigation Use Requirement Assuming 0.5 Acres of Irrigation
Distribution System	Pressure	20 psi during conditions of fireflow, and fire demand experienced during peak day demand	
		30 psi during peak instantaneous demand	
		40 psi during peak day demand	
Source: Honeyville Culinary Water IFFP, p. 27			

TABLE 4: FUTURE LEVEL OF SERVICE

Component	Measurement	DDW Indoor Use Requirement	DDW Irrigation Use Requirement Assuming 0.25 Acres of Irrigation
Sources	Flowrate	800 gpd/ERC for Peak Day Demand	1,425 gpd/ERC for Peak Day Demand
	Volume	146,000 gallons/ERC (0.448 ac-ft/ERC) for Average Yearly Demand (at 400 gpd/ERC)	152,498 gallons/ERC (0.468 ac-ft/ERC) for Average Yearly Demand (at 417 gpd/ERC)
Storage Facilities	Volume	400 gallons/ERC	713 gallons/ERC
Distribution System	Pressure	20 psi during conditions of fireflow, and fire demand experienced during peak day demand	
		30 psi during peak instantaneous demand	
		40 psi during peak day demand	
Source: Honeyville Culinary Water IFFP, p. 27			

CHAPTER 3: IMPACT ON CAPACITY FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Excess Capacity

No excess capacity is identified to be included in the impact fee calculations.

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

The cost of new capital facility construction projects as listed in the IFFP totals $2,362,500.

TABLE 5: NEW CONSTRUCTION IMPROVEMENTS

Project ID	Project Location/Scope	Additional ERCs Served	Total Estimated Cost	Replacement/ Deficiency	Impact Fee Eligible	Proposed Budget Year
C	North Reservoir Site/new 500,000-gallon water storage reservoir	1,250	$2,362,500	$0	$2,362,500	2032-2036

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

Maximum Legal Water Impact Fee per ERC

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and actual cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs (when excess capacity is available) while the fees for construction of new facilities can be based on reasonable future costs of the system. No costs for existing, excess capacity have been included in this impact fee analysis.

New Construction

Total new improvement costs attributable to new development over the next six years will reach $120,960 or $1,890 per ERC.

TABLE 6: PROPORTIONATE SHARE ANALYSIS, NEW IMPROVEMENTS

New Construction	
Total Cost	$2,362,500
ERCs Served	1,250
Cost per ERC	$1,890.00
Growth in ERCs, 2025-2032	64
Percent of Total Capacity	5.1%
Cost to New Development, 2025-2032	$120,960
Cost per ERC	**$1,890.00**

Consultant Costs

The Impact Fees Act allows for fees charged to include the reimbursement of consultant costs incurred in the preparation of the IFFP and IFA.

TABLE 7: PROPORTIONATE SHARE ANALYSIS – CONSULTANT COSTS

Description	Amount
Jones & Associates	$9,495
ZPFI	$6,500
Total Consultant Costs	$15,995
Growth in ERCs, 2025-2032	64
Cost per ERC	**$249.92**

Impact Fee Fund Balance

Based on information provided by the City, there were no unspent funds in the culinary water impact fees fund as of October 2025.

Summary of Gross Fee

The maximum indoor impact fee per ERC (5/8" x ¾") is $2,139.92. One ERC equates to average indoor use of 400 gpd. However, most development will require more than one ERC and will also need to pay an impact fee for outdoor water. In addition, outdoor use equates to 713 gpd or 1.7825 ERCs for a total of 2.7825 ERCs per residential unit.

TABLE 8: PROPORTIONATE SHARE ANALYSIS – MAXIMUM COST PER ERC

SUMMARY	
New Construction	$1,890.00
Consultant Costs	$249.92
Impact Fee Fund Balance	$0.00
Maximum Fee per ERC - indoor	**$2,139.92**
Maximum Fee per ERC - outdoor	**$3,814.41**
Maximum Fee per ERC – indoor + outdoor	**$5,954.33**

Credits Against Impact Fees

No credits need to be made against the maximum impact fee calculated in Table 9. No culinary water bonds are outstanding and the IFFP does not identify any projects or portion of new projects that benefits existing development.

Maximum Impact Fees by Meter Size

Single-family and multi-family residential fees will be charged on a per door basis based on a 5/8" x ¾" meter (one ERC for indoor use) and 1.7825 ERCs for outdoor use.

Nonresidential impact fees are calculated based on meter size and flow rates as shown in the following table.

TABLE 9: CULINARY WATER MAXIMUM IMPACT FEES BY METER SIZE

			INDOOR ONLY[1]	OUTDOOR FEE	INDOOR + OUTDOOR, RESIDENTIAL ONLY[2,3]
Meter Size (inches)	Maximum Flow Rate (gpm)	Meter Ratio	Maximum Impact Fee	Maximum Impact Fee	Maximum Impact Fee
5/8 x 3/4 (std)	20	1	$2,139.92	$3,814.41	$5,954.33
1	50	2.5	$5,349.80	$9,536.03	$14,885.83
1.5	150	7.5	$16,049.41	$28,608.08	$44,657.49

			INDOOR ONLY[1]	OUTDOOR FEE	INDOOR + OUTDOOR, RESIDENTIAL ONLY[2,3]
Meter Size (inches)	Maximum Flow Rate (gpm)	Meter Ratio	Maximum Impact Fee	Maximum Impact Fee	Maximum Impact Fee
2	250	12.5	$26,749.02	$47,680.13	see note 3
3	500	25	$53,498.05	$95,360.27	see note 3
4	1000	50	$106,996.09	$190,720.54	see note 3
6	1600	80	$171,193.75	$305,152.86	see note 3
8	to be determined by City Engineer				

[1]Proof of irrigation water required

[2]Maximum permissible irrigated area is 10,000 sf = 1.7825 ERCs (City Ordinance 11-5-2.B)

[3]City Engineer will calculate outdoor impact fee for commercial and non-single family residential sites based on the proposed landscaped area as shown on the approved site plan. Ratio of 0.25 ac = 713 gpd = 1.7825 ERCs

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offset costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.

HONEYVILLE CITY COUNCIL

ORDINANCE NO. 2026-03

AN ORDINANCE FOR THE HONEYVILLE CITY COUNCIL ADOPTING A REVISION TO § 7-1-6(B): SIDEWALK REGULATION

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC"), the governing body of the City may exercise all administrative powers by Resolution as listed under (§ 10-3-717) and all legislative powers by Ordinance (§ 10-3-701); and,

WHEREAS, the City Council finds it necessary to clarify the responsibilities of adjacent property owners for the maintenance and control of planting strips abutting public sidewalks and rights-of-way; and,

WHEREAS, the City Council finds that the proposed amendments to Title 7 of the Honeyville Streets, Sidewalks, and Public Ways Code promote the public health, safety, and welfare of Honeyville City residents by ensuring proper maintenance of sidewalks, planting strips, and public ways.

BE IT ORDAINED BY THE HONEYVILLE CITY COUNCIL, HONEYVILLE CITY, UTAH:

The Honeyville City revision to § 7-1-6(B) is hereby adopted with changes as outlined in Exhibit A.

BE IT FURTHER ORDAINED the foregoing recitals are incorporated herein and this Ordinance shall become effective upon passage and posting or publication as required by law.

PRIOR ORDINANCES

The body and substance of all prior Ordinances, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders, and Ordinances regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or ordinance, or part thereof, heretofore repealed.

SAVINGS CLAUSE

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions

invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of Honeyville City.

DATE OF EFFECT

This Ordinance shall be effective immediately upon passage on 3rd day of June, 2026, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE OF UTAH, on this 3rd day of June 2026.

Adams	Yes_____	Nay_____
Illum	Yes_____	Nay_____
Anderson	Yes_____	Nay_____
Gardner	Yes_____	Nay_____
Bingham	Yes_____	Nay_____

Honeyville City:

By: _____ Approve _____ Disapprove _____

Mayor Bruce Nelson

ATTEST: (Affix Municipal Seal)

_____

City Recorder

EXHIBIT A

7-1-6: Sidewalk regulations

A. Driving or Parking: It shall be unlawful for any person to drive or park a self-propelled vehicle or lead, drive or ride any animal upon any sidewalk, except across a sidewalk at established crossings. This section pertains to riding a horse on city sidewalks except across a sidewalk at established crossings. This section does not pertain to snow removal of sidewalks with a motorized vehicle by private citizens or the City. This section does not pertain to electric powered kids' riding toys including electric scooters and hoverboard. ~~Violation of this section is an infraction and subject to penalty as follows: first violation shall be $25 fine; second violation shall be $50 fine; third violation shall be $75.00 fine; fourth violation shall be $100 fine; and further violations shall be fined in $25 increments thereafter.~~

B. ~~Businesses to Keep Clean: It shall be unlawful for any owners or occupants of any place of business to refuse, neglect or fail to cause the sidewalk abutting thereon to be swept or cleaned each morning before the hour of nine o'clock (9:00) A.M.~~

The owner of property abutting planting strips along public rights-of-way and sidewalks shall be responsible for the maintenance, trimming, and control of any lawn, tree, or shrubbery growing in said planting strip to the extent of preventing encroachment of vegetation of gutters, streets, and sidewalks, and maintaining the property in an acceptable well-maintained condition.

C. Placing Goods for Sale or Show: No goods, wares or merchandise shall be placed, maintained or permitted for sale or show in or on any parking area, street or sidewalk beyond two feet (2') from the front line of the lot, without first obtaining the written approval of the city council. Such approval shall be granted only when such sale or show shall be a promotional activity not exceeding forty-eight (48) hours and when participated in by a majority of firms seeking approval in their business areas. The city council's written approval shall specifically provide that no goods, wares or merchandise shall be placed in such a manner as to leave less than a six-foot (6') passageway for pedestrians.

D. Placing Goods for Receipt or Delivery: It shall be unlawful for any person to place, or suffer to be placed or kept upon any sidewalk, any goods, wares or merchandise which he may be receiving or delivering, without leaving a six foot (6') passageway upon such sidewalk. It shall be unlawful for any person receiving or delivering such goods, wares or merchandise to suffer the same to be or remain on such sidewalk for a longer period than four (4) hours.

E. Playing: Every person who obstructs the sidewalk or street by playing any game or engaging in any activity which obstructs the free travel thereon is guilty of an infraction and subject to penalty as provided in section 1-4-1 of this code.

F. Congregating: It is an infraction and subject to penalty as provided in section 1-4-1 of this code for any person to congregate about or upon any sidewalks, stairway, doorway, window or in front of any business or dwelling house, theater, lecture room, church or elsewhere and by so doing to obstruct or interfere with the free passage of persons entering, leaving or occupying such building or premises.

G. Violation of this section of code is an infraction and subject to penalty as provided in section 1-4-1 of this code.

(Adopted by Ord. 1976 Code §§ 11-366, 11-367, 11-368, 11-369, 11-370, 11-371 on 1/1/1976; Amended by Ord. 2001 Code on 1/1/2001; Amended by Ord. 2017-02 on 6/14/2017)

HONEYVILLE CITY COUNCIL

ORDINANCE NO. 2026-04

AN ORDINANCE FOR THE HONEYVILLE CITY COUNCIL ADOPTING AMENDMENTS TO TITLE 10, CHAPTER 21: SIGNS, TO ADD BILLBOARD SIGN REGULATIONS

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code § 10-3-701, the governing body of the City exercises its legislative powers by ordinance; and

WHEREAS, the City Council finds it necessary to amend Title 10, Chapter 21 of the Honeyville Land Use and Development Regulations to address billboard signs and off-premises advertising signs within Honeyville City; and

WHEREAS, the City Council finds that reasonable billboard sign regulations are necessary to protect public safety, preserve community character, minimize traffic and visual hazards, and ensure compatibility with adjacent land uses; and

WHEREAS, the City Council finds that the proposed amendments establish standards for the location, permitting, spacing, approval, and regulation of billboard signs, including compliance with applicable Utah Department of Transportation requirements; and

WHEREAS, the City Council finds that adopting the proposed amendments to Title 10, Chapter 21 promotes the public health, safety, and welfare of Honeyville City residents.

BE IT ORDAINED BY THE HONEYVILLE CITY COUNCIL, HONEYVILLE CITY, UTAH:

Title 10, Chapter 21: Signs is hereby amended to add billboard sign regulations and related amendments as outlined in Exhibit A.

BE IT FURTHER ORDAINED that the foregoing recitals are incorporated herein and this Ordinance shall become effective upon passage and posting or publication as required by law.

PRIOR ORDINANCES

The body and substance of all prior Ordinances, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders and ordinances regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or ordinance, or part thereof, heretofore repealed.

SAVINGS CLAUSE

If any provision of this Ordinance shall be held or deemed to be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed to be the separate, independent, and severable act of the City Council of Honeyville City.

DATE OF EFFECT

This Ordinance shall become effective upon passage and posting or publication as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE OF UTAH, on this 3rd day of June, 2026.

Adams	Yes_____	Nay_____
Illum	Yes_____	Nay_____
Anderson	Yes_____	Nay_____
Gardner	Yes_____	Nay_____
Bingham	Yes_____	Nay_____

Honeyville City:

By: _____ Approve _____ Disapprove _____

Mayor Bruce Nelson

ATTEST: (Affix Municipal Seal)

_____

City Recorder

EXHIBIT A

TITLE 10: - LAND USE AND DEVELOPMENT REGULATIONS CHAPTER 21: SIGNS

CHAPTER 21: SIGNS

10-21-1: Purpose

The purpose of this chapter is to protect and promote the health, safety and welfare of city residents by regulating the design, construction and installation of signs to achieve the following objectives:

A. To provide a reasonable system for controlling signs within the city.

B. To permit signs that are well designed and pleasing in appearance, while allowing variety, good design relationships and spacing between signs and adjacent buildings.

C. To foster a community character which has a minimum of visual clutter.

D. To enhance the economic strength of the city by regulating matters such as sign size, location, design and illumination.

E. To provide on-site identification and public convenience by directing persons to various commercial and noncommercial activities.

F. To encourage signs that are compatible with adjacent land uses.

G. To minimize traffic and safety

hazards. (Adopted by Ord. 2007-02 on

7/11/2007)

10-21-2: Scope

The provisions of this chapter shall apply to the display, construction, erection, alteration, use, location and maintenance of any sign within the city which is visible to the public from a public right of way unless the sign is legally nonconforming under the provisions of this title or is not regulated under the provisions of this chapter. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws.

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

10-21-3: Permit required

A sign permit shall be issued prior to the erection, installation, or use of any sign for which a permit is required by a provision of this chapter. Such permit is distinct from any other permit

that may be required by applicable provisions of this code and shall be issued in accordance with the procedures set forth in section 10-5-17 of this title.

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

10-21-4: Prohibited signs and devices

A. Prohibited Signs: The following signs and devices are prohibited:

1. Animated sign.

2. Movable (portable) sign, except when permitted as a temporary sign in accordance with the provisions set forth in section 10-21-6 of this chapter.

3. Roof sign.

4. Graffiti.

5. Off premises sign (including a billboard).

6. Projecting sign.

7. Spotlights directed into the night sky, except as permitted by a temporary use permit issued pursuant to the provisions of chapter 29 of this title.

8. Balloons, including cold air, helium, and other balloons used for commercial advertising purposes or to direct attention to a place of business.

9. Flags, pennants, streamers or other decorative materials used for commercial advertising purposes or to direct attention to a place of business.

B. Unlawful Prohibition: If any of the foregoing signs are deemed lawful by a court of competent jurisdiction, such signs shall be permitted.

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

10-21-5: Exempt signs

Any sign not regulated by the provisions of this chapter shall be permitted and shall not require a sign permit. (Adopted by Ord. 2007-02 on 7/11/2007)

10-21-6: Temporary signs

In addition to signs permitted by right under section 10-21-8 of this chapter, one or more temporary signs, up to thirty (30) square feet in total area, may be placed on a lot for which a temporary use permit has been issued pursuant to chapter 29 of this title. Such signs shall:

A. Not require a sign permit.

B. May include any lawful commercial or noncommercial message.

C. Be limited to A-frame, banner, freestanding, movable, or wall signs.

D. Be removed upon the expiration of the associated temporary

use permit. (Adopted by Ord. 2007-02 on 7/11/2007)

10-21-7: Subdivision signs

In addition to signs permitted by right under section 10-21-8 of this chapter, one nonilluminated, low profile sign shall be permitted per exclusive entrance to a subdivision, subject to the following provisions. Such signs shall require a sign permit and may include any lawful commercial or noncommercial message.

A. Area: The total area of each sign shall not exceed twenty-four (24) square feet.

B. Location: A low profile subdivision sign may be located in a required front yard provided:

1. The sign is not higher than four feet (4') above finished grade.
2. The sign is at least three feet (3') from a front or street

side lot line. (Adopted by Ord. 2007-02 on 7/11/2007)

10-21-8: Signs permitted by right

The following signs shall be allowed by right subject to the following provisions and shall not require a sign permit. Such signs may include any lawful commercial or noncommercial message.

A. Agricultural or Residential Zones: Any type or number of signs shall be permitted on a lot in an agricultural or residential zone, provided:

1. The total area of all signs is not more than six (6) square feet.
2. No sign is higher than three feet (3').
3. Each sign is at least five feet (5') from a front or street side lot line.

B. Public Facility, Commercial, and Industrial Zones: The following signs shall be permitted on a lot in a public facility, commercial, or industrial zone:

1. Wall Sign: Any number of wall signs may be permitted, provided the total area of all wall signs is not more than thirty (30) square feet.
2. Freestanding Sign: One freestanding sign shall be permitted, provided:
   a. No sign is higher than four feet (4').
   b. The sign is at least ten feet (10') from a front or street side lot line.
   c. The total area of the sign does not exceed thirty (30)

square feet. (Adopted by Ord. 2007-02 on 7/11/2007)

10-21-9: Signs in commercial zones

In addition to signs permitted by right under section 10-21-8 of this chapter, the following signs shall be allowed in a commercial zone subject to the following provisions. Such signs shall require a sign permit and may include any lawful commercial or noncommercial message.

A. Wall Signs: Any number of wall signs may be permitted, provided the total area of

all wall signs on a building elevation does not exceed fifteen percent (15%) of the wall area where the sign is attached.

B. Low Profile Signs: One low profile sign shall be allowed for each separately owned lot with a single tenant building subject to the following requirements:

1. Each lot shall have at least thirty feet (30') of street frontage.
2. Each low profile sign shall have an opaque pedestal designed as part of the foundation which conceals pole support.
3. Sign height shall not exceed seven feet (7'). The combined height of a sign located on a berm shall not exceed ten feet (10') as measured from the nearest top back of curb.
4. A low profile sign shall be located at least three feet (3') from any adjacent property line and at least thirty-five feet (35') from another low profile sign.
5. A corner lot with more than one street frontage may have one low profile sign for each frontage which is thirty feet (30') or more.
6. The area of a low profile sign shall not exceed one-half (0.5) square foot for every one linear foot of street frontage with a minimum sixteen (16) square feet and a maximum of eighty (80) square feet for any such sign.

C. Freestanding Signs: A freestanding sign which exceeds thirty (30) square feet may be located in a commercial zone subject to the issuance of a conditional use permit. Such sign shall be not more than two hundred (200) square feet in area and thirty feet (30') in height.

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

10-21-10 : Signs in industrial zones

In addition to the signs permitted by right under section 10-21-8 of this chapter, the following signs shall be allowed in an industrial zone subject to the following provisions. Such signs shall require a sign permit and may include any lawful commercial or noncommercial message.

A. Wall Signs: The regulations of section 10-21-9 of this chapter shall apply.

B. Low Profile Signs: The regulations of section 10-21-9 of this chapter shall apply. Not more than one low profile sign shall be allowed per required street frontage for any lot in an industrial zone.

C. Freestanding Signs: Freestanding signs shall not be

permitted. (Adopted by Ord. 2007-02 on 7/11/2007)

10-21-11 : Billboard Regulations

The purpose of this section is to regulate off-premises advertising signs in a manner that protects public safety, preserves community character and ensures compliance with all applicable standards of the Utah Department of Transportation (UDOT).

A. Permitted Zones and Conditions:

1. Billboards shall be permitted only within commercial or industrial zoning districts and only upon issuance of a Conditional Use Permit.

B. All Proposed Billboards Must:

1. Comply with all applicable location, spacing, size, lighting and permitting requirements established by the Utah Department of Transportation.

2. Meet a minimum spacing of 1,000 feet from any existing billboard.

3. Be located at least 1,000 feet from any residential zone.

4. Receive recommendation from the Planning Commission and final approval by the City Council.

5. Billboards are prohibited in all other zoning districts.

C. Neighbor Consent Requirements:

1. No billboard permit shall be approved unless the applicant provides verified written consent from property owners within a one (1) mile radius of the proposed location.

2. Such consent must:

i. Represent no less than ninety percent (90%) of all property owners within the radius.

ii. Be submitted on forms approved by the City.

iii. Be subject to verification by the City prior to approval.

iv. Failure to meet this requirement shall result in an automatic denial of the application.

D. General Standards: All billboards shall comply with applicable standards of the Utah Department of Transportation, including but not limited to height, size, lighting and digital display regulations.

~~10-21-11~~ 10-21-12: Development standards

The following development standards shall apply to any sign regulated by the provisions of this chapter:

A. Area Computation: The measured area of a sign shall be the entire area within the smallest square, circle, rectangle, or triangle enclosing the limits of a writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the sign display.

1. The supports, uprights, or structure on which any sign is supported shall not be included in determining sign area unless such supports, uprights, or structure are

designed in such a manner as to form an integral part of the sign display.

2. The total area of a sign painted or mounted on a marquee, fascia, canopy, or awning shall be limited to the area allowed for a wall sign on the face of the building where the sign is located and shall be considered a wall sign. When an awning, canopy, marquee or fascia is constructed of translucent material, is illuminated from within the structure, and contains sign copy, the entire area of the structure shall be calculated in the allowance for a wall sign.

B. Building Codes: A sign shall be installed and constructed in accordance with provisions of applicable building codes.

C. Clearance:

1. No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and electrical power lines than prescribed by the laws of the state of Utah or its agencies.

2. Adequate clearance shall be provided between the ground or sidewalk and any part of a wall sign projecting more than twelve inches (12") from a building or other support, particularly in pedestrian and vehicular areas.

3. A freestanding sign shall not extend over any pedestrian or vehicular access area.

D. Electrical Power Supply: Electrical wiring, conduit, and appurtenances for a sign shall be underground or concealed behind a building wall or fascia.

E. Height: No sign shall be taller than the height permitted for buildings in the zone where the sign is located. No freestanding sign shall exceed twenty-five feet (25') in height except as allowed by a conditional use permit approved pursuant to a provision of this chapter.

F. Illumination: A lighted sign shall be illuminated indirectly. In no case shall direct rays of light be permitted to penetrate property in a residential zone.

G. Landscaping: Unless otherwise provided in this chapter, the ground space within a radius of ten feet (10') from the base of a low profile or freestanding sign shall be landscaped and maintained in accordance with the landscaping standards set forth in this title.

H. Pole Covers: Structural supports for a freestanding sign shall be covered or concealed with pole covers which are at least twenty-five percent (25%) of the width of the sign cabinet.

1. A pole cover shall be harmonious in design and finish with other parts of the sign and shall be architecturally designed to match the building which the sign serves.

2. Square tube supports may be used instead of pole covers, provided that such supports are:

a. Monolithic in appearance from grade to the bottom of the sign with no increase or reduction in size or dimension;

b. Proportionate to the size of the sign copy area;

c. Harmonious in design and finish with other parts of the sign; and

d. Architecturally designed to match buildings on the lot or parcel where the sign is located.

I. Relocation and Replacement: No sign shall be moved to a new location on a lot or building, or enlarged or replaced unless the sign complies with the provisions of this chapter.

J. Separation: A freestanding sign shall be located at least one hundred feet (100') from another freestanding sign located on the same or immediately adjoining lot. In addition to the foregoing separation requirement, a freestanding sign shall be set back from a side lot line a distance equal to or greater than the height of the sign.

K. Setback: All business signs shall be set back from public streets a distance at least equal to the distance that buildings are required to be set back within the zone in which the signs are located.

L. Signs on Public Property: No privately owned sign shall be located within a public right of way.

M. Traffic Hazard: No sign or advertising device shall be erected in a manner that:

1. Obstructs free and clear vision of traffic.

2. May be confused or interfere with an authorized traffic sign, signal, or device.

N. Maintenance: Every sign and any required landscaping shall be maintained in good condition and kept free of weeds and debris.

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

~~10-21-12~~ 13: Appeal

Any person adversely affected by a final decision of the planning commission or zoning administrator regarding the administration of this chapter may appeal that decision to the hearing officer as provided in section 10-5-21 of this title.

(Adopted by Ord. 2007-02 on 7/11/2007; Ord. No. 2025-02, § 1, 7-9-2025)

HONEYVILLE CITY COUNCIL

ORDINANCE NO. 2026-05

AN ORDINANCE FOR THE HONEYVILLE CITY COUNCIL ADOPTING AMENDMENTS TO TITLE 10, CHAPTER 22: SUPPLEMENTARY DEVELOPMENT STANDARDS

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code § 10-3-701, the governing body of the City exercises its legislative powers by ordinance; and

WHEREAS, the Honeyville City Council finds it necessary to adopt amendments to Title 10, Chapter 22 of the Honeyville City Land Use and Development Regulations regarding supplementary development standards; and

WHEREAS, the proposed amendments address standards related to abandoned, wrecked, or junk vehicles; condominium projects; easements; the effect of the master street plan; fences and walls; flag lots; height limitations; lots and yards; accessory dwelling unit development standards; shipping containers; and the use of recreational vehicles, motor homes, or vehicles; and

WHEREAS, the Honeyville City Council finds that the proposed amendments promote the public health, safety, and welfare of Honeyville City residents by clarifying development standards, reducing nuisance conditions, promoting orderly land use, and supporting consistent administration of the Honeyville City Code; and

WHEREAS, the Honeyville City Council has reviewed the proposed amendments in a duly noticed public meeting and finds the amendments consistent with the Honeyville City Code and the public interest.

BE IT ORDAINED BY THE HONEYVILLE CITY COUNCIL, HONEYVILLE CITY, UTAH:

Title 10, Chapter 22: Supplementary Development Standards is hereby adopted and amended as outlined in Exhibit A.

BE IT FURTHER ORDAINED that the foregoing recitals are incorporated herein and this Ordinance shall become effective upon passage and posting or publication as required by law.

PRIOR ORDINANCES

The body and substance of all prior Ordinances, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders and ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SAVINGS CLAUSE

If any provision of this Ordinance shall be held invalid or unenforceable, such determination shall not affect the validity of the remaining provisions of this Ordinance.

DATE OF EFFECT

This Ordinance shall become effective upon passage and posting or publication as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE OF UTAH, on this ___ day of _____, 2026.

Adams	Yes_____	Nay_____
Illum	Yes_____	Nay_____
Anderson	Yes_____	Nay_____
Gardner	Yes_____	Nay_____
Bingham	Yes_____	Nay_____

Honeyville City:

By: _____ Approve _____ Disapprove _____

Mayor Bruce Nelson

ATTEST: (Affix Municipal Seal)

_____

City Recorder

CHAPTER 22: SUPPLEMENTARY DEVELOPMENT STANDARDS

10-22-3: Abandoned, wrecked, or junk vehicles

This ordinance is designed to maintain neighborhood and environmental safety, cleanliness and appearance, and to prevent de-facto junk yards. It is unlawful for property owners or tenants to keep unlicensed, inoperable, unused, or abandoned vehicles, equipment, scraps or parts on their premises unless the property is licensed for such use.

Exemptions. This section shall not apply to items which are clearly accessory and incidental to any agricultural use permitted in the zone, or to items completely and lawfully enclosed within a legally constructed and completely enclosed building or enclosure where it is not visible from a public or private way or other public or private property and which does not constitute a nuisance, endanger or adversely affect the health or welfare of the community, or the keeping of which does not violate any other law or ordinance.

Non-working vehicles (and vehicle parts or equipment) may leak fluids like gas, diesel, and anti-freeze which can contaminate the groundwater and the soil. They can also contain heavy metals and other contaminants in the metal, tires, plastics and paint.

Non-working vehicles present a hazard to children. Non-working vehicles can attract rodents and a variety of insects.

Non-working vehicles shall be determined by if they are:

a. Unlicensed or unregistered: does not have current registration or license plates.

b. Dismantled or wrecked: The vehicle is in a state of disrepair, has been taken apart, has been wrecked, can not move under their own power or is missing essential parts.

c. Is used as storage for other items

d. Unused or abandoned: Left on a property or the street for an extended period, without valid licensing or evidence of ownership.

Outside storage or parking of more than two non-working vehicles or non-working trailers, or a combination thereof, for longer than eight weeks is prohibited. Trailers may not be used to store trash or detritus for longer than 4 weeks.

~~A. Abandoned Vehicles Prohibited: It shall be unlawful to park or permit the parking of any licensed or unlicensed motor vehicle or parts thereof in an abandoned condition upon any public or private property within the city except as follows:~~

~~1. In any residential or agricultural zone, two (2) or less such vehicles or parts thereof may be stored in a building or within a rear yard; or~~

~~2. In a commercial or industrial zone, any number of such vehicles or parts thereof may be permitted if:~~

~~a. Such use is authorized in the zone where the use is located, and~~

~~b. Vehicles and parts thereof are stored within a building or are completely screened by a six foot (6') high opaque, sight obscuring fence.~~

~~B. Nuisance: The accumulation and storage of more than the permitted number of vehicles or parts thereof on private or public property except as set forth above shall constitute a nuisance, detrimental to the health, safety, and welfare of the inhabitants of the city. It shall be the duty of the owner of such vehicle or parts thereof, or lessee, or other person in possession of private property upon which such vehicle or parts thereof is located, to remove the same from such property.~~

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

10-22-7: Condominium projects

A. State Law Requirements: The owner of real property may construct a new condominium project or convert existing land and/or structures into a condominium project by complying with the provisions of the condominium ownership act, Utah Code as annotated §57-8~~as amended~~, and applicable provisions of this title and other titles of this code.

B. Uses Permitted: Uses permitted within a condominium project shall be limited to those uses permitted within the zone in which a project is located.

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

10-22-8: Easements

No dwelling, main building, ~~or~~ permanent accessory building, or permitted retaining wall shall be located within a recorded easement area unless the property owner either produces evidence satisfactory to the zoning administrator that the easement has been abandoned . Such evidence shall be a release of easement executed by the beneficiary of the easement and recorded with the County Recorder.~~, or executes a recordable document, in a form approved by the city attorney, indicating that notwithstanding apparent abandonment of the easement, the structure may be subject to the superior interest of the easement holder and may be required to be relocated at the property owner's expense to accommodate such interest.~~

~~A. Location: Any structure in an easement area shall be located pursuant to the setback and other applicable requirements of this title.~~

~~B. No Expansion of Legal Rights: Nothing in this section is intended to expand or restrict the rights or obligations of any party to any recorded easement.~~

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

10-22-9: Effect of master street plan

Whenever a front or side yard is required for a building which abuts an existing street shown on the master street plan, the depth of such front or side yard shall be measured from the planned street line.

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

10-22-10: Fences and walls

A. Height of Fences and Walls: No fence, hedge, wall or other similar structure shall be erected to a height which exceeds the following:

1. In a required front or street side yard: Five feet (5').
2. In a required interior side or rear yard: Seven feet (7').
3. In a yard bordering the front yard of an adjoining lot: Four feet (4').

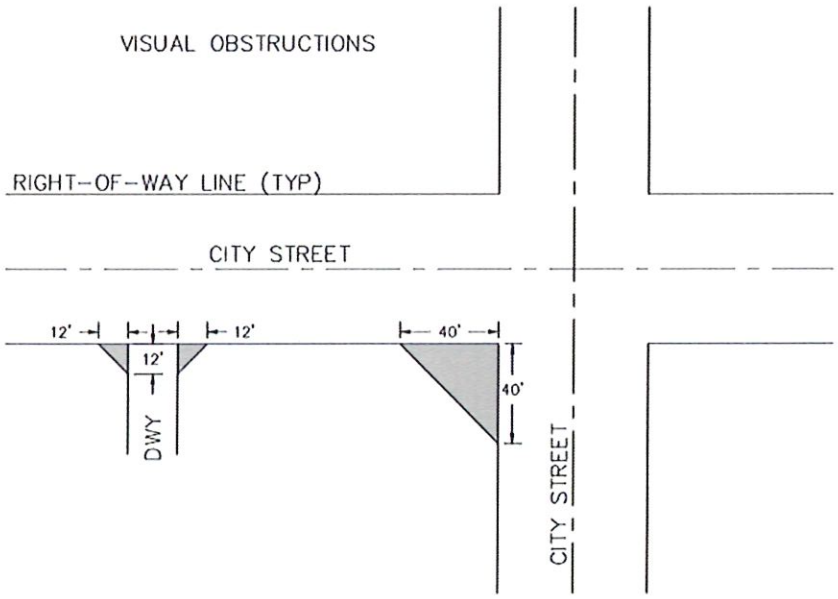
B. Retaining Walls: When a retaining wall protects a cut below natural grade and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed.

C. Fences in Front or Side Yards: No opaque fence or wall or other similar structure exceeding ~~forty-eight inches~~four feet (4'~~8"~~) in height shall be erected within a required front yard.

D. Swimming Pools: Swimming pools of permanent construction not enclosed within a building shall be set back at least five feet (5') from all property lines and shall be completely surrounded by a fence or wall having a lockable self-closing gate and a height of at least six feet (6') which conforms to building code requirements.

E. Visual Obstructions: To avoid creating a visual obstruction and promote public safety, a fence, wall, sign, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

1. Driveways: No opaque fence, wall, sign, or other similar structure, or landscaping which exceeds two feet (2') in height shall be placed within a triangular area formed by a driveway line, the street ~~property~~ right of way line, and a line connecting them at points twelve feet (12') along the driveway line and twelve feet (12') along the street ~~property~~ right of way line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for ~~drivers~~ operators of ~~motor~~ passenger vehicles.
2. City Street: No fence, hedge, wall, sign, landscaping or other structure which ~~obstructs clear view~~exceeds two feet (2') in height shall be placed on any corner lot within a triangular area formed by the street ~~property~~ right of way lines and a line connecting them at points forty feet (40') from the intersection of the street right of way lines, except a reasonable number of trees pruned high enough to permit unobstructed vision for operators of passenger vehicles.~~to automobile drivers~~.
3. State Highways 38 and 240: No fence, hedge, wall, sign, landscaping or other structure which exceeds two feet (2') in height shall be placed on any corner lot at the intersection of State Highways 38 and 240 and a city street within the triangular area defined as the sight triangle pursuant to AASHTO Green book, as amended by UDOT Road Design Manual.



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

~~10-22-11: Flag lots~~ Repeal

~~Flag lots for single-family dwellings located in an agricultural or residential zone may be allowed to accommodate the development of land that otherwise cannot reasonably be developed under the regulations contained in this title or other titles adopted by the city. The primary purpose of allowing flag lots is not to make development of land easier and more profitable. Rather, allowance of flag lots is intended to serve as a "last resort" for land which may not otherwise be reasonably subdivided under ordinary lot development standards.~~

~~A. Factors to Be Considered: When land is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:~~

~~1. More than two (2) flag lots with contiguous staffs shall not be approved.~~

~~2. Whether development of the property in question under otherwise applicable provisions of this title is reasonable and practical.~~

~~3. Creation of a flag lot shall not foreclose the possibility of future development of large adjacent interior lots unless a street can be extended to such lots from other property.~~

~~B. Locational Limitations: Flag lots shall be created only on a legally created lot of record which abuts State Highway 38.~~

~~C. Findings Required: Flag lots shall be prohibited unless all of the following findings are made:~~

~~1. The flag lot is located in an agricultural or rural residential zone.~~

2. The developer provides written and illustratory evidence showing property development with and without proposed flag lots which demonstrates:

   a. Flag lots will result in more efficient use of land.

   b. The design of the flag lots are compatible with the design of the overall subdivision and adjacent property.

   c. No other viable subdivision design alternatives exist that will allow for a conventional lot, including consideration of:

      (1) The current, proposed, or alternative zoning;

      (2) The possibility of incorporating the subject property with adjacent property to achieve a more unified development of the area and eliminate the need for a flag lot;

      (3) Alternative street designs and improvements; and

      (4) Any other reasonable means that would render a flag lot unnecessary.

   d. Access to the flag lot is provided through the pole portion of the lot.

D. Development Standards: When permitted, a flag lot shall be subject to the following development standards:

1. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.

2. The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be thirty-three feet (33').

3. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone where the lot is located. Sufficient turnaround space for emergency vehicles shall be provided near the buildable area on the lot.

4. The staff portion of a flag lot shall be:

   a. Used only for ingress/egress.

   b. Landscaped in harmony with other adjacent property.

   c. Improved with a hard surface such as concrete, asphalt or compacted road base with a dust prevention treatment.

5. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.

6. A main building shall be located not more than three hundred feet (300') from a fire hydrant, measured along a public or private right of way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the city for access to and maintenance of the hydrant.

7. Upon review the city may require installation of curb, gutter, and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.

8. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right of way.

~~9. All improvements to or on a flag lot, including installation of the hard surface and fire hydrants, shall be provided at the subdivider's expense. No certificate of occupancy shall be issued for the proposed flag lot until improvements are fully installed. Required improvements and applicable conditions of approval for a flag lot shall be constructed and bonded pursuant to chapter 33 of this title.~~

~~10. In addition to the above minimum requirements, the planning commission may, as part of a preliminary or final subdivision plat approval, impose additional conditions on a flag lot including, but not limited to, the following:~~

~~a. Fencing and screening requirements.~~

~~b. Location and height of the dwelling.~~

~~c. Installation of one or more fire hydrants.~~

~~d. Additional off-street parking and/or backup space designed in accordance with standards set forth in chapter 19 of this title.~~

~~(Adopted by Ord. 2007-02 on 7/11/2007)~~

10-22-12: Height exceptions and limitations

A. Exceptions to Height Limitations: Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, parapet walls, skylights, towers, steeples, flagpoles, chimneys, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space for human occupancy.

~~B. Maximum Height of Accessory Buildings: No building which is accessory to a single-family or a multiple-family dwelling with four (4) or fewer dwelling units shall be erected to a height greater than twenty feet (20') unless a greater height is authorized by a conditional use permit.~~

B~~C~~. Minimum Height of Main Buildings: No dwelling shall be erected to a height less than one story above grade except earth sheltered dwellings authorized by the provisions of this title.

C~~D~~. Additional Height Allowed for Public Buildings: Public buildings and churches may be erected to any height, provided the building is set back from the required building setback lines a distance of at least one and one-half feet (1.5') for each additional foot of building height above the maximum height otherwise permitted in that zone.

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

10-22-14: Lots and yards

A. Every Building on Legally Created Lot:

1. Every building shall be located and maintained on a legally created "lot" as defined in this title, unless such lot is a legal~~ly~~ nonconforming lot.

2. ~~1.~~ Such lot shall have required frontage on an existing or dedicated public street~~, or on an approved right of way.~~

3. ~~2.~~ Only one dwelling structure shall be located on any lot except as otherwise authorized by the provisions of this title.

B. ~~Prior Created Lots:~~

1. On any legally nonconforming lot of record held under separate ownership at the time of passage of this title, such lot may be used for a single-family dwelling. The side yard requirements may be reduced in proportion to the reduced width of the front lot line of the property, but in no case shall the side yards be reduced to less than eight feet (8') on one side or twenty feet (20') combined.

C. Sale or Lease of Required Land:

1. No land needed to meet the size, width, yard, area, coverage, parking or other requirements of this title shall be sold, leased, or otherwise transferred away, whether by subdivision or metes and bounds, so as to create or increase the nonconformity of a lot, building, or site development.

2. No lot having less than the minimum width and area required by the zone where it is located may be divided from a larger parcel of land, except as permitted by this section.

