

**The Minutes of  
Honeyville City Planning Commission  
June 28, 2023, Regular Meeting**

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

Present were Chairman Kenny Funk. Commission Members Staci Zilles-Nelson, Laurie Hunsaker, Jacob Jaques, Bob Kosbab and Ty Walker. Cherisse Kaminska was excused from the meeting.

Employees present: Brittiny Chlarson, Clerk/Recorder  
Codey Illum, Zoning Administrator

Approximately 16 members of the public were present.

**Kenny Funk** offered the Invocation and led the group in the Pledge of Allegiance.

**Conflict of Interest, if any:** None noted.

**Public Comment Period:**

**Tosh Farr:** Expressed concern about what a fence or corral is and wondered where these fences can be placed in regard to the property line. He also expressed concern about where electrical fences will be allowed.

**Public Hearing – Amending Honeyville City’s Land Use Code, Specifically Chapter 11: Residential Zones and Chapter 10: Agricultural Zones.**

**A. Open Public Hearing: Opened at 7:06 p.m.**

**LAURIE HUNSAKER motioned to open the Public Hearing to Amend Honeyville City’s Land Use Code, Specifically Chapter 11: Residential Zones and Chapter 10: Agricultural Zones at 7:06 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.**

**Codey Illum** stated that this is the first step in clearing up current ordinances. There are some items such as the church and city building that currently are not allowed in the zone that they reside so these will now be showed as an allowed use. The City is also looking to change the accessory building setbacks to 10 feet.

**Gary Maddsen** asked if the city was changing the height requirements for accessory buildings. **Kenny F** clarified that they are not. **Gary** questioned how Honeyville measures the height of a building where they do not have a curb and wondered if they could address this issue in a future meeting.

**Kenny F** explained that in the recommended changes the commission has defined what an RR lot is. It is defined by 217.8 ft. deep. That along with the required frontage will equal 1-acre.

**Rich Shaw** asked if this would affect 6900. **Kenny F** explained that it is currently zoned A-5 but it shows RR in the future land use map, so if it were rezoned the proposed definition would apply.

**B. Close Public Hearing: Closed at 7:11 p.m.**

**BOB KOSBAB** motioned to close the Public Hearing at 7:11 p.m. **STACI ZILLES – NELSON** seconded the motion. **MOTION CARRIED** with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.

**C. Action Item: Amending Honeyville City's Land Use Code, Specifically Chapter 11: Residential Zones and Chapter 10: Agricultural Zones.**

**JACOB JAQUES** motioned to recommend approval of the presented changes to Honeyville City's Land Use Code, Specifically Chapter 11: Residential Zones and Chapter 10: Agricultural Zones, as presented. **LAURIE HUNSAKER** seconded the motion. **MOTION CARRIED** with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.

#### **Zoning Administrator Report – Codey Illum:**

- A. Building Permits:** One electrical permit has come through.
- B. General Plan:** There was a meeting regarding the General Plan where they were informed that the city had received some grants to help pay for an updated General Plan. Also, part of those funds will be used to address the city's code. The consultant involved with the General Plan will also be at the park on the 4<sup>th</sup> of July gathering input on what the citizens would like to see in a General Plan.

**Public Hearing – Adopt Honeyville City’s Trails Plan:**

**A. Open Public Hearing: Opened at 7:14 p.m.**

**STACI ZILLES-NELSON motioned to open the Public Hearing to Adopt Honeyville City’s Trails Plan at 7:14 p.m. TY WALKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.**

**Trevor Gardner** felt that the presented plan was a bit misguided and points the city in the wrong direction. He was concerned about the amount of private land this plan encumbers. He felt that the city could focus more on finishing the sidewalk system to provide a walking area for the citizens. He also didn’t like that there was a lot of input from people who were not a part of the community.

**Tosh Farr** stated that he moved to Honeyville from Roy and that in Roy they have a trails system that is used a lot. He would like to see a trails system where residents can ride their bikes safely. He didn’t feel that putting it through residents’ properties was the answer but he thought that there could be another way, such as areas near the railroad.

**Jason Maughn** participated in the survey and was disappointed in the lack of response. He felt that the city needed more input before moving forward with the plan.

**Shelly Gardner** reported that 146 responded to the survey and 22 were not from the community. This would mean that not even 10% of the community responded. She felt that the survey was not advertised as well as it should have been and her concern is that the majority of the community was not represented in the survey.

She also shared that some of the projected trails would run adjacent to their property and they were concerned with the repercussions of this. She felt that focusing on the parks first would be a better route for the city.

**Gary Maddsen** shared that he also did not hear anything about the survey. He raised concerns about private property as well, but also felt that if done right the city could benefit from some trails. He also felt that the city should put the survey back up and get further input from citizens.

**Brittany** the city clerk/recorder clarified that the survey information went out in every water bill and was also posted on the Honeyville City’s website. She also informed residents that they can sign up from alerts on honeyvillecity.org so that when information like this is posted they can receive a text or email alert.

