

**The Minutes of
Honeyville City Planning Commission
March 26, 2025 Regular Meeting**

Laurie Hunsaker called the meeting to order at 7:01 p.m.

Present were Chair Laurie Hunsaker. Commission Members Bob Kosbab, Anna Dammer, Kelli Shaw and Staci Zilles-Nelson. Jacob Jaques arrived at 7:05 p.m.

Employees present: Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator

There were approximately 4 members of the public present.

Kelli Shaw 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.

Wendy Lindauer administered the Oath of Office to Anna Dammer.

Public Hearing – May/Coleman Rezone from RR to R-1 – Parcels 04-026-0033, 04-026-0032, 04-026-0054.

A. Open Public Hearing: 7:04 p.m.

STACI ZILLES-NELSON motioned to Open the May/Coleman Rezone Hearing at 7:04 p.m.
KELLI SHAW seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

Kenny F explained that Frank May is purchasing a parcel from his neighbor; by doing this it will make the frontage non-conforming for one of the parcels. Rezoning the parcels will make it so that the frontage requirements are met. Frank is also cleaning up some of the lot lines to make it cleaner and more straight forward. Staci Z-N and Kelli S both expressed that they liked the presented plan. Frank M clarified that he's been taking care of this parcel for years and is now able to purchase it from the landowners.

B. Close Public Hearing: 7:09 p.m.

BOB KOSBAB motioned to Close the May/Coleman Rezone Hearing at 7:09 p.m. JACOB JAQUES for. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

Kenny F clarified that by approving this rezone it would not allow for a large subdivision if that was a concern. He felt it would make lots conforming and create cleaner lot lines which would be a benefit.

C. Action Item: Recommendation to Approve the May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032, 04-026-0054:

STACI ZILLES-NELSON motioned to Recommend the Approval of the May/Coleman Rezone from RR to R-1 for Parcels 04-026-0033, 04-026-0032, 04-026-0054. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

Public Hearing – Cox Rezone from A-5/RR to RR for Parcel 04-027-0019:

A. Open Public Hearing: 7:13 p.m.

JACOB JAQUES motioned to open the Cox Rezone Hearing at 7:13 p.m. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

Kenny F stated that the Cox's are looking to rezone to be able to do a flag lot to allow their daughter to build on their property. This application does not include the flag lot application, that will be addressed at a different time.

B. Close Public Hearing: 7:19 p.m.

JACOB JAQUES motioned to Close the Cox Rezone Hearing at 7:19 p.m. KELLI SHAW seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

Bob K asked that the Commission to look at the proposed rezone to see if this fits the intent of the City. Laurie H expressed that she felt this was the area where they could have more density. Staci Z-N asked if this was similar to a previous request made that the commission turned down. It was clarified that the previous rezone was turned down. Bob K felt that RR does not fit the intent. He stated that along the highway has the smaller lots, however off the highway has larger parcels.

- C. Action Item: Recommendation to Approve the Cox Rezone from A-5/RR to RR for Parcel 04-027-0019

JACOB JAQUES motioned to Recommend Approval of the Cox Rezone from A-5/RR to RR for Parcel 04-027-0019. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. Report: Laurie H reported that next month's City Council meeting will be held on April 16th. She also reported that the City Council did away with the Board of Appeals and has replaced it with a Hearing Officer, Craig Call.

Zoning Administrator Report – Kenny Funk:

- A. Zoning Admin Report/DRC: Kenny F did not think they would need a DRC meeting this week. He also reported that he attended a UDOT meeting regarding a potential development near the Harper Haven subdivision. UDOT is pushing back hard about not allowing more access to the highway.

TITLE 10 COMMITTEE:

- Laurie Hunsaker
- Dave Hougaard
- Kami Anderson
- Anna Dammer
- Dana Shuler
- Kenny Funk

DISCUSSION ITEMS:

- A. Fence vs Structure: Kenny F stated this should be in Title 10 and can be addressed in the committee meeting.
- B. Manure: Laurie H stated that the city has an issue with the accumulation of manure and there is not a defined way of how to deal with manure. Some suggestions made included different regulations for different lot sizes. Laurie H feels that smaller lot sizes need to make sure the manure is removed from their property so that it does not accumulate. They will need to address an accumulation definition. Also, what constitutes manure? David H stated that currently manure regulations are the same in an ag zone as it is in a residential zone. There was further discussion about requirements for zoning vs density of housing surrounding large accumulation of manure.

ACTION ITEMS:

A. Approval of Minutes: 12/04/25

BOB KOSBOB motioned to Approve the Minutes of 12/04/25 as presented. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer abstaining, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

B. Approval of Minutes: 02/26/25 – Left out of the packet. Include on next month's agenda.

Agenda Items for Next Month:

- Short Term Rentals
- Manure
- February Minutes

JACOB JAQUES motioned to adjourn at 8:06 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for and Jacob Jaques for.

Meeting Adjourned at 8:06 p.m.

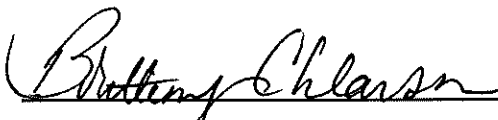
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 5-28-25




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker – Chair