

**The Minutes of
Honeyville City Planning Commission
September 25, 2024 Regular Meeting**

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

Present were Chair Laurie Hunsaker. Commission Members Bob Kosbab, Cherisse Kaminska, and Staci Zilles-Nelson.

Employees present: Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator
Dana Shuler, City Engineer

There were approximately 5 members of the public were present.

Laurie Hunsaker 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:** Last month's City Council meeting was canceled due to lack of a quorum so there was nothing to report at this time.

Zoning Administrator Report – Kenny Funk:

- A. **Zoning Admin Report:** No report was made.

DISCUSSION ITEMS:

- A. **Define Junk Cars:** Laurie H stated that the current ordinance is not sufficient for enforcement. She felt that they need to define exactly what a junk vehicle is. She also expressed concern with defining it in a way that when something is in the shape of a vehicle, but is being used as a planter or some sort of decoration, then it wouldn't be considered a junk vehicle. During her research she found that most places have a checklist and the city would refer to that checklist to decide if the vehicle would be classified as a junk vehicle. Some of the items on those lists were: 1. Inoperable: The vehicle cannot be driven due to mechanical failure, missing parts, or damage. 2. Abandoned: The vehicle is left unattended on public or private property without the owner's consent for a specified period. 3. Unregistered: The vehicle does not have a

valid registration or is not displaying a current license plate. 4. Deteriorated Condition: The vehicle shows significant signs of rust, damage or degradation that renders it unsightly or a safety hazard. A home for pest or obnoxious weeds, leaking fluids hornets' nests, skunks or anything that would be a health hazard to the public. **Bob K** suggested making different recommendations depending on the zoning residents live in. **Kenny F** suggested acknowledging excessive vehicles as well.

ACTION ITEMS:

A. Vote on Vice Chair:

STACI ZILLES-NELSON motioned to have Jacob Jaques be the Vice Chair. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Laurie Hunsaker for, Cherisse Kaminska for and Staci Zilles-Nelson for.

B. Harper Haven Preliminary Subdivision Application: **Chelsea Yates** stated that they have broken the development into 3 phases. She also stated that they have spoken with UDOT and have received the Geotech report. **Staci Z-N** asked if they had addressed the secondary water issue. **Chelsea Y** stated that until the city has a clear requirement, they will not be able to present a plan, but she clarified that they do have secondary water. **Bob K** was concerned about drainage water draining off one lot into another. **David Yates** clarified that there will be ditches that prevent this from happening. There was further discussion about using piping or ditches to get secondary water to each lot. **Bob K** stated that in his subdivision the secondary water is piped to his property and then each home owner is responsible for their own pump and filter system. There was further discussion about grant possibilities, pressurized systems vs. ditches for watering. **Dana S** the city engineer, answered concerns about passing the preliminary without all the details in place. She stated that it is common to pass the prelim with recommendations and that all the final details can be worked out when the final plan is submitted. She also stated that open ditches are not allowed in a subdivision and that it would need to be piped because of safety reasons.

It was noted that 10-31-2-J will need to be added to page 7 of Dana's recommendations. There was also further discussion about the possibility of requiring a fence along the railroad. Those requirements can be found in section 10-31-2-K.

BOB KOSBAB motioned to approve the Harper Haven Preliminary Application the contingency that staff recommendations along with ordinance 10-31-2-J and 10-31-2-K be addressed. CHERISSE KAMINSKA seconded the motion. MOTION CARRIED with Bob Kosbab for, Laurie Hunsaker for, Cherisse Kaminska for and Staci Zilles-Nelson against.

There was further discussion regarding clarification and upcoming questions. It was stated that Dana and Kenny are a great resource and that if the ordinances are followed there won't be any issues moving forward.

- C. **Text Amendment Suggestion for 10-31-2:E:3:** In a previous meeting it was suggested that the verbiage following "publicly dedicated street" be eliminated from section 10-31-2:E:3.

STACI ZILLES-NELSON motioned to recommend the text amendment to 10-31-2:E:3 as presented. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Laurie Hunsaker for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- D. **Approval of Minutes: 08/28/24:** The minutes were tabled until next month due to a lack of members being able to vote because of limited attendance at that meeting.

Agenda Items for Next Month:

- Junk Cars
- Home Businesses Section 10-25
- Subdivision Ordinance

There was further discussion about the road and what requirements fall on the city vs. the developer.

BOB KOSBAB motioned to adjourn at 8:16 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Laurie Hunsaker for, Cherisse Kaminska for, and Staci Zilles-Nelson for.

Meeting Adjourned at 8:16 p.m.

The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 10/23/24



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Laurie Hunsaker
Laurie Hunsaker - Chair