**Codey Illum** stated that the information presented is just a plan. He said that this plan helps the city make decisions as development comes in. These types of plans are put in place to make sure that the burden of development does not fall on the citizens but rather on the developer. The plan presented was funded by UDOT because they are wanting to help rural communities before it becomes a big issue.

**Steffanie Tugaw-Maddsen** asked if this plan was part of the plan that is being developed for the entire Wasatch Front. **Codey I** said that it is a part of it because UDOT wants to get people off of the highways.

**Vickie Chidester** asked whether or not the city had found out who has ownership along the railroad. **Kenny F** stated that the plan does not address any ownership issues.

#### **B. Close Public Hearing:**

**BOB KOSBAB** motioned to close the Public Hearing to Adopt Honeyville City's Trails Plan. **LAURIE HUNSAKER** seconded the motion. **MOTION CARRIED** with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.

#### **C. Action Item: Adopt Honeyville City's Trails Plan:**

**Kenny F** felt torn about his decision. He knows that the survey was advertised, but would like the community's input.

**Jacob J** stated that he has worked in areas where trails were brought in and with that it brought in a bunch of trash.

**Staci Z-N** asked if they could choose trails that were not infringing on private property.

**Kenny F** stated that they are looking at a plan. The private property shown in the plan could eventually be sold and subdivided into homes, if that were to happen the city could require the developer to pay fees towards the trails if they have it in the plan.

**Ty W** asked if there was a time frame the city needed to act within because of the grant.

**Kenny F** clarified that the grant was used to develop the trails plan so those funds have already been used for the presented plan.

**STACI ZILLES-NELSON** motioned to recommend denial of the proposed Honeyville City's Trails Plan. **JACOB JAQUES** seconded the motion. **THE MOTION TIED** with Staci Zilles-Nelson for, Laurie Hunsaker against, Jacob Jaques for, Bob Kosbab against, Kenny Funk against and Ty Walker for.

**ACTION ITEMS:****A. Road Vacation Application – Shaw, Honeyville LLC, Ravenburg, Munns:**

**Mike Ravenburg** addressed the commission about the request to have a road vacated from the city to the land owners. The road is located south of the bridge that goes over the Bear River. The landowners have been following the process of making this request and have created an easement for all landowners to have access to the road in the event that the city were to vacate it. They have surveyed the area and are prepared to make any additional steps that are necessary. **Kelly Shaw** another landowner in the area presented the commission with maps and pictures of the nuisance that goes on down there. The Sheriff's Department has responded to all kinds of mischief in that area. Including drug deals, fires and trash being dumped. **Mike R** showed the commission the survey map and explained the process. **Kelly S** stated that the end goal is to stop the vandalism and crime down that road. It was also pointed out that it dead ends into a field. The Planning Commission will hold a Public Hearing on this next month.

**B. Concept & Prelim Application – Cody Tolman**

**Cody Tolman** presented his concept & prelim plan along with the city engineer's recommendations. He is requesting to divide off a section of his property to create a new parcel in order to build a new home. **Kenny F** stated that the engineer is recommending approval of this application.

**LAURIE HUNSAKER motioned to approve the Cody Tolman Concept & Prelim Application. BOB KOSBAB seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.**

**C. ADU & Guesthouse Guidelines:** Box Elder County's ADU guidelines were presented. **Kenny F** really like those guidelines, but reminded the commission that internal ADU's are permitted according to state law. **Laurie H** mentioned that the county's also addressed guidelines for internal ADU's. She also recommended changing section 5-6-060-H, she did not want to address who is related. She also suggested looking at sections I – L. **Kenny F** would like to address ADU's by zoning. He would like it to be a conditional use in the A-20, A-5, A-5A, & RR, but not allowed in R-1 or R-2. He also suggested following state statute for off-road parking. **Laure H** questioned the length of time a guest home is allowed to be used in section 5-6-060-C. **Kenny F** will compile the notes and present them to the commission again.

**D. Defining Structure/Fence/Corral:** The Commission would like the attorney to look at presented suggestions to see if she has any concerns about the changes. Once they receive feedback from the attorney, they will then hold a Public Hearing. **Bob K** suggested listing what kinds of materials can be used according to zone.

E. Approval of Minutes: 05/24/23

STACI ZILLES-NELSON motioned to approve the Minutes of 05/24/23 as presented. TY WALKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.

Agenda Items for Next Month:

- A. Vacate Road – Public Hearing
- B. Defining Structure/Fence/Corral – Action
- C. ADU - Discussion

STACI ZILLES-NELSON motioned to adjourn at 8:37 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Kenny Funk for and Ty Walker for.

Meeting Adjourned 8:37 at p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: Aug 16 2023



  
Brittiny Chlarson – Clerk/Recorder

  
Kenny Funk - Chairman