

**The Minutes of
Honeyville City Planning Commission
March 27, 2024 Regular Meeting**

Laurie Hunsaker called the meeting to order at 7:00 p.m.

Present were Chair Laurie Hunsaker. Commission Members Jacob Jaques, Kenny Funk, Cherrisse Kaminska, Ty Walker and Staci Zilles-Nelson. Bob Kosbab was excused from this meeting.

Employees present: Brittany Chlarson, Clerk/Recorder
 Wendy Lindauer, Deputy Clerk
 Codey Illum, Zoning Administrator

There were approximately 3 members of the public were present.

Cherrisse Kaminska offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period:

Tori Jones addressed the commission again regarding ADU's. She expressed that she understood the concern of having ADU's greatly increase the population of Honeyville. She suggested limiting the size of the ADU based off the size of the parcel. The verbiage she suggested was "all of the residences in a parcel combined needed to be less than 10% of the total square footage of the parcel." She felt this would keep the overall size of residences at an appropriate level.

City Council Meeting Report – Laurie Hunsaker:

- A. City Council Report:** Laurie invited the City Council to watch the Planning Commissions agenda to see if there is an area of interest. She invited them to come and make Public Comments during the Planning Commission meetings if they have suggestions on things they are working on. She is hoping that this will alleviate some of the back and forth between the Commission and Council.

She also reported that the Council would like the Commission to look at impact fees for the ADU ordinance.

Zoning Administrator Report – Codey Illum:

- A. Zoning Admin Report:** A letter has been sent to Mr. Arbon denying his request for a building permit out on Salt Creek Road. The reasons for denial were based off of issues

with water, infrastructure and frontage. This is not considered a subdivision, but rather a development. He has 10 days to appeal this decision. Codey worked closely with the city attorney to create the letter to make sure he was following the ordinance. There was further discussion about what happens when an application goes to the Board of Appeals.

ACTION ITEMS:

- A. ADU:** **Laurie H** stated that she would like the verbiage for the ADU's to state I-ADU or D-ADU. This would help clarify the difference between Internal ADU's and Detached ADU's. **Jacob J** liked the idea of requiring a larger meter. **Kenny F** was concerned that it would do the opposite of what the council is wanting. He felt that perhaps they would need to look at rate tiers. He also felt that impact fees would be a good idea. **Laurie H** stated that she researched the impact fees and she thought that they could collect parks & roads impact fees. **Cherisse K** felt that impact fees should be charged because more population creates more impact on everything within the city. There was further discussion on verbiage. They suggested stating that they "may" charge impact fees.

The Commission had further discussion on how they wanted to address the water issue with D-ADUs. **Kenny F** made three suggestions: Have separate water meters, a larger meter or change the tier rate structure.

The Commission held an unofficial vote for those in favor of having 2 meters for a D-ADU: Jacob J for, Kenny F for, Laurie H for, Cherisse K for, Ty W for, and Staci Z-N for.

The Commission held additional discussion regarding the implementation of impact fees for D-ADUs. Currently when someone builds within the city, they pay an impact fee for water & parks. It was suggested that they use the verbiage that "impact fees may be charged." Then the commission can recommend to the City Council that they charge impact fees for parks and roads.

The Commission held an unofficial vote for those in favor of having the ordinance say the city may charge impact fees. Along with recommending to City Council that they charge an impact fee for parks and roads for D-ADUs: Staci Z-N for, Ty W for, Cherisse K did not like the word may, Laurie H for, Kennie F for and Jacob J for.

The Commission was torn on how to figure out the size of the D-ADU. There was discussion on using the percentage of the square footage vs. footprint of the main home. They also discussed the presented idea of basing it off of a percentage of the land size. Cherisse K was concerned that there would be a bunch of large homes mingled in with tiny little homes.

The Commission held an unofficial vote to have the D-ADU size be 40% of the main home square footage excluding the garage. Jacob J for, Kenny F for, Laurie H against, Cherisse K for, Ty W for and Staci Z-N for.

Laurie H mentioned that the city can require a certain amount of off-road parking spaces and they can even make suggestions of how they look or where they are placed on the property. Cherisse K shared that the State suggests having one parking stall per bedroom. Kenny F suggested at least one parking stall per bedroom. Where this is a Conditional Use Permit, they can determine these things on an individual basis. They had discussion on how often individuals would need to renew their CUP.

The Commission held an unofficial vote for how many years they would go before requiring a CUP renewal. Staci Z-N 2 yrs, Ty W 2 yrs, Cherisse K 2 yrs, Laurie H 2 yrs, Kenny F 5 yrs and Jacob J 2 yrs.

It was mentioned that the City Council does have the final say on this. Laurie H stated that typically if they don't like the recommendation from the Commission then the Council sends it back to them. She is hoping that they will start reviewing the agenda and come to the Planning Commission meetings if they have a specific opinion so they can address it all at once rather than continuing to send things back and forth making the process much longer than it needs to be.

STACI ZILLES- NELSON motioned to approve the recommendations to update the ADU ordinance to state I-ADU and D-ADU, having the Conditional Use Permit renewable every 2 years, include the language stating you can have an I-ADU OR a D-ADU not both, require 2 water meters for acreage with a D-ADU, include verbiage that they may charge impact fees with the recommendation to the council that they charge impact fees for parks and roads, the D-ADU square footage can be up to 40% of the square footage of the existing home, leaving the setbacks and appearance as is, and requiring at least one parking space per bedroom. JACOB JAQUES seconded the motion. MOTION CARRIED with Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

B. Approval of Minutes: 02/28/24:

JACOB JAQUES motioned to approve the minutes of 02/28/24 as presented TY WALKER seconded the motion. MOTION CARRIED Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

Agenda Items for Next Month:

ADU

RV Ordinance Discussion

STACI ZILLES-NELSON motioned to adjourn at 8:25 p.m. KENNY FUNK seconded the motion. MOTION CARRIED with Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:25 p.m.

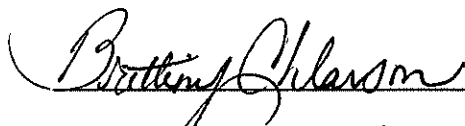
The foregoing minutes were taken and typed by Brittiny Chlarson.

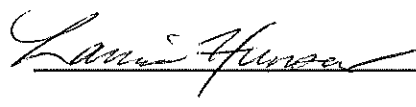
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 4-24-2024




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair