

**The Minutes of
Honeyville City Planning Commission
December 28, 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**, **Cherisse Kaminska** and **Staci Zilles-Nelson**. **Ryan Adams** was excused from this meeting.

Employees present: **Wendy Lindauer**, Deputy Clerk

Approximately 5 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

Public Hearing – Proposed Rezone from A-5 to RR: Parcel #04-022-0054

A. Open Public Hearing: Public Hearing Opened at 7:02p.m.

BOB KOSBAB motioned to Open the Public Hearing for the Proposed Rezone from A-5 to RR for Parcel #04-022-0054 at 7:02 p.m. CODEY ILLUM seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Carol Johanson asked how close this location was to her home which the clerk showed her the location on the county map.

It was asked why the applicant wanted to change the zoning. **Brad Hart**, the applicant stated that they wanted to keep the house separate from the farm. He clarified that the home currently sits on 2 acres along with 3 other buildings and they want to separate the building from the home and put the home on a 1-acre parcel.

Scott Bone who owns the property across from the proposed rezone asked what the current zoning in that area is. **Codey I** clarified that 3600 W. is currently zoned for A-5, but the future zoning map allows for RR along the road, which will be considered when individuals apply for a rezone in that area.

B. Close Public Hearing: Public Hearing Closed at 7:09 p.m.

CODEY ILLUM motioned to Close the Public Hearing for the Proposed Rezone from A-5 to RR for Parcel #04-022-0054 at 7:09 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

C. Action Item: Proposed Rezone from A-5 to RR: Parcel #04-022-0054:

Laurie H referred to the city engineers note regarding the potential lot line adjustment. **Codey I** stated that the topic of discussion at that time was the rezone and that the applicant would have to apply for a lot line adjustment at a later date if that is what they wanted to do. He also stated that the commission cannot approve a rezone unless it meets the required frontage and setbacks.

The commission referred to the applicants' engineered drawings where it showed that they don't currently meet the frontage requirement.

Staci Z-N felt that the commission could not approve the application until it reflects the proper frontage requirements. There was further discussion about recommending approving the application with conditions. **Laurie H** felt that it needs to be as clear as possible before it is presented to the City Council.

Bruce Nelson asked for clarification on the application. It was stated that the home is on 2-acres and the fields are another parcel. Bruce wanted to know what they intended to do with the acre from the home if they are wanting the home to sit on 1-acre versus the 2-acres it currently sits on. The **Hart's** clarified that the additional acre would be added to the farm parcel making it 26-acres rather than the current 25-acres.

LAURIE HUNSAKER motioned to table the Hart Rezone Application from A-5 to RR for Parcel #04-022-0054 until the applicant is able to redraw the design to meet Honeyville City's standards. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Public Comment Period: A member of the public asked the commission when they thought the zoning reflected in the future land use map would be created. It was clarified that the city is currently working on updating their General Plan, however, they will not just change the zoning in that area. Individuals would need to apply to rezone their property if they wanted a change.

The future land use map is simply a guide the commission and council refer to in order to make informed decisions.

The commission was also asked about a proposed development in the area for a grocery store. It was reported that their Conditional Use Permit was approved upon meeting Honeyville City's requirements.

ZONING ADMINISTRATOR REPORT – Codey Illum

- A. Nothing to report regarding building permits at this time.

ACTION ITEMS:

- A. Planning Commission Chair:

LAURIE HUNSAKER motioned to appoint Kenny Funk as the Planning Commission Chair for 2023. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk abstained, Cherisse Kaminska for and Staci Zilles-Nelson for.

- B. Planning Commission Vice Chair:

CODEY ILLUM motioned to appoint Laurie Hunsaker as the Planning Commission Vice Chair for 2023. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- C. Adopt 2023 Meeting Schedule & Opening Ceremonies:

CODEY ILLUM motioned to approve the 2023 Meeting Schedule & Opening Ceremonies as presented. LAURIE HUNSAKER seconded the motion. MOTION CARRIED Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- D. Approval of Minutes: 11/16/22:

STACI ZILLES -NELSON motioned to approve the minutes from 11/16/22 as presented. BOB KOSBAB seconded the motion. MOTION CARRIED Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. **Guest House Requirement:** Kenny F mentioned that when they are looking at approving a CUP for a Guest House, the commission should have them provide off street parking.

There was further discussion about how other communities address these issues and fees that they apply also. The commission felt that they should do more research on ADU requirements. An easy way to research other communities is to look up detached accessory dwellings. This will give the commission an idea of what other communities around them are doing.

- B. Water Ordinance:** Bruce N has been in discussion with the state attorney for water rights along with the city engineer and other surrounding cities. They recommend that Honeyville require those who develop to dedicate secondary water rights to the city as follows: Developing $\frac{1}{2}$ acre = dedicating $\frac{1}{4}$ water share to the city. $\frac{1}{4}$ acre = dedication of $\frac{1}{8}$ water share to the city. 1 acre = dedication of $\frac{1}{2}$ water share to the city. This water would go into a pool that residents could buy into to use to water their yards. If the individuals do not have water shares with the BR Canal Company, they can purchase the equivalent water shares from somewhere else and dedicate it to the city, upon approval from the Mayor. Bruce N will talk with the city attorney and have a final ordinance drawn up.

- C. Accessory Buildings:** Put back on the agenda in final formatting.

Mayor Nelson asked the commission to submit names of recommendation to replace Ryan Adams seat on the Planning Commission. The names suggested were: Jason Munns, Jason Reiney or any of the applicants who applied for the City Council seat.

AGENDA ITEMS FOR NEXT MONTH:

- A. Brad Hart Rezone Application – Action
- B. A-5A Public Hearing – Action
- C. Define Frontage – Action
- D. Accessory Building - Action
- E. ADU Guidelines – Discussion

STACI ZILLES-NELSON motioned to adjourn at 7:52 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 7:52 p.m.

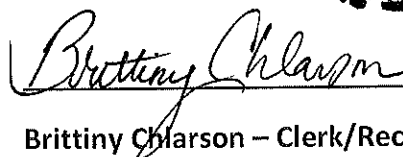
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 1-25-23




Brittiny Chlarson – Clerk/Recorder


Kenny Funk - Chairman