

**The Minutes of
Honeyville City Planning Commission
July 31, 2024 Regular Meeting**

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

Present were Vice Chair Kenny Funk. Commission Members Bob Kosbab, Jacob Jaques, Cherisse Kaminska and Staci Zilles-Nelson. Laurie Hunsaker & Ty Walker were excused from this meeting.

Employees present: Brittiny Chlarson, Clerk/Recorder
Wendy Lindauer, Deputy Clerk

There were approximately 11 members of the public were present.

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

Conflict of Interest, if any: None noted.

Public Comment Period:

No comments were made.

Public Hearing – Harper Haven Proposed Rezone from A-5 to A-5A:

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

BOB KOSBAB motioned to Open the Public Hearing for the Harper Haven Proposed Rezone from A-5 to A-5A at 7:03 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Kenny F explained that the current zoning of A-5 requires a minimum lot size of 5 acres. The new zone, A-5A, that is being requested was created to replace the A-20. It is still an agricultural zone, but instead of requiring a 5-acre lot it requires an average of what 5 acre lots would be. The largest lot size has to be less than 10 acres, but the minimum size can be 2.5 acres.

David Forsgren expressed that with the current zoning along the highway and with the re-zone then the landowners could put 10 lots on the piece of land. He also asked if secondary water would be required. Kenny F stated that there is a requirement for secondary water in the development standards.

Steve Flint was concerned that if the land was developed that the new neighbors would complain about the dust that gets kicked up from his arena and wondered if he would need to get some sort of permit to make sure he could continue using his land for riding horses like he has done for years. **Kenny F** stated that it is an agricultural zone and that it shouldn't be an issue.

David Yates the landowner addressed the public and stated that they had submitted a preliminary application for a subdivision which was approved by the Planning Commission with the condition that the requested re-zone was approved.

He stated that they are trying to be in compliance with the general plan and felt that the A-5A gives them the flexibility they need to make their proposed subdivision work. **David Forsgren** asked about the infrastructure. **David Yates** stated that if this is approved then they will move forward with the applications and plans that include their proposed infrastructure.

B. Close Public Hearing: Public Hearing Closed at 7:18 p.m.

JACOB JAQUES motioned to Close the Public Hearing for the Harper Haven Proposed Rezone from A-5 to A-5A at 7:18 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

C. Action Item: Recommendation to City Council Regarding Harper Haven Proposed Rezone from A-5 to A-5A:

Staci Z-N wanted to make sure that the landowner was aware that there are secondary water requirements. **Kenney F** informed them that the city is in the process creating a secondary water ordinance and that there would be specific requirements, but he was not aware of what those are at this time. As the applicant proceeds with the process those will be made clear. He also read from the code stating what is required for a re-zone as well as subdivision requirements.

JACOB JAQUES motioned to recommend approval of the Harper Haven Proposed Rezone from A-5 to A-5A. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

City Council Meeting Report – Vice Chair Kenny Funk:

A. Report: **Kenny F** reported that the RV Ordinance and ADU Ordinance were approved by the City Council. He also stated that the city engineer & attorney are working on the subdivision and secondary water ordinances.

Zoning Administrator Report – Codey Illum:

- A. **Zoning Admin Report:** Kenny F reported that effective August 1, 2024 he will be the new Zoning Administrator. Because of this he will be stepping down from serving on the Planning Commission.

DISCUSSION ITEMS:

ACTION ITEMS:

- A. **Nick Hohlios CUP Application:** Nick H reported that he would like to live in his RV while he builds his home. He stated that the footings would be poured tomorrow so the building process has already begun, and he didn't plan on living in his trailer for long. He needs to live in his trailer while he builds so that his kids can start school in the district. Kenny F asked that the parcel # and zone be updated on the application.

JACOB JAQUES motioned to approve Nick Hohlios' CUP application for the length of one year. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- B. **Walter Caldwell CUP Application:** Walter C stated that he is 85 and would like to have his daughter-in-law living close to help take care of him & his wife. Kenny F stated that according to the code they cannot grant a CUP for living in a camp trailer. According to the ordinance they can only grant a CUP if they are building a home or if they are staying in it for 7 days per calendar quarter. Walter C asked if he could go in front of the City Council. Kenny F stated that there is a public comment period during City Council and he is welcome to present it there. Bob K & Cherisse K both expressed that they have to follow the ordinances.

BOB KOSBAB motioned to deny the Walter Caldwell CUP Application. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- C. **Approval of Minutes – 05/22/24:**

JACOB JAQUES motioned to approve the minutes of 05/22/24 as presented. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

D. Approval of Minutes – 06/26/24:

STACI ZILLES-NELSON motioned to approve the minutes of 06/26/24 as presented. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Agenda Items for Next Month:

- Define Junk Cars (Discussion)

JACOB JAQUES motioned to adjourn at 7:38 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 7:38 p.m.

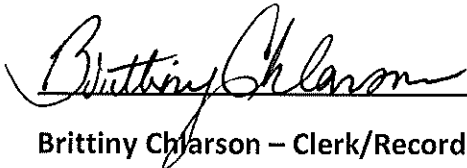
The foregoing minutes were taken and typed by Brittney Chlarson.

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

ATTEST:

DATE APPROVED: 8/28/24




Brittney Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair