

**The Minutes of
Honeyville City Planning Commission
April 23, 2025 Regular Meeting**

Laurie Hunsaker called the meeting to order at 7:03 p.m.

Present were Chair Laurie Hunsaker. Commission Members Bob Kosbab, Jacob Jaques, Kelli Shaw and Staci Zilles-Nelson. Anna Dammer 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.

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:** Laurie H reported that the Cox & May rezone requests will be moved to next month's agenda due to a noticing issue.

- **Ethics Training: April 30th at 7:30 p.m.**

Jacob J addressed concerns about the drainage issue on 3600 W. being addressed prior to or in conjunction with widening the road.

Zoning Administrator Report – Kenny Funk:

A. **Zoning Admin Report/DRC:** Kenny F stated that there are several boundary adjustments in the process. One will require a rezone, they are thinking of requesting a rezone to A-5A. Millsap is still working on his lot line adjustment. Nye's and Roddams are doing a subdivision amendment along with a lot line adjustment. John Arbon is also looking to sale some of his parcels, so they are looking at how to make that possible. Harris' are also looking to purchase a small strip of property near theirs to help square up the lot lines.

DISCUSSION ITEMS:

A. **Manure:** Staci Z-N stated that in ag they are required to contain their run-off. Bob K stated that he has different piles of manure on his property that he eventually uses on

his garden, but it takes about 2 years before he uses those piles. **Jacob J** stated that he consistently removes manure from his property. The current code is 10-24-5 and 4-2-2-B5. **Kenny F** stated that it needs to be contained to their own lot, but that it cannot affect their neighbors. **Laurie H** stated that in summary they are looking to state that manure needs to be contained and stored, along with the runoff, on your landowner's own property. In residential zones or for lots under 5 acres they will need to follow the proposed clean-up schedule: 1 Acre Lot – Clean Up every 1 month. 2 Acre Lot – Clean Up every 2 months. 3 Acre Lot – Clean Up every 3 months. 4 Acre Lot – Clean Up every 4 months. Clean Up means to remove it from the property. **Kenny F** stated that they need to protect the ag zones by addressing the issues in the residential zones. It was further clarified that they use the verbiage of lot size not the actual zone. **Staci Z-N** stated that this could be added to Title 4. **Anna D** is going to write up a draft and present it to the commission.

- B. Fences:** A clear definition needs to be made to differentiate between a fence and a structure. There was discussion about materials used to keep animals in. The question was raised if panels are used to contain animals, then is that area now considered a corral or structure. It was further determined that fence needs to be removed from the structure definition. **Jacob J** suggested using the verbiage "containment of livestock" vs using the words "structure" or "fence. **Bob K** asked if the word structure could be referred to as something with a roof. **Kelli S** suggested using the definition from the dictionary which states a fence is a barrier, railing, enclosing an area of ground to mark a boundary, control access, or prevent escape. **Staci Z-N** is going to review minutes and notes to see what decision was previously made. **Kenny F** suggested adding a fence ordinance similar to Brigham City which requires a permit.
- C. Title 10:** Committee meetings will start in May. Changes will be voted on and codified in chunks to help make it easier to keep up with and understand.
- D. Short Term Rentals:** The commission suggested moving this item to next month. The commission needs to decide if they should require Business Licensing, Inspections, Charging of Taxes and determining if it should be a CUP. **Kelli S** read from Ogden City's code which gave some good guidelines.

ACTION ITEMS:

- A. Approval of Minutes: 02/26/25**

STACI ZILLES-NELSON motioned to Approve the Minutes of 02/26/25 as presented. KELLI SHAW seconded the motion. MOTION CARRIED with Bob Kosbab abstained, Anna Dammer for, Kelli Shaw for, Staci Zilles-Nelson for, Jacob Jaques abstained and Laurie Hunsaker for.

- B. Approval of Minutes: 03/26/25 – Left out of the packet. Include on next month's agenda.**

Agenda Items for Next Month:

- Short Term Rentals
- Manure
- March Minutes
- Fence
- City Council – Frank May & Guy Cox

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.

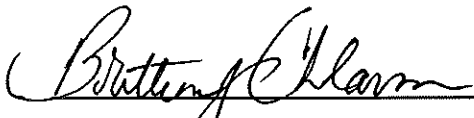
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

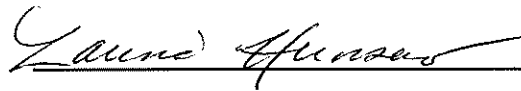
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 5-28-25




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair