

**The Minutes of
Honeyville City Planning Commission
July 16, 2025, Special Meeting**

Laurie Hunsaker called the meeting to order at 7:12 p.m.

Present were Chair Laurie Hunsaker. Commission Members Staci Zilles-Nelson with Kelli Shaw and Bob Kosbab arriving at 7:11 p.m.

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

There were approximately 6 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.

Public Hearing – HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027:

A. Open Public Hearing: Public Hearing was opened at 7:14 p.m.

STACI ZILLES-NELSON motioned to Open the Public Hearing for the HMM Properties Rezone Request at 7:14 p.m. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

Kenny F explained that Madsen's had purchased two parcels, and they were wanting to do a lot line adjustment, leaving 2.5 acres with the home and then leaving the other parcel large enough to farm. However, these parcels are located in the A-5 zone so they are looking to rezone their parcels to A-5A which would allow the smallest acreage to be 2.5 acres.

Gary Madsen stated that they are not trying to build anything new they simply would like to sell the home but keep the land large enough to farm. Staci Z-N asked if they would be leaving secondary water with the home. It was explained that it is above the canal and does not currently have secondary water as it is.

Dave Hougaard asked about access and rights-of-way. It was clarified that there is access on the north side of the property.

Tony Francis stated that he is not against the rezone but questioned why this would be allowed for one and not for someone else. After receiving details on the resident in question it was clarified by **Laurie H** that the previous landowner was shut down because they were wanting to build which made their request a subdivision request and it did not meet the requirements where this application is not asking for a subdivision but to adjust current lot lines which changes the requirements.

B. Close Public Hearing: Public Hearing was closed at 7:21 p.m.

BOB KOSBAB motioned to Close the Public Hearing for the HMM Properties Rezone Request at 7:21 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

C. Action Item: Motion to Approve the HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027

STACI ZILLES-NELSON motioned to recommend approval of the HMM Properties Rezone Request from A-5 to A-5A for Parcels 05-161-0026 & 05-161-0027. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

City Council Meeting Report – Chair Laurie Hunsaker:

Laurie H stated that she was not at the meeting so she would not be able to report.

Zoning Administrator Report/DRC – Kenny Funk:

A. Zoning Admin Report/DRC:

Three building permits were issued:

- Ty Walker for a house.
- Barnett's for a house.
- Lindauer's for a shop.

Driveway requests made:

- A request for a resident in town wanted to put a second driveway in to access the back of the property.
- The other request was in the Sunset Meadows subdivision.

Kenny F explained that neither were on a state road so it wouldn't be an issue with UDOT so he advised the residents to work with Troy to make sure the second drive would meet the city's public works standards.

There is a possibility for a re-zone request for the Frank Kobayashi property.

It was reported that the attorney the city hired as an appeals authority came to for the Barnett hearing and then stayed and answered questions for Laurie and Kenny. It was a valuable resource.

Approvals by DRC:

- Dale Millsap's boundary adjustment was approved.

A property below Honeyville Cemetery has come up for sale and Kenny has already received several calls wanting to know if it is a buildable lot. He is unclear about this because it appears to be a flag lot. Kenny has been in discussion with the city attorney and engineer.

Discussion Items:

- A. Fence Definition & Permit** – Staci Z-N sent an email to the commission with a suggestion. Kenny F stated that in their Title 10 discussions it was suggested that they do not change the definition of a fence but rather change the code. Laurie H shared that she liked the definition Staci had sent. That definition reads as follows: *A fence is something that marks a boundary or keeps animals, people or objects in or out of an area often made of materials like wood, metal or wire.* Staci Z-N stated that the only surrounding community that has a fence in their code was Bear River City and they also have the word structure in that code.

Kenny F stated that he likes Brigham City's fence permit and would like to implement that into Honeyville's requirements. He said it may have a small fee, but it is only so that city staff can review the plans and make sure it meets the requirements.

- B. General Plan Revision** – Laurie H showed the commission the current plan and stated that the items in red are the items they are wanting to update. She questioned the need for annexation to be included in the section of land use because it has an entire section in the general plan designated for annexation. Kenny F asked that they include that the intent is to preserve agricultural grounds.

Laurie H asked David H to report on City Council. He stated that the majority of the discussion was about the DRC requirements. He stated that the News Journal reported that Willard is not having a DRC. It was also discussed that state statute has changed and there are certain requirements. He also shared that UDOT will be widening a section of the freeway that will affect Honeyville.

- C. Shipping Containers** – Staci Z-N shared Mendon City's zoning code which addresses shipping containers. Kenny F wondered if there would be an additional cost for a building permit because Honeyville contracts with the county. It was decided that the commission would review the code Staci shared and be prepared to give opinions next month. Kenny F also suggested sending it to the title 10 committee.

Action Items:

A. Approval of Minutes: 05/28/25

STACI ZILLES-NELSON motioned to Approve the Minutes of 05/28/25 as presented. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

B. Approval of Minutes: 06/25/25

There were not enough commission members present in June's meeting to vote on June's minutes.

STACI ZILLES-NELSON motioned to adjourn at 7:50 p.m. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Staci Zilles-Nelson for, Bob Kosbab for and Kelli Shaw for.

Meeting Adjourned at 7:50 p.m.

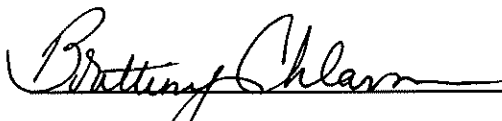
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

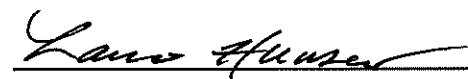
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 8-27-25




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair