

**The Minutes of
Honeyville City Planning Commission
September 27, 2023 Regular Meeting**

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

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

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

Approximately 4 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 – General Plan:

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

LAURIE HUNSAKER motioned to open the Public Hearing at 7:03 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

Mike Hansen with General Community Consultants presented the General Plan to the public.

B. Close Public Hearing: Closed at 7:10 p.m.

BOB KOSBAB motioned to close the Public Hearing at 7:10 p.m. TY WALKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

C. Action Item: Recommendation to City Council Regarding Adoption of the General Plan

Kenny F asked about the reference to the A-20 zone on page 27. He felt it would be more appropriate to refer to the A-5 in that section. **Mike H** asked if they would like to remove page 27 regarding A20 because the General Plan is supposed to support zoning. **Kenny F** suggested keeping everything except for things regarding to the 20-acre lot. It was suggested they change the verbiage to state "larger parcels or agricultural area" instead of referring to a specific lot size. **Mike H** also suggested changing titles on the ag sections. **Jacob J** asked how landowners get protected agricultural land. **Mike H** explained that the municipality has nothing to do with this process, the land owners go to the State to request this.

JACOB JAQUES motioned to recommend approval of the General Plan to the City Council with the changes that were discussed. **BOB KOSBAB** seconded the motion. **MOTION CARRIED** with **Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.**

Public Hearing – Tolman Subdivision Concept & Prelim Subdivision Application:

A. Open Public Hearing: Opened at 7:24 p.m.

LAURIE HUNSAKER motioned to open the Tolman Subdivision Concept & Prelim Subdivision Application at 7:24 p.m. **TY WALKER** seconded the motion. **MOTION CARRIED** with **Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.**

Cody Tolman presented his plan. He stated that he is wanting to dedicate a road east of Coopers rather than on the west side of his property.

Elaine Tolman owns the orchard by **Cody Tolman's** property. She explained why the road was initially suggested, but did not have an issue with **Cody** placing his access road on the east side.

B. Close Public Hearing: Closed at 7:34 p.m.

LAURIE HUNSAKER motioned to Close the Tolman Concept & Prelim Subdivision Application Public Hearing at 7:34 p.m. **JACOB JAQUES** seconded the motion. **MOTION CARRIED** with **Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.**

C. Action Item: Tolman Subdivision Concept & Prelim Subdivision Application

Dana S stated that the current plan is not showing the remainder parcel, which they will need to do. However, the remainder parcel will not be a part of the subdivision. She also explained that the road dedication must be within the subdivision boundary and not within the remaining parcel. There was further discussion about frontage and where the access road should be and how it would affect existing homes. **Kenny F** stated that **Dana** recommends... **Dana S** shared

that she does not have an issue with the road. **Kenny F** stated that the City Council has decided to use sidewalks rather than trails so he felt that they should require Cody to put in a sidewalk on 7200 N. as part of his subdivision improvements per the building code recommendations. **Cherisse K** felt it was silly to put in separate chunks of sidewalk. **Kenny F** reminded the Commission that it isn't their job to decide whether or not he should do something, it is their job to enforce the code.

TY WALKER motioned to recommend approval of the Cody Tolman Concept and Prelim application, waiving the requirements suggested by the staff, and that it be approved with the conditions set by the staff which are to show the remainder parcel on the final plat, add sidewalk along 7200 N., dedicate a 60 ft. road on the east side of the lot and show a no allowable building area on the final plat. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

Zoning Administrator Report – Codey Illum:

- A. Building Permits:** No major permits were submitted last month.
- B. Arbon Request:** John Arbon has changed his request from building 3 homes to one home. He is also requesting an easement rather than a road dedication. - - Codey wants to make it clear that they are not stopping him from developing, however they need to follow the Ordinance and Public Works Standards.

DISCUSSION ITEMS:

- A. A-5A:** **Kenny F** shared that there were concerns raised about this zoning and the use of unbuildable acreage being used to subdivide property. Such as using acreage separated by the railroad or using ground in the flood zone to create a lot. **Dana S** explained that a lot cannot be split by a railroad and it needs to be a buildable area. **Codey I** shared that for someone to have an A-5A they must apply for a rezone and it allows the commission the opportunity to approve or deny based on the situation.
- B. Water Ordinance:** The Commission worked on this ordinance about a year ago. **Kenny F** didn't have any new suggestions, but he wanted to keep the edits they had made and to remind the council of those recommendations. This ordinance is to address secondary water issues when developing land.
- C. Update on Flood Control Ordinance:** **Kenny F** stated that they are one meeting away from wrapping up this ordinance. This Ordinance will address requirements for individuals who want to build in the flood zone.

ACTION ITEMS:

- A. **RV Ordinance:** Kenny F recommended removing 10-7-8 and adding redline verbiage. There was further discussion about how long an occupied trailer would be allowed to stay on the property.

LAURIE HUNSAKER motioned to send the redlined copy of the RV Ordinance to our attorney for review, to be followed by a public hearing. JACOB JAQUES seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

- B. **ADU Ordinance:** The redline version was presented to the Commission with the changes to the tables that were suggested in previous meetings.

BOB KOSBAB motioned to send the redline copy of the ADU Ordinance to our attorney for review, to be followed by a public hearing. JACOB JAQUES seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

- C. **Approval of Minutes: 08/16/23**

BOB KOSBAB motioned to approve the Minutes of 08/16/23 as presented. LAURIE HUNSAKER seconded motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

Agenda Items for Next Month:

Water Ordinance – Action
RV Ordinance – Send to Attorney – Public Hearing
ADU Ordinance – Send to Attorney – Public Hearing
Tolman Subdivision Final – Action Item
Code Review – Discussion
Old Moratorium Ordinance 2007 – Discussion

Dana S stated that there was a moratorium put in place in 2007. But the city never removed it from their code so that is why they need to discuss this item.

LAURIE HUNSAKER motioned to adjourn at 8:47 p.m. TY WALKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Bob Kosbab for, Cherisse Kaminska for and Ty Walker for.

Meeting Adjourned at 8:47 p.m.

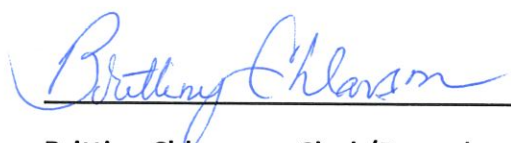
The foregoing minutes were taken and typed by Brittiny Chlarson.

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

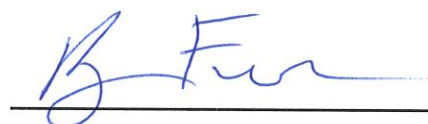
ATTEST:

DATE APPROVED: 10/25/2023




A handwritten signature in blue ink, reading "Brittiny Chlarson", written over a horizontal line.

Brittiny Chlarson – Clerk/Recorder


A handwritten signature in blue ink, reading "Kenny Funk", written over a horizontal line.

Kenny Funk - Chairman