

**The Minutes of
Honeyville City Planning Commission
August 16, 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, Bob Kosbab and Cherisse Kaminska. Laurie Hunsaker arrived at 7:04p.m. Jacob Jaques & Ty Walker were excused from this meeting.

Employees present: Brittiny Chlarson, Clerk/Recorder
Codey Illum, Zoning Administrator
Wendy Lindauer, Deputy Clerk
Dana Shuler, City Engineer

Approximately 5 members of the public were present.

Staci Zilles-Nelson offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period: No comments were made.

Public Hearing – Request to Vacate a Honeyville City Road to Land Owners:

A. Open Public Hearing: Opened at 7:03 p.m.

BOB KOSBAB motioned to open the Public Hearing regarding the Request to Vacate a Honeyville City Road to Land Owners at 7:03 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Bob Kosbab for, Kenny Funk for and Cherisse Kaminska for.

Kenny F felt torn on this topic because he felt it could be an asset to the city to keep the land but doesn't feel that the city is maintaining it.

Rich Shaw stated that the city has not maintained that land for years. He also explained that the road does not go anywhere, it's a dead-end road to private property. He also stated that they continue to have problems with people dumping junk onto their property.

Kelly Shaw stated that in order to get to the river people would have to go through nasty tules and weeds. The road is simply used for the farmers in that area to access and maintain their land.

Mike Ravenburg shared that the state considers the low water mark to the high water mark their property so it makes the river access argument a little more complicated. He shared that they are trying to be good citizens.

B. Close Public Hearing: Closed at 7:09 p.m.

STACI ZILLES-NELSON motioned to close the Public Hearing at 7:09 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Bob Kosbab for, Kenny Funk for and Cherisse Kaminska for.

C. Action Item: Request to Vacate a Honeyville City Road to Land Owners

Dana S asked if the city had a utility easement in this area.

Kelly S stated that there have been 7 title reports over the years and there has never been any utilities down there.

There was further discussion about a 100 ft. lane that was turned over to the landowner from the county when it was no longer needed. And felt that this set a precedence. The landowners also shared that the land is in a floodplain so it is not a developable area.

BOB KOSBAB motioned to recommend approval of the request to vacate a Honeyville City Road to landowners as presented. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Bob Kosbab for, Kenny Funk abstained and Cherisse Kaminska for.

Zoning Administrator Report – Codey Illum:

- A. Cody Tolman Subdivision:** Cody will hopefully be presenting his application in next months meeting.
- B. Strange Subdivision:** The Strange's presented a subdivision application years ago and let it drop. However, they have reached out again and are planning to start the process again.

DISCUSSION ITEMS:

- A. General Plan – Mike Hansen:** **Mike H** presented a draft of the General Plan. He was able to interact with the public at the 4th of July celebration and most of the citizens have stated that they want the community to stay rural and agricultural. He also

shared that the General Plan is the vision, but that the code should reflect the details.

There was discussion about transportation plans, short term rentals, and ADU's being the main areas that needed direction.

B. ADU & Guesthouse Guidelines:

Dana S stated that she liked the outline she reviewed she just had a few redline items to make it match the code.

The Commission discussed that the 40% size of the ADU would be based off of the main building footprint minus the garage. It was also decided to remove the section that restricts subdividing in the future as it would have to go through the subdivision process anyways. The current code addresses parking, but they decided to reference that section of the code in the ADU section and to clarify that an ADU is not an accessory building.

It was clarified that multi-family is 3 or more units whereas 2-family is different.

Kenny F shared that they need to update the Floodplain Ordinance. Dana will be the administrator but they need a committee to help create this. Cherisse volunteered to help and it was clarified that they will try and recruit someone else from City Council.

ACTION ITEMS:

A. Approval of Minutes: 06/28/23

BOB KOSBAB motioned to approve the Minutes of 06/28/23 as presented. CHERISSE KAMINSKA seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Bob Kosbab for, Kenny Funk for and Cherisse Kaminska for.

Agenda Items for Next Month:

- A. ADU - Action**
- B. General Plan – Public Hearing**
- C. Structure/Fence/Corral – Discussion**
- D. Setbacks Accessory Building – Discussion**
- E. Cody Tolman Subdivision – Public Hearing**

STACI ZILLES-NELSON motioned to adjourn at 8:26 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Bob Kosbab for, Kenny Funk for and Cherisse Kaminska for.

Meeting Adjourned at 8:26 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 9-27-23



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Kenny Funk
Kenny Funk - Chairman