3. If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area if all of the following conditions are met:

a. The lot contains a rectangular space of at least thirty by forty feet (30 x 40') exclusive of applicable front and side yard requirements, an exclusive of one-half ($^1/_2$) of the applicable rear yard requirements, and such rectangular space is usable for a principal use or structure.

b. The remainder of the lot has an area of at least one-half ($^1/_2$) of the required lot area of the zone in which it is located.

c. The remainder of the lot has access to a public street.

~~D. Adjacent Lots when Used as One Building Lot: When a common side lot line separating two (2) or more contiguous lots is covered or proposed to be covered by a building, such lots shall constitute a single building site and the setback requirements of this title shall not apply to a common lot line if a document is recorded indicating the owner's intent to use the combined lots as a single development site. The setback requirements of this title shall apply only to the exterior side lot lines of the contiguous lots so joined.~~

E. Setback Measurement:

1. The depth of a required yard abutting a street shall be measured from the lot line except on blocks where more than fifty percent (50%) of the buildable lots have main buildings which do not meet the current front yard setback of the zone where the block is located. In such case, the minimum front yard requirement for new construction shall be equal to the average existing front yard size on the block, up to a maximum of thirty feet (30').

F. Yards to Be Unobstructed;

1. Exceptions: Every part of a required yard shall be open to the sky and unobstructed except for:

a. ~~1.~~ Accessory buildings in a rear yard or interior side yard.

b. ~~2.~~ The ordinary projections of window bays, roof overhangs, skylights, sills, belt courses, cornices, chimneys, flues and other ornamental features, which shall not project into a yard more than four feet (4').

c. ~~3.~~ Open or lattice enclosed fire escapes, fireproof outside stairways and balconies open upon fire towers projecting into a yard not more than five feet (5').

d. ~~4. Any part of a deck or patio less than three feet (3') in height, excluding nonopaque railings.~~

e. ~~5.~~ Landscaping and associated improvements.

G. Yard Space for One Building Only ~~:~~ A required yard for any building shall be located on the same lot as the building~~. No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building, nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.~~

H. Lot Coverage:

1. In no zone shall a building or group of buildings with their accessory buildings cover more than fifty percent (50%) of the area of the lot.

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

~~10-22-20: Development standards.~~

~~A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit, the D-ADU, or I-ADU as their permanent residence. Applications for a D-ADU or I-ADU shall include evidence of owner occupancy as defined in section 10-3-4.~~

~~B. D-ADUs or I-ADUs shall not be sold separately from the main unit.~~

~~C. A property including a D-ADU shall not be subdivided in a way that separates the D-ADU and the primary dwelling into separate parcels. The primary dwelling and the D-ADU must remain on the same parcel.~~

~~D. D-ADUs or I-ADUs shall not be rented on a transient basis (periods less than thirty (30) days).~~

~~E. Only one D-ADU or I-ADU may be created per lot or property in zones that allow single-family dwellings.~~

~~F. The design and size of the D-ADU or I-ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.~~

~~G. Installing separate water meters for a D-ADU shall be required.~~

~~H. Separate addresses for the D-ADU or I-ADU are prohibited.~~

~~I. D-ADUs and I-ADUs are not exempt from impact fees (10-32-1).~~

~~J. The total square footage of a D-ADU shall be no more than forty percent (40%) of the total square footage, excluding the garage, of the primary residence. Documentation of square footage of the primary residence must be obtained by the applicant from the Box Elder County Assessor or a licensed real estate appraiser and provided to the city at the time the CUP application is submitted.~~

~~K. The minimum lot size required for construction of a D-ADU in all zones that allow single-family dwellings shall be one acre (forty-three thousand five hundred sixty (43,560) square feet).~~

~~L. D-ADUs or I-ADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.~~

~~M. D-ADUs shall be compatible with the exterior color and materials of the surrounding area. I-ADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single family dwelling.~~

~~N. The maximum height for ADUs or IADUs shall be no taller, in elevation, than the highest point of the primary structure.~~

~~O. See table 10-19 for parking requirements. A minimum of one off street parking space shall be provided per bedroom included in the D-ADU or I-ADU.~~

~~P. Where an existing subdivision has CC&Rs in place that govern ADUs the more restrictive regulation shall govern the use and development within that subdivision.~~

~~Q. The planning commission may place other appropriate or more stringent conditions deemed necessary in approving ADUs.~~

~~R. Multi-family homes, mobile homes, RV's, trailers, campers, tents, and/or any other temporary structure and/or vehicle shall not qualify as D-ADU or I-ADU.~~

10-22-20 Shipping Containers:

Shipping containers placed on any site shall comply with the following provisions of this section. Exception: Portable moving container/moving pods placed on private property for no more than thirty (30) days in any twelve (12) month period shall not be regulated by this chapter.

A. RESIDENTIAL ZONE. Shipping containers are allowed in residential zones. A permanent shipping container will be treated as an accessory building and requires a building permit to approve location placement within setbacks and verification of septic/drainfield locations and/or easement and natural waterway boundaries and/or any other applicable codes for placement on the property. A shipping container must be painted, or otherwise camouflaged, so it does not look like a shipping container. The shipping container shall be painted a solid neutral color such that all insignia, writing, or numbers on the shipping container are masked. Shipping containers may not be used for any type of housing.

B. LIGHT INDUSTRIAL ZONE. Shipping containers are allowed in the light industrial zone; provided the use is in conformance with current permitted zoning uses. Placement of a shipping container for permanent or semi-permanent use shall require a building permit and an engineered foundation, and shall meet all other codes for placement on the property. The shipping container shall be painted a solid neutral color such that all insignia, writing, or numbers on the shipping are masked. Shipping containers may not be used as an alternative to reasonably expected lot improvements such as fencing, buildings, etc. Sight-obscuring fencing or landscaping approved may be required by the land use authority. Shipping containers must meet any other applicable codes for placement on the property. Shipping containers are not allowed on industrial zone properties on which the primary use is a nonconforming residential use. Shipping containers in an industrial zone may never be used for any type of residential housing.

C. COMMERCIAL ZONE. Shipping containers are allowed in the commercial zone provided said containers are screened with sight-obscuring fencing or landscaping approved by the administrative land use authority; and are being used for shipping and that all applicable Department of Transportation (DOT) licenses for the containers are active and valid. The city may require proof of active DOT licenses; and that they are not permanently installed. Shipping containers are not allowed in the commercial zone when the primary use is a nonconforming residential use and may never be used as housing. A temporary permit for a shipping container may be obtained for containers used ancillary to a project with a valid building permit. A temporary permit may allow placement of a container at a building site for up to one hundred eighty (180) days for temporary use after the building permit is issued. The temporary permit cannot be extended. Shipping containers may not be used as an alternative to reasonably expected lot improvements such as fencing, buildings, etc. Shipping containers must meet any other applicable codes for placement on the property. Placement of a shipping container for permanent or semi-permanent use shall require a building permit and an engineered foundation and shall meet all other codes applicable to the zone and property.

D. CITY PROPERTY. Shipping containers may be placed on city property for city use without a building permit in situations and places acceptable to the city public works director or the city engineer with the approval of city council. Look-alike shipping buildings or metal buildings marketed as "container" or "portable units" are regulated as shipping containers to which this section shall apply. Placing a shipping container on a city street or right-of-way is not allowed.

(Ord. No. 2024-06, § 1, 7-10-2024)

10-22-21: Use of a recreational vehicle, motor home or vehicle

A Motor Home, Recreational Vehicle ("RV") shall not be located, placed, used or occupied for residential purposes for more than seven (7) consecutive days per calendar quarter.

(Ord. No. 2024-07, § 1 (Att.), 8-14-2024)

HONEYVILLE CITY COUNCIL

ORDINANCE NO. 2026-06

AN ORDINANCE FOR THE HONEYVILLE CITY COUNCIL AMENDING TITLE 10-35-3: GENERAL REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS AND INTERNAL ACCESSORY DWELLING UNITS

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code § 10-3-701, the governing body of the City exercises its legislative powers by ordinance; and

WHEREAS, the Honeyville City Council finds it necessary to amend Title 10, Chapter 35, Section 10-35-3 of the Honeyville Land Use and Development Regulations regarding Detached Accessory Dwelling Units ("D-ADUs") and Internal Accessory Dwelling Units ("I-ADUs"); and

WHEREAS, the Honeyville City Council finds that the proposed amendments promote the public health, safety, and welfare of Honeyville City residents by clarifying ownership, maintenance, occupancy, and development standards for D-ADUs and I-ADUs; and

WHEREAS, the Honeyville City Council has reviewed the proposed amendments in a duly noticed public meeting and finds the amendments consistent with the Honeyville City Code and the orderly development of residential property within Honeyville City.

BE IT ORDAINED BY THE HONEYVILLE CITY COUNCIL, HONEYVILLE CITY, UTAH:

The revisions to Title 10-35-3: General Regulations for Detached Accessory Dwelling Units and Internal Accessory Dwelling Units are hereby adopted as outlined in Exhibit A.

BE IT FURTHER ORDAINED that the foregoing recitals are incorporated herein and this Ordinance shall become effective upon passage and posting or publication as required by law.

PRIOR ORDINANCES

The body and substance of all prior Ordinances, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders and ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SAVINGS CLAUSE

If any provision of this Ordinance is held invalid or unenforceable, such determination shall not affect the validity of the remaining provisions of this Ordinance.

DATE OF EFFECT

This Ordinance shall become effective upon passage and posting or publication as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE OF UTAH, on this 3rd day of June 2026.

Adams	Yes _____	Nay____
Illum	Yes _____	Nay____
Anderson	Yes _____	Nay____
Gardner	Yes _____	Nay____
Bingham	Yes _____	Nay____

Honeyville City:

By: _____ Approve _____ Disapprove _____

Mayor Bruce Nelson

ATTEST: (Affix Municipal Seal)

_____

City Recorder

CHAPTER 35: DETACHED ACCESSORY DWELLING UNITS AND INTERNAL ACCESSORY DWELLING UNITS

10-35-3: General Regulations

A. Except as provided in this Code, no D-ADU or I-ADU shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the use district in which it is located.

B. All D-ADUs and I-ADUs hereafter erected in Honeyville City shall comply with the current standards of the International Residential Code, and all other codes and ordinances adopted by Honeyville City.

