

**The Minutes of
Honeyville City Planning Commission
June 26, 2024 Regular Meeting**

Laurie Hunsaker called the meeting to order at 7:00 p.m.

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

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

There were approximately 10 members of the public were present.

Jacob Jaques offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period:

John Arbon asked about the subdivision process. He was advised to go online and look at the subdivision application because there is a checklist that explains the process.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. Report:** Laurie reported that the consultants, Hansen's, has started the process of updating the ordinance to match what was passed in current legislation.

Zoning Administrator Report – Codey Illum:

- A. Zoning Admin Report:**
 - Building Permits:** Codey reported that he has only received one building permit which is a fence permit for the Camelot Inn.

DISCUSSION ITEMS:

- A. Subdivision Ordinance:** Laurie asked the commission members to review the requirements for this ordinance at home so they could come prepared to make suggestions next month.

ACTION ITEMS:

A. Yates Concept Plan Application: The Yates presented their concept plan which shows 1-acre parcels along Highway 38 with 5 acre lots behind. They have also submitted a rezone application for this parcel. They had concerns regarding the placement of the road. According to the city's master plan the Yate's would be required to put in a road running north & south. They showed a new road labeled "road A", but wondered if they could use the old railroad road, which runs along the west side of the property, to fulfill this requirement instead. **Staci Zilles-Nelson** pointed out that the road along the rail road does not belong to the City and that there has been a dispute for years as to who that road actually belongs to. **Dana S** stated that on the general master transportation plan it shows a future road going north and south for future development. The placement of the road on the plan is more of a conceptual plan not a concrete location. **The Yates** stated that they would much rather have a cul-de-sac or to use the road along the railroad if possible. They also clarified that UDOT is ok with two entrances off of the highway. **Jacob J** stated that he did not like the cul-de-sac because of issues that it creates. **Laurie H** stated that whatever meets the ordinance and city requirements would be acceptable. She also clarified that the city could not allow use of a road that they do not own. **Troy McNeely** stated that the State owns the old Bamberger Line and their transportation plan shows a future track coming through that area. He also clarified that there are several roads throughout town like the road presented. The intent if this is to prepare for future growth. They have to plan ahead. **David Yates** requested that the commission approve the concept plan on the condition that the rezone is approved. **Laurie H** explained that even if they approve the concept plan with a condition it still does not guarantee that the rezone will be approved.

KENNY FUNK motioned to approve the presented Harper Haven (Yates) Subdivision Concept Plan on the condition that it is able to be rezoned to A-5A after a public hearing. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques against, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson against.

B. Valencia CUP Application: **Laurie H** explained that Ms. Valencia has horses and smaller farm animals on her property. Her lot is .97 acres. She received a letter from the Mayor informing her that she does not have the proper acreage for the animals on that lot. She told the Mayor that she has some kind of a court ruling that states she is ok to have those animals. As of now, she has not supplied proof of this. **Cherisse K** asked if that lot was grandfathered in. **Kenny F** explained that it can be legal non-conforming. However, that lot would have needed to remain in that use. It cannot fall out of that use for a year, otherwise it will not stay legal nonconforming. He also stated that this is not a CUP application issue. According to the code under 10-6-10 it states that the property owner has the burden of establishing proof that it is legal nonconforming. This can be done by

witnesses, neighbors, etc. She also has to prove that the number of animals is the same as in the past.

STACI ZILLES-NELSON motioned to deny the Valencia CUP and that the city issue a letter informing her that she needs to provide proof that the animal use has not lapsed for more than a year since she lived there. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

- C. **RV Ordinance:** Kenny F felt that there is a case for legal non-conforming for people already living in trailers prior to the ordinance that was created. Laurie H stated that if there are safety issues or a nuisance then the individuals would not be considered legal non-conforming.

BOB KOSBAB motioned to recommend approval of the presented RV Ordinance as written. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

- D. **Approval of Minutes – 05/22/24:** Not included in packet. Will be voted on next month.

Agenda Items for Next Month:

- Harper Haven – Rezone Public Hearing (Action)
- Subdivision Ordinance (Action)

The commission discussed the grocery store plan that was previously submitted. And they felt that it is important to look into ways to get adequate water to that area as it can be beneficial to the city to have businesses there.

JACOB JAQUES motioned to adjourn at 8:20 p.m. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:20 p.m.

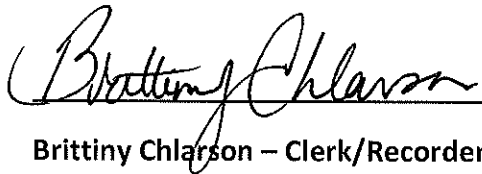
The foregoing minutes were taken and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 7-31-2024




Brittiny Chlarson – Clerk/Recorder


Kenny Funk – Vice Chair