

**The Minutes of  
Honeyville City Planning Commission  
October 23, 2024 Regular Meeting**

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

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

Employees present: Brittney Chlarson, Clerk/Recorder  
Wendy Lindauer, Deputy Clerk  
Kenny Funk, Zoning Administrator

There was one member of the public 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.

**City Council Meeting Report – Chair Laurie Hunsaker:**

- A. **Report:** Kenny F reported that there was discussion during City Council regarding UDOT cracking down on access off Highway 38. It only wants to allow access every 500 ft. With the current zoning of RR, requiring 200 ft. frontage, this wouldn't allow access for two lots.

**Zoning Administrator Report – Kenny Funk:**

- A. **Zoning Admin Report:** Kenny F stated that he'd received one business license application.

**Administer Oath of Office:** Brittney Chlarson administered the Oath of Office to Kelli Shaw. Kelli has a lot of experience in land use and title work and is excited to help the community.

**DISCUSSION ITEMS:**

- A. **Define Junk Cars:** Jacob J felt that if a vehicle is not insured or licensed then it would be considered a junk car. There was further discussion that there could be different allowances in an ag zone versus residential. Bob K suggested requiring a conditional use permit for individuals who restore vehicles which would allow an exception for the

required amount of junk vehicles allowed. Kenny F expressed that it is important they still require the area to be organized, such as keeping the vehicles in a shop and off the road. He wants to make sure the residential feeling is kept.

- B. **Subdivision Ordinance:** Laurie H explained that the state legislature passed a law that changes the way municipalities handle their development process. They will no longer go before the City Council. And they will only come before the Planning Commission two times. Because of these changes, the city needs to update their subdivision ordinance before the first of the year.
- C. **Working Meetings:** A committee was created to work on the Subdivision Ordinance. Members of the committee will be Dana, Kenny, Kelly and Jacob. They will get together in working meetings and then present the final draft ordinance to the commission.
- D. **Dual Zoning on Highway 38:** Laurie H explained that on Highway 38 lots are dual zoned. The front portion is zoned RR and behind that is A-5. Due to changes with UDOT the commission felt that it may be better to change the zoning in that area to A-5 or A-5A.

**ACTION ITEMS:**

- A. Approval of Minutes: 08/28/24

STACI ZILLES-NELSON motioned to approve the minutes of 08/28/24 as presented. JACOB JAQUES seconded the motion. MOTION CARRIED with Jacob Jaques for, Bob Kosbab abstaining, Ty Walker for, Cherie Kaminska for, Kelli Shaw abstaining and Staci Zilles-Nelson for.

- B. Approval of Minutes: 09/25/24

BOB KOSBAB motioned to approve the minutes of 09/25/24 as presented. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques abstaining, Ty Walker abstaining, Laurie Hunsaker for, Cherie Kaminska for, Kelli Shaw abstaining and Staci Zilles-Nelson for.

**Agenda Items for Next Month:**

- Dual Zoning (Discussion)
- Business License (Discussion)
- Harper Haven Prelim (Action)
- Text Amendment Suggestion for 10-31-2:E:3 (Action – Public Hearing)

JACOB JAQUES motioned to adjourn at 7:55 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Jacob Jaques for, Bob Kosbab for, Ty Walker for, Cherie Kaminska for, Kelli Shaw for and Staci Zilles-Nelson for.

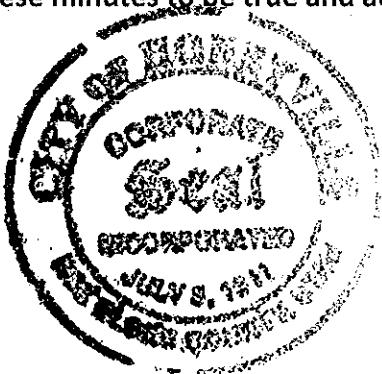
Meeting Adjourned at 7:55 p.m.

The foregoing minutes were taken and typed by Brittney Chiarson.

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

ATTEST:

DATE APPROVED: 11/20/24



Brittney Chiarson

Brittney Chiarson – Clerk/Recorder

Laurie Hunsaker

Laurie Hunsaker - Chair