

**The Minutes of
Honeyville City Planning Commission
February 22, 2023, Regular Meeting**

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

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

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

Approximately 15 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: None Noted

Public Hearing: Intent to Amend the City's Land Use Code Chapter 10: Agricultural Zones:

A. Open Public Hearing: Opened at 7:03 p.m.

BOB KOSBAB motioned to open the Public Hearing at 7:03 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Kenny Funk for and Bob Kosbab for.

Mary Bingham explained that a committee was put together to look at the agricultural zone. The intent was to make the agricultural zone stronger for those who use the zone. The solution they came up with is called an A-5A zone. The density is still one dwelling per 5 acres and the smallest lot cannot be less than 2.5 acres and the largest lot must be less than 10 acres. This is to give a little more diversity in the ag zone.

Dana Shuler explained that they also cleaned up sections of the code in the A-Zone. There were some ambiguities that needed to be cleared up. They also more clearly defined the uses for the size of lots in the development standards. They also added items to the use section such as: single family dwellings, ADU's, churches, parks and schools.

Mary Bingham shared a question from the public where they were wondering if a section of land in the flood zone wouldn't count in the figure for density.

Zach Pali asked if there could be an amendment stating that the ground must be developable when they apply for this type of rezone. He specifically asked that land in a flood zone not be allowed to figure density.

Dana Shuler stated that technically individuals can develop in the flood zone by building up, it is just more difficult. She also stated that they could include a section regarding sensitive lands. Places that are not developable are those in a flood way or an earthquake fault or sensitive lands.

Bart Pali stated he has ground in the flood plains that would never be developable.

Teresa Pali asked about what a potential development would look like if this new zone was approved.

Kenny Funk clarified that the presented changes address issues with the A-20 while also allowing a little bit of flexibility with lots that might not quite meet the A-5 zoning requirements.

Bart Pali expressed a concern with the concept creating high density housing.

Mary Bingham stated that the committee looked mainly at the A-5 Average.

Zach Pali expressed a concern with moving forward with different commission members having a different view point.

Kenny F stated that the commission and the committee have put a lot of research and time into this proposal in hopes that this goes along with what Honeyville wants for the future. It was also clarified that this zone would only be available if someone requested a rezone.

B. Close Public Hearing: Closed at 7:21 p.m.

LAURIE HUNSAKER motioned to close the Public Hearing at 7:21 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for Kenny Funk for and Bob Kosbab for.

C. Action Item: Intent to Amend the City's Land Use Code Chapter 10: Agricultural Zones:

BOB KOSBAB motioned to recommend approval of the presented Intent to Amend the City's Land Use Code Chapter 10: Agricultural Zones to the City Council. JACOB JAQUES seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Kenny Funk for and Bob Kosbab for.

Public Comment Period: No comments were made.

ZONING ADMINISTRATOR REPORT – Codey Illum: Codey was not present to report.

ACTION ITEMS:

- A. Administer Oath of Office To:** Laurie Hunsaker, Bob Kosbab, Codey Illum & Jacob Jaques: Brittiny Chlarson administered the Oath of Office to Laurie Hunsaker, Bob Kosbab & Jacob Jaques. Codey Illum was not present.
- B. Shy CUP Application:** Terry Shy addressed the commission requesting a Guest House on his property located at 7074 N. 2750 W. **Kenny F** clarified that they would be unable to rent this space out. It could be used as a guest house only. **Terry S** clarified that his lot is approximately 1.5 acres. **Kenny F** also stated that if this approved the applicant would need to provide off street parking. **Terry S** plans to add a new septic system and will contact BR Health department to do this.

LAURIE HUNSAKER motioned to recommend approval of the Shy CUP application with the conditions that the septic system meet approval from the BR Health Department and that they provide two off-street parking spaces. BOB KOSBAB seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Kenny Funk for and Bob Kosbab for.

- C. Approval of Minutes: 01/25/23 –** Not enough votes to approve. This item will be put on next month's agenda.

DISCUSSION ITEMS:

- A. Suggested Text Amendments:** Dana S explained to the commission a few areas that need to be cleaned up in the code. They were trying to clarify how many dwelling units are allowed on a certain amount of acreage and in a specific zone. **Dana S** suggested changing the verbiage from "dwelling units per acre" to "dwelling units per lot". **Kenny F** was asked how the city addressed the twin homes that the city currently has. There was further discussion about researching duplexes and twin homes. He also recommended further research on how to handle R2 zoning. **Dana S** also suggested defining the frontage and depth issues on 1-acre lots along Hwy 38.

- B. ADU/Guest House Guidelines:** **Kenny F** suggested eliminating the ability to have an ADU or Guest House. **Laurie H** felt that they could make these units work for the community, but set some clear guidelines as to when they would be approved. **Jacob J** expressed concern about land changing ownership and enforcing the conditions set. **Kenny F** felt that it made more sense to allow these uses on a 5-acre lot vs. a .5-acre lot when considering a Guest House. **Laurie H** researched several communities and how they have regulated these types of units. She read from Weber County. Lehi charges a one-time impact fee. It was suggested to charge an impact fee or a yearly fee. **Bob K** suggested imposing stronger setbacks for ADU's. **Kory W** stated that the city needs to look into how they want to handle the water issue. In the county they are required to use the same water meter as the main dwelling so that it prevents owners from splitting the guest home off in the future. **Dana S** expressed concerns with impact fees.
- C. Define Structure/Fence/Corral:** **Kenny F** wanted to address these items within in zone. **Laurie H** wondered what defines a temporary structure vs. permanent. She also wondered if they needed to address walls and hedges as well. **Bob K** wanted fence taken out of the structure definition. **Kenny F** felt that if a fence is housing animals it should not be closer than 10' from a neighboring home.

Agenda Items for Next Month:

- A. Administer Oath of Office: Codey Illum - Action**
- B. Approval of Minutes: 01/25/23 - Action**
- C. Suggested Text Amendments – Action**
- D. Accessory Building Setbacks – Public Hearing – Action**
- E. ADU/Guest House Guidelines – Discussion**
- F. Define Structure/Fence/Corral – Discussion**

BOB KOSBAB motioned to adjourn at 8:03 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Jacob Jaques for, Kenny Funk for and Bob Kosbab for.

Meeting Adjourned at 8:03 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: 3-22-23



A handwritten signature in cursive script, reading "Brittiny Chlarson", positioned above a horizontal line.

Brittiny Chlarson – Clerk/Recorder

A handwritten signature in cursive script, reading "Kenny Funk", positioned above a horizontal line.

Kenny Funk - Chairman