

**The Minutes of
Honeyville City Planning Commission
November 16, Regular Meeting**

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

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

Employees present: Brittiny Chlarson, Clerk/Recorder
Dana Shuler, City Engineer

Approximately 3 members of the public were present.

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

Conflict of Interest, if any: **Staci Zilles-Nelson** stated that her husband works for the CUP applicants. She will participate in the discussion, but when it comes time to vote she will abstain.

Public Comment Period: No comments were made.

ZONING ADMINISTRATOR REPORT – Codey Illum

- A. Codey I** shared that he has resigned as the Zoning Administrator, but he will stay on until the city is able to hire someone else.
- B. Building Permits:** There have only been a few permits issued recently for a pole barn and solar panels.

ACTION ITEMS:

- A. Hurd/Baldwin CUP & Concept Application:** **Jason Hurd** explained that their intent is to bring a groceries to the more rural cities and they felt that Honeyville would be a good fit. The location of the store would be just south of the Frank May Ski-doo store. The plans show an open parking area along with an area for fuel. Jason explained that when he purchased the property there were two properties. Both of those were rezoned to commercial and the corner of the property was sold to the city to help widen the turn for the road. There was a lot line adjustment, however it was never subdivided.

The building would be a single level metal constructed building. They are an associated food member so the food would be similar to what you see in Kents and it would be a full-service grocery store. They anticipate \$80,000.00 in sales tax revenue for the city.

Kenny F stated that one of the city's main concerns is the deficit of water in that area. He asked if the developers would be interested in helping resolve that issue. **Jason H** wondered what that would require. **Codey I** stated that the state requires a certain amount of flow which be roughly 1500 for a building like they are requesting. The waterline is currently only supplying 450 in flow. **Jason H** was open to a pioneering agreement, but he would need to understand all of the issues. He shared that different areas of the store, such as the deli, would have its own separate sprinkling system for fire suppression. There was further discussion about landscaping, water drainage and the septic system.

Kenny F asked about the illegal subdivision issue. **Jason H** stated that he never subdivided but rather did a lot line adjustment. **Dana S** the city engineer stated that the city would need a title report to clear this error up. **Codey I** didn't feel that this would be an issue, but would be corrected if the store was approved.

Kenny F questioned the width of the road along with the lack of curb and gutter. **Codey I** stated that the city would only require improvement where the applicants are developing. There was further discussion clarifying that the applicant was only requesting a conditional use right now and that these other items would be addressed during the subdivision process.

Jason H mentioned that he would need an alcohol license as well.

CODEY ILLUM motioned to approve the Hurd/Baldwin CUP under the conditions that they meet all of Honeyville City's Building & Public Works Standards. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for Bob Kosbab for, Kenny Funk for and Staci Zilles-Nelson abstained.

- B. A-Zone: Jones & Associates Draft Ordinance – Dana S** explained that changing this code would not require an update to the general plan. It states that the A-5A can be considered in any area that is currently zoned A-5. There was discussion regarding the approved uses on the table. There were clarifications regarding the A-20 zone. **Mary B** stated that in the new verbiage there is a section that addresses a deed restriction for the remainder parcel.

C. Approval of Minutes: 10/26/22

STACI ZILLES -NELSON motioned to approve the minutes from 10/26/22 as presented. LAURIE HUSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Bob Kosbab abstained, Kenny Funk for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. **Draft CUP Application:** Jones & Associates created a new CUP application which is more detailed.

AGENDA ITEMS FOR NEXT MONTH:

- A. Water Ordinance – Discussion
- B. Chair & Vice Chair – Action
- C. Adoption of Meeting Schedule & Opening Ceremonies – Action
- D. Accessory Buildings – Discussion
- E. A-Zone Public Hearing - Action

CODEY ILLUM motioned to adjourn at 7:57 p.m. BOB KOSBAB seconded the motion.

MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for and Staci Zilles-Nelson for.

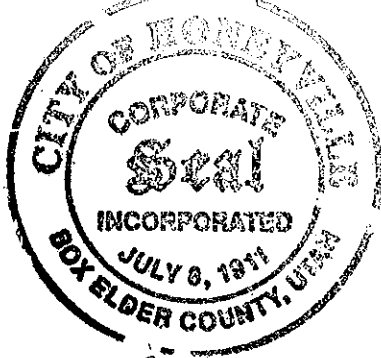
Meeting Adjourned at 7:57 p.m.

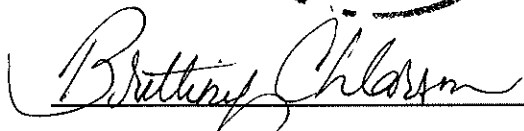
The foregoing minutes were taken and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 12/28/22




Brittiny Chlarson – Clerk/Recorder


Kenny Funk - Chairman