C. All D-ADUs and I-ADUs must be reviewed and approved for septic feasibility by the Bear River Health Department.

D. All D-ADUs and I-ADUs shall be maintained in good condition.

E. No person may engage in the business of erecting, altering, relocating, or constructing D-ADUs or I-ADUs without a valid Utah contractor's license.

F. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit, the D-ADU, or I-ADU as their permanent residence. Applications for a D-ADU or I-ADU shall include evidence of owner occupancy as defined in section 10-3-4. Upon approval of the D-ADU or I-ADU, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the D-ADU or I-ADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and reauthorize the D-ADU or I-ADU.

G. D-ADUs or I-ADUs shall not be sold separately from the main unit.

H. A property including a D-ADU shall not be subdivided in a way that separates the D-ADU and the primary dwelling into separate parcels. The primary dwelling and the D-ADU must remain on the same parcel.

I. D-ADUs or I-ADUs shall not be rented on a transient basis (periods less than thirty (30) days).

J. Only one D-ADU or I-ADU may be created per lot or property in zones that allow single-family dwellings.

(Ord. No. 2024-06, § 1, 7-10-2024)

10-35-4: Development Standards

A. The design and size of the D-ADU or I-ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

B. A separate water meter shall be required for a D-ADU.

C. Separate addresses for the D-ADU or I-ADU are prohibited.

D. D-ADUs and I-ADUs are not exempt from impact fees (10-32-1).

E. The total square footage of a D-ADU shall be no more than forty percent (40%) of the total square footage, excluding the garage, of the primary residence. Documentation of square footage of the primary residence must be obtained by the applicant from the Box Elder County Assessor or a licensed real estate appraiser and provided to the city at the time the CUP application is submitted.

F. The minimum lot size required for construction of a-D-ADU in all zones that allow single-family dwellings shall be one acre (forty-three thousand five hundred sixty (43,560) square feet).

G. D-ADUs or I-ADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.

H. D-ADUs shall be compatible with the exterior color and materials of the surrounding area. I-ADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single family dwelling.

I. The maximum height for D-ADUs or I-ADUs shall be no taller, in elevation, than the highest point of the primary structure.

J. A minimum of one off street parking space shall be provided per bedroom included in the D-ADU or I-ADU.

K. Where an existing subdivision has CC&Rs in place that govern ADUs the more restrictive regulation shall govern the use and development within that subdivision.

L. The planning commission may place other appropriate or more stringent conditions deemed necessary in approving D-ADUs.

M. Multi-family homes, mobile homes, RV's, trailers, campers, tents, and/or any other temporary structure and/or vehicle shall not qualify as D-ADU or I-ADU.

10-35-54: Permitted and Conditional Use Permit Required

A. A D-ADU meeting the regulations and standards, as specified in this chapter, may be allowed in any zone where allowed, after approval of a conditional use permit. An I-ADU meeting the regulations and standards, as specified in this chapter may be allowed in any zone that allows a single-family dwelling as a permitted use.

B. The conditional use permit issued for D-ADU shall be renewable every two (2) years.

(Ord. No. 2024-06, § 1, 7-10-2024)

10-35-65: Inspections

Following the issuance of a conditional use permit, the building official of Honeyville City may approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the planning commission. Representatives of the building department shall inspect the project to ensure that all required improvements meet the conditions of the conditional use permit and this title before a certificate of occupancy is issued.

(Ord. No. 2024-06, § 1, 7-10-2024)

10-35-76: Affidavit

~~Applicants for D-ADUs or I-ADUs shall provide an affidavit stating that the owner of the property will occupy either the primary dwelling unit, detached accessory dwelling unit, or internal accessory dwelling unit as defined in section 10-3-4 and comply with all other requirements of this chapter. Upon approval of the D-ADU or I-ADU, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the D-ADU or I-ADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and reauthorize the D-ADU or I-ADU.~~

Affidavit and Notice of Accessory Dwelling Unit and Related Regulations
(To Be Completed, Signed and Recorded at Box Elder County by Property Owner)

Property Owner(s) Name: _____ Phone: _____

Property Address: _____

Parcel Number: _____

Complete Legal Description:

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property listed above: that I (we) occupy the property listed above. I (we) certify that the second dwelling unit on the property is an accessory dwelling and understand that a future purchaser of the property will be required to reauthorize the accessory dwelling unit in order to continue the use. I (we) also understand that any use of the accessory dwelling unit on the property is contingent on the owner of the property occupying either the principal or accessory dwelling unit and compliance with the provisions of the Honeyville City Code.

_____

Owner's Signature Owner's Signature (co-owner if any)

Subscribed and sworn to before me this _____ day of _____, 20_____.

_____

Notary Public

Residing in _____

My commission expires: _____.

After recording, provide a copy to: Honeyville City Address

Affidavit and Notice of Internal Accessory Dwelling Unit and Related Regulations
(To Be Completed, Signed and Recorded at Box Elder County by Property Owner)

Property Owner(s) Name: _____ Phone: _____

Property Address: _____

Parcel Number: _____

Complete Legal Description:

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property listed above: that I (we) occupy the property listed above. I (we) certify that the second dwelling unit on the property is an internal accessory dwelling and understand that a future purchaser of the property will be required to reauthorize the internal accessory dwelling unit in order to continue the use. I (we) also understand that any use of the internal accessory dwelling unit on the property is contingent on the owner of the property occupying either the principal dwelling unit or internal accessory dwelling unit and compliance with the provisions of the Honeyville City Code.

_____

Owner's Signature Owner's Signature (co-owner if any)

Subscribed and sworn to before me this _____ day of _____, 20_____.

_____

Notary Public

Residing in _____

My commission expires: _____.

After recording, provide a copy to: Honeyville City ~~Address~~

(Ord. No. 2024-06, § 1, 7-10-2024)

HONEYVILLE CITY COUNCIL

ORDINANCE NO. 2026-07

AN ORDINANCE FOR THE HONEYVILLE CITY COUNCIL APPROVING THE REPEAL OF § 10-22-11 AND ADOPTING TITLE 11, CHAPTER 4, SECTION 11 (11-4-11): FLAG LOT SUBDIVISIONS

WHEREAS, the City Council of Honeyville City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code § 10-3-701, the governing body of the City exercises its legislative powers by ordinance; and

WHEREAS, the Honeyville City Council finds it necessary to adopt standards and regulations governing Flag Lot Subdivisions within Honeyville City; and

WHEREAS, the Honeyville City Council REPEALS § 10-22-11 ("Flag Lots"), and Adopts § 11-4-11 ("Flag Lot Subdivisions")

WHEREAS, the Honeyville City Council finds that Flag Lot Subdivisions should be permitted only in limited circumstances where land cannot otherwise reasonably be subdivided under conventional subdivision standards; and

WHEREAS, the Honeyville City Council finds that the proposed regulations promote the public health, safety, and welfare of Honeyville City residents by establishing subdivision standards related to access, fire protection, drainage, emergency vehicle access, and future roadway planning; and

WHEREAS, the Honeyville City Council has reviewed the proposed amendments in a duly noticed public meeting and finds the amendments consistent with the Honeyville City Code and orderly land use and development within Honeyville City.

BE IT ORDAINED BY THE HONEYVILLE CITY COUNCIL, HONEYVILLE CITY, UTAH:

Title 11, Chapter 4, Section 11-4-11: Flag Lot Subdivisions is hereby adopted as outlined in Exhibit A.

BE IT FURTHER ORDAINED that the foregoing recitals are incorporated herein and this Ordinance shall become effective upon passage and posting or publication as required by law.

PRIOR ORDINANCES

The body and substance of all prior Ordinances, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

REPEALER OF CONFLICTING ENACTMENTS

All orders and ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SAVINGS CLAUSE

If any provision of this Ordinance shall be held invalid or unenforceable, such determination shall not affect the validity of the remaining provisions of this Ordinance.

DATE OF EFFECT

This Ordinance shall become effective upon passage and posting or publication as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HONEYVILLE CITY, STATE OF UTAH, on this 3rd day of June, 2026.

Adams Yes_____ Nay_____

Illum Yes_____ Nay_____

Anderson Yes_____ Nay_____

Gardner Yes_____ Nay_____

Bingham Yes_____ Nay_____

Honeyville City:

By: _____ Approve _____ Disapprove _____

Mayor Bruce Nelson

ATTEST: (Affix Municipal Seal)

_____

City Recorder

EXHIBIT A

TITLE 11: SUBDIVISION REGULATIONS

CHAPTER 4: SUBDIVISION STANDARDS

SECTION 11-4-11: FLAG LOT SUBDIVISIONS

10-22-11: Flag lots

REPEAL

11-4-11. Flag Lot Subdivisions

A. General:

1. Purpose: Flag Lot Subdivisions for single-family dwellings located in an agricultural or Rural Residential zone east of Hwy 38 may be allowed to accommodate the development of land that otherwise cannot reasonably be developed under the regulations contained in this title or other titles adopted by the city. The primary purpose of allowing flag lots is not to make development of land easier and more profitable, but rather, allowance of flag lots is intended to serve as a "last resort" for land which may not otherwise be reasonably subdivided under ordinary lot development standards.
2. Intention: It is the intention of the City, when considering subdivisions with flag lots, to consider the future conversion of the staff portions of flag lots to a public road, specifically contiguous staffs.
3. General Configuration: A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion. See Exhibit A for more information.

B. Land Use Authority: The following table outlines the Land Use Authorities:

Type of Application	Reviewing Body	Recommending Body	Land Use Authority	Appeal Authority
Preliminary Flag Lot Subdivision	Development Review Committee	Planning Commission	City Council	Hearing Officer
Final Flag Lot Subdivision	Development Review Committee	Planning Commission	City Council	Hearing Officer

C. Subdivision Application Process and Requirements:

1. The Flag Lot Subdivision Application Process and Requirements shall be the same as that described in Title 11, Chapter 4-2.
2. A Flag Lot Subdivision application shall be considered a special subdivision application in which the City Council may set conditions for approval as found in this chapter.

D. Conditions to Be Considered: When land is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

1. More than two (2) flag lots with contiguous staffs shall not be approved. See Exhibit A for more information.
2. Whether development of the property in question under otherwise applicable provisions of this title is reasonable and practical.
3. Creation of a flag lot shall not foreclose the possibility of future development of large adjacent interior lots unless a street can be extended to such lots from other property.

