

**The Minutes of
Honeyville City Planning Commission
August 17, 2022, Regular Meeting**

Kenny Funk called the meeting to order at 7:00 p.m.

Present were Chairman **Kenny Funk**, Commission Members **Laurie Hunsaker**, **Codey Illum**, **Bob Kosbab** and **Staci Zilles-Nelson**. **Ryan Adams** & **Cherisse Kaminska** were excused from this meeting.

Employees present: **Brittany Chlarson**, Clerk/Recorder

Approximately 2 members of the public were present.

Conflict of Interest, if any: **Codey I** requested to move the Setback Ordinance to a discussion item.

Public Comment Period: No comments were made.

Zoning Administrator Report – Codey Illum:

- A. Chlarson Subdivision:** The developers submitted a Concept Plan that did not meet the current zoning. Codey I suggested that they apply to Rezone if they wish to continue with the process. The Concept Plan that was submitted was requesting 70 lots. The location of this application is on 3600 W. which is currently zoned A5.
- B. New Home Permits:** Recently there has only been one new single family dwelling unit building permit application.
- C. Complaint:** A letter was sent to a resident regarding junk & abandoned cars in his yard. Codey informed everyone that he was in contact with this gentleman a year ago regarding the same issues.

Kenny F reminded the commission that when they respond to developer's emails, to reply to all, and make sure that the office staff is also included in those emails as developers will need to file applications through the office.

Action Item:

- A. Approval of Work Meeting Minutes: 06/22/22**

STACI ZILLES- NELSON motioned to approve the Work Meeting Minutes of 06/22/22 as presented. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie

Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for and Staci Zilles-Nelson for.

B. Approval of Regular Meeting Minutes: 06/22/22

Staci asked that information be added to the minutes regarding her motion of approval for Troy McNeely's CUP. She asked that it include she approved the motion because the property had previously had a trailer on it and he already had sewer and water hook-ups.

CODEY ILLUM motioned to approve the Regular Meeting Minutes of 06/22/22 as presented with the clarifications to the CUP section of the minutes as stated by Staci Zilles-Nelson. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for and Staci Zilles-Nelson for.

Discussion Items:

- A. A-5A: Jones & Associates: Sam H** has been helping Dana Schuler look at the A-5A ordinance and during their research they found some issues. He suggested only allowing the A-5A in the current A-5 zone if approved by the commission and the council, but also stated that the city should create a development agreement. **Codey I** asked if this would be an allowed use in the A-5 Zone if the requirements were met. **Sam H** clarified stating that it would be an option within the A-5 zone, but they would have to submit a zone change application and a development plan. **Kenny F** asked if this would keep individuals who had a larger parcel from coming back later and trying to change it to a denser zone such as R1. **Sam H** explained that this is the intent of how the A-5A is written. Land owners would not be able to change the density of the A-5A zone once it is approved. He expressed that this should be defined within the code.

The Commission would like to make sure they have sufficient time to review the presented ordinance and asked that Dana S send out her draft ordinance. **Codey I** also suggested involving the previous A-5A committee in this review.

The Commission also reiterated that they wanted to keep the verbiage that states the lot sizes would be at minimum 2.5 acres but less than 10 acres.

- B. Dual/Mixed Zoning:** The current code regarding dual/mixed zoning is vague and the commission would like examples of how other communities handle this issue or get feedback from the Ombudsman's office.

- C. **Setback Ordinance:** The Commission suggested that all accessory buildings have the same setback for all zones. They all felt comfortable with a 6' setback. **Codey I** will type up a draft that can be forwarded to the city attorney Amy Hugie to review.

Agenda Items for Next Month:

- A. A-5A: Jones & Associates Draft Ordinance – Discussion
- B. Accessory Setback Ordinance – Discussion
- C. Water Ordinance Recommendation Spreadsheet –Discussion

There was discussion about how the city determines how much water they can supply. **Mayor Bingham** shared that years ago a study was performed that gave an estimate of how many homes the city could provide for.

The commission also discussed the water ordinance that is currently under review. Part of that ordinance presented a plan for secondary water recommendations. **Codey I** felt that the city should require an escrow payment rather than requiring secondary water infrastructure that may be outdated before Honeyville has the capability to provide secondary water to new subdivisions.

STACI ZILLES-NELSON motioned to adjourn at 7:55 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for and Staci Zilles-Nelson for.

Meeting Adjourned at 7:55 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: 9-28-22




 Brittiny Chlarson – Clerk/Recorder


 Kenny Funk - Chairman