

**The Minutes of
Honeyville City Planning Commission
December 15, 2021 Regular Meeting**

Chairman Bob Kosbab called the meeting to order at 7:05 p.m.

Present were Chairman Bob Kosbab, Commission Members Kenny Funk, Codey Illum and Staci Zilles-Nelson.

No members of the public were present.

Codey Illum 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. Potential Flag Lots:** Two individuals have reached out requesting to do a Flag Lot on Highway 38. One individual has submitted their application and it is currently being reviewed. This is an interesting parcel that is double zoned. The front shows as RR and the back is A5. The other parcel is farther North on the Highway on the East side of the road. The owner would like to create two separate Flag Lots. One flag lot for the existing home and an additional flag lot for his son to build a home. There is a fire hydrant to that area already. No decisions will be made until proper applications have been submitted.
- B. Appeals Board:** Codey is going to suggest to the City Council that they do away with the Appeals Board and hire an independent Appeals Authority that is an attorney in land use. This will help keep the process completely neutral and will ensure the individual has the proper training.

ACTION ITEMS:

- A. Approval of Minutes: 11/17/21**

STACI ZILLES-NELSON motioned to approve the 11/17/21 Minutes as presented. CODEY ILLUM seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Bob Kosbab for and Staci Zilles-Nelson for.

- B. Appoint Chair:**

CODEY ILLUM motioned to appoint Kenny Funk as the Planning Commission Chair for 2022. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Bob Kosbab for and Staci Zilles-Nelson for.

C. Appoint Vice-Chair

CODEY ILLUM motioned to appoint Laura Hunsaker as the Planning Commission Vice Chair for 2022. KENNY FUNK seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Bob Kosbab for and Staci Zilles-Nelson for.

D. Approve 2022 Meeting Schedule & Opening Ceremonies:

CODEY ILLUM motioned to approve the 2022 Meeting Schedule & Opening Ceremonies as presented. KENNY FUNK seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Bob Kosbab for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. Planning Commission Trainings:** Bob K shared that the City Council has discussed compensating the Commission for attending trainings.
- B.** The Commission discussed the possibility of having legal counsel attend meetings periodically to help with ordinances. It was also suggested that the city reach out to BRAG for help. The council is currently working with them on updating the City's Master Plans.
- C. Codey I** would like to see a change to the setback ordinance. He would propose 5' setbacks for accessory buildings regardless of zoning.
- D. Kenny F** suggested issuing fence permits to people in the residential zones and then allowing more leniency for Ag Zones.

AGENDA ITEMS FOR NEXT MONTH:

- A. Flag Lot Application** if approved by Dana.
- B. Setback Ordinance**

STACI ZILLES-NELSON motioned to adjourn at 7:29 p.m. CODEY ILLUM seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Bob Kosbab for and Staci Zilles-Nelson for.

Meeting Adjourned at 7:29 p.m.

The foregoing minutes were taken and typed by Brittney Chlarson.

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

ATTEST:

DATE APPROVED: 1-26-2022




Brittney Chlarson – Clerk/Recorder


Kenny Funk - Chairman