

**The Minutes of
Honeyville City Planning Commission
November 17, 2021 Regular Meeting**

Chairman 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 and Codey Illum.

Approximately 1 member of the public were present.

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

CONFLICT OF INTEREST, IF ANY: None Noted

ZONING ADMINITRATOR REPORT – Codey Illum

- A. Rezone Recommendation:** Another Public Hearing was held during City Council regarding the Kaminska rezone recommendation. The council denied the rezone. The Kaminska's have now submitted a Flag Lot application and it is currently being reviewed by the City Engineer. There are still some questions about whether or not the Flag Lot will be allowed due to the dual zoning. Ordinance is interpreted on the intent of the way it was wrote, not off of emotion.
- B. Meeting with developer for 3600:** The developers were informed that the current subdivision application was denied based off of incorrect zoning. If they want to subdivide with the proposed zoning they would need to apply for a rezone. They were also informed of all of the other issues in that area. Mainly the lack of water in that area.

The developer will need to submit a new application in order to move forward. However, they will now need to meet the new secondary water regulations that Craig Smith, the water attorney, is currently creating. The Commission also felt that the lots in that area need to stay 5 acre lots. They did not like the idea of having 1 acre lots along the road.

There was discussion about allowing growth in high density areas and protecting agricultural areas.

ACTION ITEMS:

- A. **Evans Lot Line Adjustment:** The City Engineer, Dana Schuler has reviewed the proposed adjustment and recommended approving the lot line adjustment. **David Lee**, a representative for the line adjustment clarified that it is a minimal lot line adjustment that will not change the frontage of the lot, but will add just a small amount to the back side of the Evans property on the West side.

KENNY FUNK motioned to approve the Evans Lot Line Adjustment. **RYAN ADAMS** seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

- B. **Approval Of Minutes: 10/27/21**

CODEY ILLUM motioned to approve the Minutes from 10/27/21 as presented. **LAURA HUNSAKER** seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for and Bob Kosbab for.

DISCUSSION ITEMS:

- A. **Defining Fence/Corral/Structure:** **Kenny F** wondered about defining a corral or rather where animals should be located. **Codey I** mentioned 10-24-4 and 10-24-5 of the city code. These address the distance between buildings and the setbacks. The commission felt that structure needs to be removed from the code. **Bob K** wanted to clean up the area where it basically states you cannot have a fence on your property line. **Kenny F** suggested having different requirements for the Ag zone versus the Residential zone. **Laura H** stated that the Ombudsman office shows that several other cities are dealing with this issue. Most cities are structuring their code reflecting the intent of the containment of animals. **Codey** stated that if a fence is defined as a structure, then residents can't even have a fence on their property line. The Commission wants to define a fence, take structure out and clarify accessory building. The commission thought that issuing fence permits would help with this issue as well. The commission discussed issues with enforcement and who would actually issue the fence permit.

AGENDA ITEMS FOR NEXT MONTH:

- A. **Appoint Chair & Vice Chair**
- B. **2022 Meeting & Opening Ceremony Schedule**
- C. **Discuss Fence/Corral/Structure Ordinance Improvements (Action Item: Motion to begin if approved by attorney David Church)**
- D. **Flag Lot Application if approved by Dana**

CODEY ILLUM motioned to adjourn at 7:53 p.m. RYAN ADAMS seconded the motion.
MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for
and Bob Kosbab for.

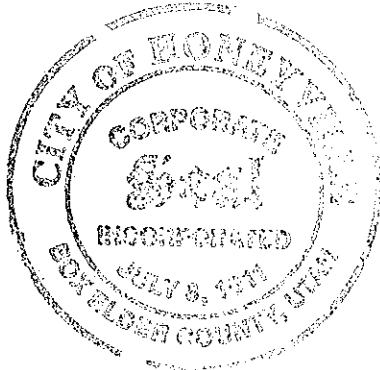
Meeting Adjourned at 7:53 p.m.

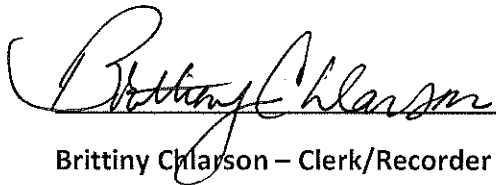
The foregoing minutes were taken and typed by Brittiny Chlarson.

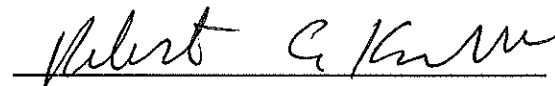
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 12/15/21




Brittiny Chlarson – Clerk/Recorder


Bob Kosbab – Chairman