E. Findings Required: Flag lots shall be prohibited unless all the following findings are made:

1. Flag lots shall be created only from a legally created lot of record which abuts State Highway 38.
2. The flag portion of the flag lot shall be entirely located in an agricultural or Rural Residential zone; the flag portion shall not be split-zoned.
3. The developer provides written and illustrative evidence showing property development with and without proposed flag lots which demonstrates:
    a. The design of the flag lot(s) is compatible with the design of the overall subdivision and adjacent property(ies).
    b. No other viable subdivision design alternatives exist that will allow for a conventional lot, including consideration of:
        i. The current, proposed, or alternative zoning;
        ii. The possibility of incorporating the subject property with adjacent property to achieve a more unified development of the area and eliminate the need for a flag lot;
        iii. Alternative street designs and improvements; and
        iv. Any other reasonable means that would render a flag lot unnecessary.
    c. Access to the flag lot is provided through the staff portion of the lot.
    d. The viability of future expansion and extension of the staff into a future public street right of way.

F. Development Standards:

1. Flag Lot Subdivisions shall contain no more than two (2) lots.
2. The staff portion of a flag lot shall:
    a. Front on and be contiguous to State Highway 38 right of way;
    b. Be straight with a uniform width of thirty (30) feet, minimum, or if contiguous with an existing staff, be of such width to make a combined total uniform width of sixty (60) feet;
    c. Be used only for ingress/egress with no structures or buildings erected within the staff portion; and
    d. Be improved with a hard surface such as concrete, asphalt, or compacted road base with an approved dust prevention treatment, capable of meeting fire code requirements.
3. The flag portion of a flag lot shall:
    a. Conform to the minimum lot size requirement of the zone where the flag portion is located; and
    b. Contain sufficient turnaround space for emergency vehicles near the buildable

area on the lot, sufficient to meet fire code requirements.

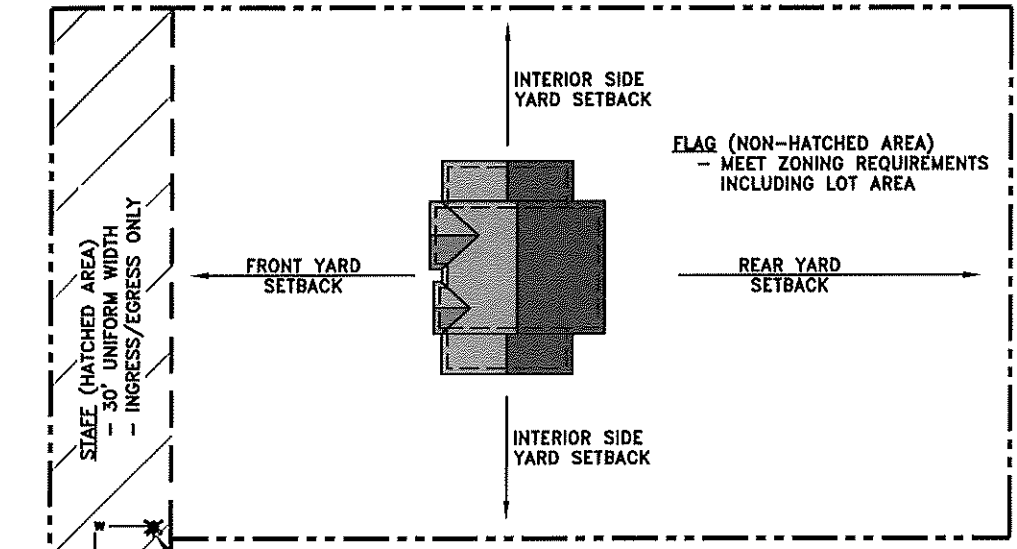
4. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag portion of the flag lot is located.
5. Fire Protection: A main building shall be located not more than 300 feet from a fire hydrant, as measured along the highway right of way and/or along the staff portion of a flag lot.
    a. When the distance exceeds 300 feet, the developer, as his own expense, shall install water line and a fire hydrant as needed to obtain required fire flow and pressure. City Engineer shall determine required size of water line. Water line and fire hydrant(s) shall become the property of the City upon final acceptance of the improvements.
    b. Developer shall dedicate to the City a twenty (20) foot wide easement for any water line and/or fire hydrant located on private property for access to and maintenance of the water line and/or fire hydrant.
6. Clear address signage shall be installed and maintained at the intersection of the staff and State Highway 38 by the owner, including notice that the driveway is a private right of way.
7. All improvements in a flag lot subdivision, including installation of the hard surface and fire hydrants, shall be provided at the subdivider's expense. No building permits shall be issued for a proposed flag lot until improvements are fully installed. Required improvements and applicable conditions of approval for a flag lot subdivision shall be constructed and bonded pursuant to Title 11 Chapter 5.
8. Developer shall submit proof of an approved Conditional Access Permit granted by the Utah Department of Transportation with final flag lot subdivision application.
9. See Exhibit A for more information.

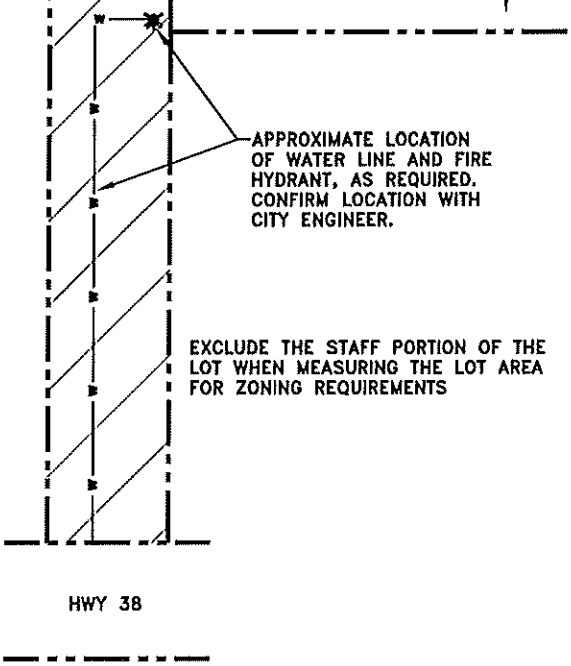
G. In addition to the above Development Standards, the City Council may, as part of a preliminary or final flag lot subdivision approval, impose additional conditions on a flag lot including, but not limited to, the following:

1. Fencing and screening requirements.
2. Location and height of the dwelling.
3. Additional off-street parking and/or backup space designed in accordance with standards set forth in chapter 19 of this title.
4. Upon review, the city may require installation of curb, gutter, and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.

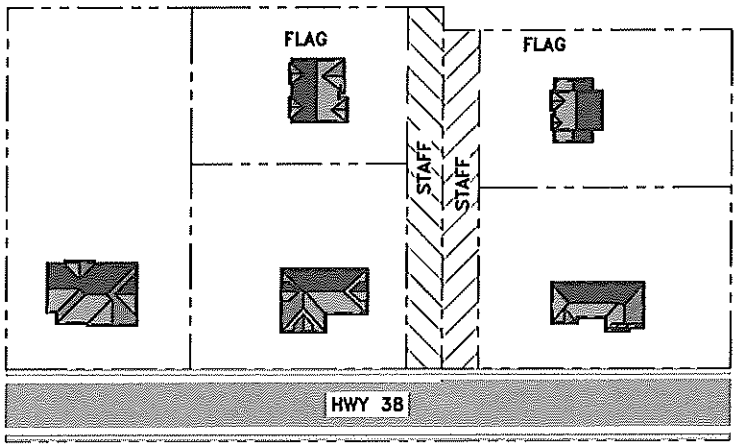
EXHIBIT A

SEE ORDINANCE 11-4-11 FOR SPECIFIC REQUIREMENTS

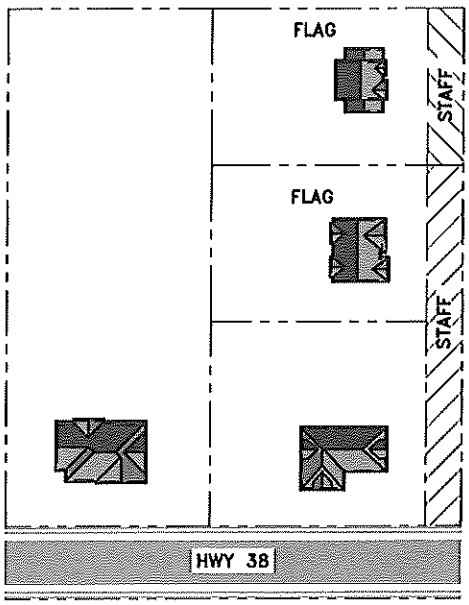


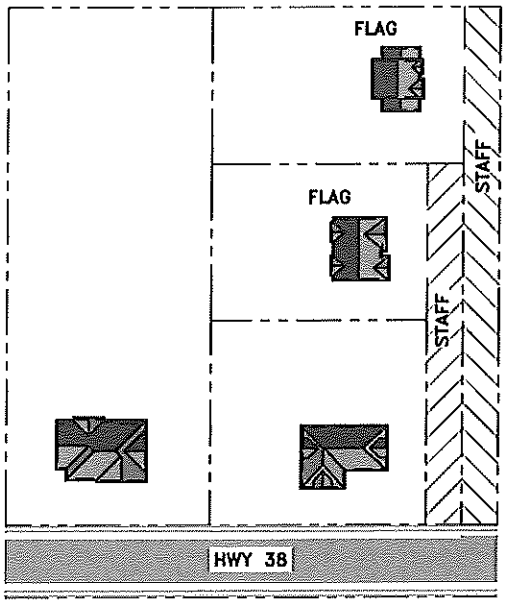


ALLOWED CONFIGURATION EXAMPLE



NOT ALLOWED CONFIGURATION EXAMPLES





Honeyville City
Preliminary Flag Lot Subdivision Application Submittal Checklist

All items shall be submitted in pdf format unless otherwise noted.

- Completed and signed application
- Owner's Affidavit, if applicable
- Fees paid
- Title Report (for all involved properties)
- Copies of any agreements with adjacent property owners relevant to the proposed subdivision
- Essential Facilities (ref: 11-5-2)
    - Culinary water will serve letter (if City-served, plan approval is will-serve)
    - Irrigation water facilities
    - Sewage disposal (Bear River Health Department septic suitability letter)
    - Stormwater Drainage
    - Fire protection
- UDOT Pre-Application Meeting and Access Application, if applicable
- Compliance with Master Planned streets and utilities
- Storm Water Report (signed and sealed) (detention calculations) (see City PW Standards)
- Estimated cost of infrastructure improvements (as per Utah Code 10-20-807)
- In accordance with City Code 11-4-11.E:
    - Provide written and illustrative evidence showing property development with and without proposed flag lots which demonstrates:
        - The design of the flag lot is compatible with the design of the overall subdivision and adjacent property(ies).
        - No other viable subdivision design alternatives exist that will allow for a conventional lot, including consideration of:
            - The current, proposed, or alternative zoning;
            - The possibility of incorporating the subject property with adjacent property to achieve a more unified development of the area and eliminate the need for a flag lot;
            - Alternative street designs and improvements; and
            - Any other reasonable means that would render a flag lot unnecessary.
        - Access to the flag lot is provided through the staff portion of the lot.
        - The viability of future expansion and extension of the staff into a future public street right of way.
- American Land Title Association (ALTA) Survey [Four (4) 22"x34" hard copies and one (1) pdf]
- Preliminary Subdivision Plat (all items as applicable) [Four (4) 22"x34" hard copies and (1) pdf]
    - Name of Subdivision (distinct from any subdivision name on a plat recorded in the Box Elder County Recorder's office)
    - City, County, State
    - Name and address of owner/developer
    - Name and address of surveyor
    - Date of preparation and revision dates

- North arrow, bar scale, basis of bearing
- Legend
- Vicinity map
- Location of the nearest elevation benchmark and survey control monument
- Total acreage of the proposed subdivision
- Existing surveyed property boundaries
- Overall proposed subdivision and phasing (future proposed development extension, if applicable)
- Existing owners of adjoining property and parcel ID number
- Adjacent subdivisions name and phase
- Legal description of entire subdivision boundary
- Legal description of remainder parcel, if applicable
- Compliance with current zoning
- Existing on-site septic systems, water facilities and storm water facilities, field drains, culverts, and natural watercourses, and within 100' of subdivision boundary
- Water conveyance facilities within 100' of subdivision boundary (Utah Code 10-20-803)
- Rights-of way, including dimensions, within 100' of subdivision boundary
- Rights-of-way, existing and proposed
    - Bearings and distances of centerlines
    - Widths
    - Road coordinate and name, if desired
    - Identify whether recorded (dedicated) or claimed by usage
- Lots, proposed
    - Lot number
    - Bearings and distances of lot lines
    - Gross area (sq ft)
    - Flag portion area (sq ft)
    - Setback lines including front, side, and rear, including dimensions
    - Width of each lot at required setback line (parallel to right-of-way)
    - Buildable area (sq ft)
    - Location of proposed septic systems, approximate
- Easements, existing and proposed
    - Bearings, lengths, widths, purposes
- Sensitive lands
    - Geologic hazards
    - Sensitive wildlife habitat
    - Floodplain and flood-prone areas (Honeyville Code, Title 12)
    - Wetlands
    - Steep slopes (>15%)
- If the plat includes a remainder parcel, a sketch of the prospective future street system
- If any portion of the proposed subdivision is within 300 feet of an Agriculture Protection Area, the notice language found in Utah Code §17-41-403(4).

- If any portion of the proposed subdivision is within 1,000 feet of an Industrial Protection Area, the notice language found in Utah Code §17-41-403(4).
- If any portion of the proposed subdivision is within 1,000 feet of a Critical Infrastructure Materials Protection Area, the notice language found in Utah Code §17-41-403(4).
- If any portion of the proposed subdivision is within 1,000 feet of a Mining Protection Area, the notice language found in Utah Code §17-41-403(4).
- If any portion of the proposed subdivision is within 1,000 feet of a Vested Critical Infrastructure Materials Operation (extracting, excavating, processing, or reprocessing sand, gravel, or rock aggregate where that use is not permitted by City ordinances), the notice language found in Utah Code §10-20-816.

- Improvement Plans (signed and sealed) (all items as applicable)[Four (4) 11"x17" hard copies and (1) pdf]
  - Cover sheet, index of drawings, general notes, legend
  - Existing and proposed utility plans, plan and profile (culinary, irrigation, and secondary water, septic systems, storm drain)
    - Existing on-site utilities, public and private
    - Culinary water (pipe size, material, fittings, valves, fire hydrants, radius if curved, services location and size, distance to sanitary sewers, pressure zone boundaries, PRV locations and details, etc.)
      - Any and all rule exceptions and permits from the DDW must be provided prior to final plan approval (e.g. inadequate water/sewer clearance, stream crossing, etc.)
    - Irrigation water (pipe size, material, slope, services/turnout locations and size, etc.)
    - Secondary water (pipe size, material, fittings, valves, radius if curved, services location and size, etc.)
    - Septic system locations, approximate
    - Storm drain (pipe size, material, slope, $Q_{required}$ and $Q_{capacity}$, manholes, structures, receiving conveyance capacity) (see also site, grading, and drainage plans)
  - Site, grading, and drainage plans
    - Existing and proposed contours (2' contours or better in >5% areas; 1' contours in <5% areas)
    - Slope calculations and slope map of existing conditions if east of SR-38
    - Existing floodplains and flood prone areas (see Honeyville City Ordinance Title 12)
    - Existing structures to be demolished
    - Existing structures to remain
    - Existing and proposed retaining walls
    - Existing and proposed fencing
    - Mailbox location
    - Canal and/or irrigation company compliance (i.e. piping or crossing canal)

        - Existing drainages and watercourses
        - Existing irrigation canals and ditches
        - Existing springs or wells
        - Source protection zone boundaries
        - Existing onsite septic systems
        - Existing geologic hazards
    - Applicable City Standard details or detail sheets or reference to
- Storm Water Pollution Prevention Plan and Notice of Intent, as applicable
- Plan approval from outside entities (fire district, canal companies, Bear River Health Dept., etc.)
-

HONEYVILLE

Final Flag Lot Subdivision Application Form

Subdivision Name: _____

Location or Approx. Address: _____

Parcel Number(s): _____

Date of Preliminary Approval by City Council: _____

Number of Proposed Lots: _____

Current Subdivision Zoning: _____ (list more than one zone if necessary)

Current Zoning of Flag Portion of Proposed Flag Lot: _____ (must be agricultural or Rural Residential; not split zoned)

Property Owner:

Owner Name: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Applicant/Agent:

Name: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Surveyor:

Name and Company: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Engineer:

Name and Company _____

Mailing Address: _____

Phone Number: _____

Email: _____

References: City Ordinance 11-4-11

Attachments: Applicant Certification, Agent Authorization, Final Flag Lot Subdivision Application Checklist

Applicant Certification for
Final Flag Lot Subdivision Application

I swear the statements and answers contained herein, and in the associated submittal, thoroughly, to the best of my ability, present the argument on 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 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, City Council, or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Agent's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

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 _____, 20___

Signed: _____
Property Owner

_____
Property Owner

Subscribed and sworn to before me on this _____ day of _____, 20____

_____
Notary Public

Honeyville City
Final Subdivision Application Submittal Checklist

All items shall be submitted in pdf format unless otherwise noted.

- Completed and signed application
- Owner's Affidavit, if applicable
- Fees paid
- Updated Title Report (if more than 6 months since preliminary submittal)
- Tax Clearance
- UDOT Access Permit (when applicable)
- Improvement completion assurance (as per City Code)
- Proof that developer has "... notified each public utility that is anticipated to provide service to the subdivision." [Utah Code 54-3-27(5)]
- Agreements (e.g. development, pioneering, protection strip, etc.) (when applicable)
- Covenants, Conditions, and Restrictions (when applicable)
- Off-site easements (when applicable)
- Storm Water Construction Activity Permit (SWPPP)
- Final Subdivision Plat (all items as applicable) (one pdf and one 22"x34")
    - Signed and sealed
    - Name of Subdivision
    - City, County, State
    - Section/Township/Range, Base and Meridian
    - Name and address of owner/developer
    - Name and address of surveyor
    - Surveyor's certificate
    - Narrative
    - Approval authorities' signature blocks (Mayor, Planning Commission Chair, DRC Chair, City Engineer, City Attorney, as applicable)
    - Owner endorsements with notary acknowledgments
    - Dedication language for all rights-of-way, easements, common spaces, parcels, etc.
    - Date of preparation
    - North arrow, bar scale, basis of bearing
    - Legend
    - Vicinity map
    - Existing surveyed property boundaries
    - Existing owners of adjoining property and parcel ID number
    - Adjacent subdivisions name and phase
    - Legal description of entire subdivision boundary (written and depicted)
    - Legal description of remainder parcel
    - Adjacent rights-of way
    - Street rights-of-way, including centerline call and width

- Street monuments
- Lots, including number, address, size, lot line calls
- Existing structures to remain
- Curve and line tables (curve data to include length, radius, delta, chord length, and chord bearing)
- R-lot notations and restrictions
- Easements (PUE, MUE, specific utility, access, snow storage, temporary turnaround, etc.)
- Location of all monuments, corners, and other points, both found and erected
- Plat notes as required by approval authority (culinary/irrigation water, septic, PUEs, floodplain and flood prone areas, etc.)
- Notation of any self-imposed restrictions, including proposed final restrictive covenants, and all other restrictions as required by the Approval Authority
- Location of common space, open space, or other reservations
- Protection strips
- No access/limited access lines
- Delineated wetlands
- Drinking Water Source Protection zone boundaries
- Floodplain and flood prone area boundaries, and minimum finished floor elevations
- Septic requirements
    - location of all soil exploration pits and percolation test holes shall be clearly identified on the subdivision final plat and identified by a key number or letter designation
    - results of such soil tests, including stratified depths of soils and final percolation rates for each lot shall be recorded on or with the final plat
- Identification of front, side, and back yard lines
- Restriction that staff shall be used for ingress/egress only
-