

**The Minutes of
Honeyville City Planning Commission
November 20, 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: Brittiny Chlarson, Clerk/Recorder
Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator
Dana Shuler, City Engineer

There were no members of the public present.

Bob Kosbab 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:** The Council has decided they would like to remove the Board of Appeals and replace it with a Hearing Officer instead. Laurie H stated that she felt under 10-4-5-D:4 it says "tape recorder" she suggested changing that to "recording device".
- **Meeting Change:** In December the Planning Commission meeting will be changed to December 4th rather than December 18th.

Zoning Administrator Report – Kenny Funk:

A. Zoning Admin Report:

- **Building Permit:** One permit was issued for a Solar Installation.
- **Storage:** Questions have come up regarding using shipping containers for storage. It is not addressed in the code and Kenny felt that they should address this.

DISCUSSION ITEMS:

- A. **Subdivision Ordinance:** Kenny F stated that due to the State changing the Subdivision Process, the city is required to update their code to match those requirements. He briefly explained some changes to the ordinance. He suggested the verbiage regarding

wells be removed and recommended that they require individuals building within Honeyville that they connect to city water. They are also going to require sidewalk installation when a parcel is being developed. All the things that are required will be on a specific check list. **Laure H** asked that the section that states a Public Hearing “may” be held be changed to it “shall” be held. She felt it was important that the public be made aware of any changes that may affect them. There were also a few typos pointed out that needed to be corrected. **Bob K** was asking how water issues would be enforced. **Dana S** stated that they took the design and construction standards out of the code and made a separate document for that. There was further discussion regarding whether the city should have sidewalks on both sides of the Highway or not. Along with discussion about double frontage lots. There was further discussion regarding questions in the code. **Dana S** stated that they updated the code to have expiration dates on applications to prevent applicants from dragging out the process.

ACTION ITEMS:

A. Ordinance Change for Hearing Officer:

B. 2025 Meeting Schedule & Opening Ceremonies:

STACI ZILLES-NESLON motioned to Approve the 2025 Meeting Schedule & Opening Ceremonies as presented. JACOB JAQUES seconded the motion. MOTION CARRIED with Jacob Jaques for, Bob Kosbab for, Ty Walker for, Cherisse Kaminska for, Kelli Shaw for and Staci Zilles-Nelson for.

C. Approval of Minutes 10/24/24:

JACOB JAQUES motioned to approve the Minutes of 10/24/24 as presented. TY WALKER seconded the motion. MOTION CARRIED with Jacob Jaques for, Bob Kosbab for, Ty Walker for, Cherisse Kaminska for, Kelli Shaw for and Staci Zilles-Nelson for.

Agenda Items for Next Month:

- Public Hearings – Subdivision Ordinance/Development Standards/Hearing Officer
- Harper Haven Prelim

STACI ZILLES-NELSON motioned to adjourn at 8:15 p.m. BOB KOSBAB seconded the motion. MOTION CARRIED with Jacob Jaques for, Bob Kosbab for, Ty Walker for, Cherisse Kaminska for, Kelli Shaw for and Staci Zilles-Nelson for.

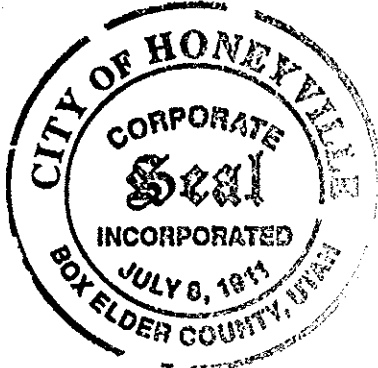
Meeting Adjourned at 8:15 p.m.

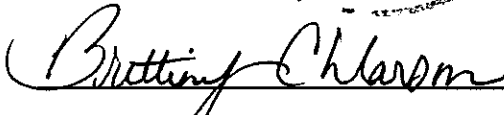
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

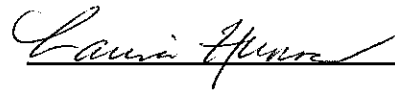
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 12/4/24




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair