

**HONEYVILLE CITY
PLANNING COMMISSION MEETING
NOTICE AND AGENDA**

Notice is hereby given that the **Regular Meeting of the Honeyville City Planning Commission** will be held on **Wednesday September 22, 2021 at 7:00 p.m.**, in the Honeyville City Hall, 2635 West 6980 North, Honeyville, UT 84314.
Interested citizens are invited to attend.

Call to Order: Bob Kosbab

Invocation and Pledge of Allegiance: Kenny Funk

Conflict of Interest, if any:

ZONING ADMINISTRATOR REPORT - Codey Illum

A. Zoning Administrator Report

ACTION ITEMS:

A. Timmer CUP Application

B. Approval Of Minutes: 07/21/21

DISCUSSION ITEMS:

A. Ordinances for Accessory Dwelling Units

Agenda Items for next month:

Adjournment

HONEYVILLE, UT PLANNING DEPARTMENT APPLICATION

☐ Subdivision ☒ Conditional Use ☐ Zoning Map/Ordinance Amendment ☐ Lot Line Adjustment ☐ Other

* For office use only *		
Application No.:	Filing Fee: \$25.00	Date filed:
Received By:	Zoning:	

1. Applicant Name: Randall Timmer
 Mailing Address: 6435 N. Salt Creek Rd.
 Phone #: 616 953 0057 Interest in Property (e.g. owner, lessee or agent) _____
2. First Party (Owner): Randall J. Timmer & Kristen L. Grissom
 Mailing Address: 6435 N. Salt Creek Rd.
 Phone #: 616 953 0057 Assessor's Parcel # 04-022-0089, Acres: 6.2
3. Second Party (Owner): _____
 Mailing Address: _____
 Phone #: _____ Assessor's Parcel # _____ - _____ - _____, Acres: _____
4. Engineer/Land Surveyor: _____
 Mailing Address: _____
 Phone #: _____
5. Site Address/General Location of Property(ies): 6435 N. Salt Creek Rd.
6. Purpose/objective, including the Amount of Land to be included in Application:
Conditional Permit to Reside in RV on Premises during construction of main home.
7. Minimum Information Required to File Application (application will not be accepted without all of the following):
 - * Filing Fee (Refer to Ordinance for various Fees) \$ 25.00
 - * Five (5) copies of Plat map or written details (whichever is applicable)
 - * One (1) copy 11" x 17" reduction of Plat Map (if applicable)
 - * Three (3) copies of Assessor's Parcel map, with subject property(ies) outlined in red.

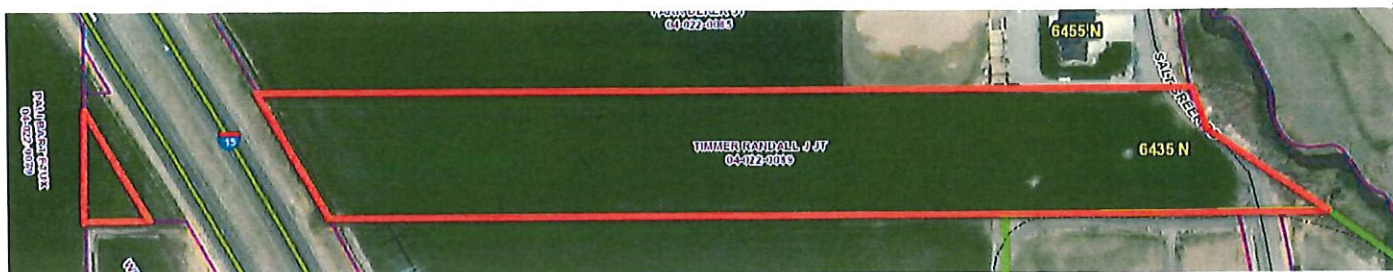
The Planning Commission normally meets on the fourth Wednesday of each month. Applicants will be notified of changes in meetings and meeting times. The Planning Staff will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed. The Planning Commission will not review any submittal that was made less than 10 business days (2nd Wednesday of each month) prior to the scheduled meeting. Submittals are placed on a tentative agenda until necessary staff reviews have been completed.

I affirm that I have read and understand this application and that all representations made and material submitted with this application are true and correct to the best of my knowledge. The signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting data.

Applicants Signature: _____

Date: 9/1/21

[illegible][illegible]



**The DRAFT Minutes of
Honeyville City Planning Commission
July 21, 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, Cherisse Kaminska and Staci Zilles-Nelson.

Staci Zilles-Nelson offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None Noted

PUBLIC HEARING: Animal Licensing Requirements – Proposed Ordinance 2021 – 01

KENNY FUNK motioned to open the Public Hearing for proposed ordinance changes regarding Animal Licensing at 7:01 p.m. 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 Commission discussed that the verbiage would change to show that a kennel license will be required if citizens have 4 or more dogs. It also clarified that even if you have a kennel license you must license your dog with the city.

CODEY ILLUM motioned to close the Public Hearing on Animal Licensing Requirements at 7:05 p.m. 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.

CODEY ILLUM motioned to recommend approval of Ordinance 2021 – 01 to the City Council. STACI ZILLES-NELSON 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.

ZONING ADMINISTRATOR REPORT – Codey Illum

- A. Zoning Administrator Report:** There have been multiple phone calls regarding the new requirements of accessory dwelling units. Codey felt that there needs to be some changes to water connection requirements, such as requiring separate hookups for separate dwelling units.

Codey I spoke with the individual who wants to develop on 3600 regarding zoning issues. The application was requesting 1 acre lots in the front with 5 acre or larger behind. The current zoning in that area is A-5 which requires 5 acre lots. He also let them know that currently Honeyville City cannot facilitate the required fire flow to that area. There are at least 2 pinch points in that waterline as well as ground water issues. These are just a few issues with developing in that area that will need to be addressed. **Ryan A** brought up issues with the road width in this area as well.

There has also been an informal request for a Grocery Store on North 3600. The landowner is currently working with his surveyor and was informed that there are specific requirements to develop in that area.

A member of the public asked if the City could put some parameters on people requesting ADU's. The Commission felt that they would have to really look into the current Ordinances and build new Ordinances as needed. **Bob K** asked the Commission to look at other communities to see if they have added any parameters and see what is working for them.

There was discussion about residents currently living in RV's. This is not allowed under the new ADU guidelines. Honeyville City does not have any clear ordinances regarding RV living.

Codey had to leave the meeting at 8:30 p.m.

ACTION ITEMS:

A. Approval Of Minutes 06/23/21:

RYAN ADAMS motioned to approve the minutes of 06/23/21 as presented. **KENNY FUNK** seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Bob Kosbab for, Cherisse Kaminska for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. Intent of A-20 Zone:** The Commission stated that they had initially felt that A-20 should be kept in the zoning so that the current zone does not become legal non-conforming, however the verbiage needed to be changed to show that no one else could apply to re-zone to an A-20. The intent of the city is to preserve the open space of Honeyville.
- B. Moratorium on New Subdivisions - Secondary Water Concerns:**
Upon recommendation from the City attorney the City Council will be holding a work meeting with Craig Smith, a water attorney, August 4th at 7:00 p.m. and they would like the Planning Commission to join them. There will be discussion about how to keep secondary water with the land to preserve the culinary water.

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

Meeting Adjourned at 8:00 p.m.

The forgoing 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: _____

Brittiny Chlarson – Clerk/Recorder

Bob Kosbab - Chairman