

**The Minutes of
Honeyville City Planning Commission
April 28, 2021 Regular Meeting**

Bob Kosbab called the meeting to order at 7:00 p.m.

Present were Chairman Bob Kosbab, Commission Members Ryan Adams, Kenny Funk, Laura Hunsaker, Codey Illum and Cherisse Kaminska. Staci Zilles-Nelson arrived at 7:02 p.m.

Approximately 2 members of the public were present.

Bob Kosbab offered the Invocation and led the group in the Pledge of Allegiance.

CONFLICT OF INTEREST: None Noted

ZONING ADMISTRATOR REPORT – CODEY ILLUM:

A few new house bills have passed that the commission needs to be aware of. Particularly the new bill regarding accessory dwellings that will essentially allow everyone the right to have an accessory dwelling as long as they meet the required setbacks, building code and Health Department requirements. The new bill will come into effect in October.

ACTION ITEMS:

- A. JOHN HOLDINGS CONCEPT/PRELIM:** Ryan A questioned the frontage only being 194', however upon reading the code they found it would meet the zoning for the Industrial Zone. **Staci Z-N** asked for clarification on the requirements for ditches. It was clarified that ditches need to be piped and filled when the parcel is developed. There was also discussion about whether or not the road could sustain the traffic. It was suggested that the city require a 66' right of way in front of the developed property be dedicated to the City for future development of the road. The Commission also discussed possible regulations that can be implemented during the site plan approval process.

CODEY ILLUM motioned to approve the concept and prelim for John Holdings with the condition that Jones and Associates look into the road width and make sure it is a 66' road and that they look into site plan regulations before final approval. KENNY FUNK seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Bob Kosbab for, Cherisse Kaminska for and Staci Zilles-Nelson for.

There was further discussion regarding the subdivision approval process. **Cherisse K** felt that the engineer should have caught the road width issue before sending a letter of recommendation for the concept and prelim. **Mayor Bingham** stated that the engineer does look things over however, it is the Commissions duty to review what is presented and catch those oversites. The Commission members live in Honeyville and have a bigger interest in protecting their citizens and may see issues that the engineer misses. It was also

clarified that this is only the concept and prelim and these items can be addressed before the final is reviewed.

B. APPROVAL OF MINUTES: 02/24/21

STACI ZILLES-NELSON motioned to approve the minutes of 02/24/21 as presented. LAURA HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Bob Kosbab for, Cherisse Kaminska for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

A. MAYOR BINGHAM – PLANNING COMMISSION RESPONSIBILITIES

The Mayor wanted to thank the commission for all their hard work and for studying the issues and familiarizing themselves with the code.

Staci Zilles-Nelson asked about privacy procedures. It was clarified that anything discussed in a public meeting because public knowledge. It was also clarified that emails are subject to GRAMA requests.

The Mayor would like to get someone to come and do some Land Use training to help the Planning Commission and Council to understand those laws.

There was further discussion about having a public hearing for the new dog ordinance. Brittiny is learning how to create proper documentation to create a new ordinance. She is going to work the city attorney Amy Hughie to learn how to do this.

AGENDA ITEMS FOR NEXT MONTH:

- Power Point with changes to Accessory Buildings
- Dog Ordinance Public Hearing

STACI ZILLES-NELSON motioned to adjourn. CODEY ILLUM seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Bob Kosbab for, Cherisse Kaminska for and Staci Zilles-Nelson for.

The meeting adjourned at 7:59

The foregoing minutes were taken and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 6/23/21



Brittiny Chlarson

Brittiny Chlarson – Clerk/Recorder

Bob Kosbab

Bob Kosbab - Chairman