

**The Minutes of
Honeyville City Planning Commission
May 28, 2025, Regular Meeting**

Laurie Hunsaker called the meeting to order at 7:02 p.m.

Present were Chair Laurie Hunsaker. Commission Members Bob Kosbab, Kelli Shaw and Ty Walker. Staci Zilles-Nelson arrived at 7:25 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: Bob K lives in the same subdivision as Nye's and Roddam's and was concerned this may be a conflict of interest.

Public Comment Period:

No comments were made.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. **Report:** Laurie H reported that there have been some meetings with UDOT. This provided more guidance. She also clarified that the Planning Commission is revoting on the May & Cox rezone applications because there was an error in noticing.
 - **Ethics Training:** April 30th at 7:30 p.m.

Zoning Administrator Report/DRC – Kenny Funk:

- A. **Zoning Admin Report/DRC:**
 - **Lot Line Adjustments:** There are a few lot line adjustments still in the process.
 - **Title 10 Committee:** The committee is about halfway through the definitions. Once they have completed the entire section they will present it to the commission.

DISCUSSION ITEMS:

- A. **Structure:** Laurie H read a definition of structure that Kenny provided her with. It read "A structure is defined as the physical development made in a land with a purpose to provide accommodation for a construction. For a construction or development to be a structure, it must have an enclosure and a roof with provisions for entering within it. A structure is the first stage of construction in any building." Bob K felt that they could

leave the last sentence off but liked the rest of the definition. The other commission members agreed. Ty W is going to research this and present it to the commission next month. Kenny F clarified that they want to make sure the structure definition does not describe a fence.

- B. **Fence Definition & Permitting:** Postponed until later in the meeting because Staci was not there yet to present.

ACTION ITEMS:

- A. **Cox Rezone Application:** The Cox are requesting to rezone from RR & A-5 to be all RR. Bob K stated that the rest of the highway does not have RR off the highway. He felt that this goes against the general plan and if the commission wants to approve rezones like this then they need to update the general plan. He felt that if the commission approves this then it may generate more interest for others to request the same rezone.

There was further discussion about UDOT requirements.

Staci Z-N arrived at 7:25 p.m.

BOB KOSBAB motioned to recommend approval for the Cox Rezone Application. KELLI SHAW seconded the motion. MOTION CARRIED with Bob Kosbab for, Kelli Shaw for, Ty Walker for and Staci Zilles-Nelson for.

- B. **May Rezone Application:** Frank is requesting to rezone from RR to R1. By approving this rezone, it would clean up lot lines.

BOB KOSBAB motioned to recommend approval for the May Rezone Application. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Bob Kosbab for, Kelli Shaw for, Ty Walker for and Staci Zilles-Nelson for.

- C. **Nye Subdivision Amendment Application:** Kenny F stated that the Nye's are purchasing land from Roddam's. They will be adjusting their lot lines to accommodate this, and Roddam's will adjust theirs to keep the proper acreage per lot. Kenny F raised some concerns about the retention basin. He asked if the landowners should restore it. The landowners stated that they did not have an issue when they had the 100-year storm.

STACI ZILLES-NELSON motioned to recommend approval of the Nye Subdivision Amendment Application. TY WALKER seconded the motion. MOTION CARRIED with Bob Kosbab abstaining, Kelli Shaw for, Ty Walker for, Staci Zilles-Nelson for and Laurie Hunsaker for.

D. Approval of Minutes: 03/26/25:

BOB KOSBAB motioned to Approve the Minutes of 03/26/25 as presented. KELLI SHAW seconded the motion. MOTION CARRIED with Bob Kosbab for, Kelli Shaw for, Ty Walker abstaining, Staci Zilles-Nelson for and Laurie Hunsaker for.

E. Approval of Minutes: 04/23/25:

STACI ZILLES-NELSON motioned to Approve the Minutes of 04/23/25 as presented. KELLI SHAW seconded the motion. MOTION CARRIED with Bob Kosbab for, Kelli Shaw for, Ty Walker abstaining, Staci Zilles-Nelson for and Laurie Hunsaker for.

Discussion on Fence Definitions & Permitting: Staci Z-N researched minutes from previous meetings. She referred to April 26, 2023, May 24, 2023, and June 28, 2023. In June's meeting they had asked the attorney to review the verbiage. It was clarified that the attorney was involved then because of an ongoing lawsuit which has been completed. Kelli S read a definition which states "A burrier, a railing or other upright structure typically of wood or wire enclosing an area of ground to mark a boundary, control access or prevent escape." Laurie H suggested looking at other cities codes along with what the county has in place. Kelli S stated that there have been issues in the past where landowners don't survey their property lines before they put up a fence and when they go to sell the property, they learn it was put up in the wrong place. She wants to make sure the community knows what is allowed. Kenny F felt that requiring a fence permit would help prevent these issues because one of the requirements would be to show the survey of property lines. He stated that he likes the Brigham City Ordinance. Staci Z-N read what the current definition was, and the commission felt that the word "structure" needed to be removed. There was further discussion about whether or not they need to have a definition for "corral".

Agenda Items for Next Month:

- Structure Definition – Ty - Discussion
- Manure Definition – Anna - Discussion
- Fence Definition & Permit – Staci - Discussion
- General Plan Revision – Laurie - Discussion

STACI ZILLES-MOTION motioned to adjourn at 8:07 p.m. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Kelli Shaw for, Ty Walker for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:07 p.m.

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

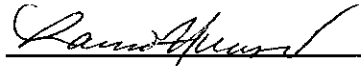
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 7-16-2025




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair