

**The Minutes of
Honeyville City Planning Commission
February 28, 2024 Regular Meeting**

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

Present were Chair **Laurie Hunsaker**. Commission Members **Bob Kosbab**, **Jacob Jaques**, **Kenny Funk**, **Cherisse Kaminska**, **Ty Walker** and **Staci Zilles-Nelson**.

Employees present: **Brittany Chlarson**, Clerk/Recorder
Wendy Lindauer, Deputy Clerk

There were approximately 3 members of the public were present.

Ty Walker offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period:

Tori Jones stated that she is looking to put 2 homes on her parent's parcel that is 1.83 acres. Because it is not a full 2 acres they are unable to split the parcel. Therefore, she would like to build a detached ADU. She restated her request from last month which would have the ADU ordinance state that a detached ADU could be 40% of the square footage of the main home. She acknowledged that there may be some additional fees that the city may need to collect when building an ADU, such as connection or impact fees, and understood the need for those. **Jacob J** asked what size of a home **Tori** is thinking of building. She responded that she'd like it to be 2,000 square feet.

Ty Walker stated that he lives at 6460 N Highway 38. He is wanting to build in the future and presented a map and asked the commission what his next steps would be. **Laurie H** suggested talking to **Codey I**. **Ty W** mentioned that in the future he'd like to keep the small home on its own parcel. **Kenny F** recommended that **Ty** keep track of his frontage and setbacks when considering subdividing parcels.

Zoning Administrator Report – Codey Illum:

A. Zoning Admin Report: Not Present Due to Trainings

DISCUSSION ITEMS:

- A. Water Ordinance/Separate Culinary Water from Secondary Allocation:** Laurie H stated that the Mayor would like the Commission to go through the Ordinance and remove anything culinary related. **Jacob J** had questions regarding the secondary ordinance. **Laurie H** recommended he speak with the Mayor and relay his ideas to him. It was suggested striking section 8-3-1.1 along with 8-3-2.A & B.
- B. ADU:** Laurie H shared that the City Council had a lot of questions and they want all of the details ironed out. The Council felt that the Commission should suggest impact fees. **Kenny F** stated that he didn't feel that this was the Commissions job. They don't have anything to do with the budget. It was also stated that the City Council wants to make sure that the ADU's cannot be rentals along with a better definition for *owner occupancy*. Laurie H stated that in doing research she found that the homes need to be on the same water hook-up. **Kenny F** suggested going to a teared water rate rather than impose impact fees. The Commission was unanimous in feeling that ADU's remain on the same water hook-up. **Bob K** stated that they may need to address raising water rates before they address more impact fees. Laurie H felt that they should be setting the citizens up for success and not failure. She felt that by limiting the size of the detached ADU that they could remedy the rental issue. The commission was concerned about legal ramifications of stating that property owners cannot rent their ADU's. **Jacob J** would like the ordinance to state that the main residence be the oldest one of record. It was discussed that both homes will technically be the same address. **Kenny F** felt that the ordinance read that owners could have an IADU or an ADU, but not both. There was concern about enforcement. The commission had further discussion on how they would determine the size of the detached ADU. Laurie H was concerned about the size of the ADU being larger than the main home. **Cherisse K** asked what the intent of an ADU is. She felt it was for families who want to come back and build a home on their family's property. Laurie H asked the Commission to take their copy home and write in all of their suggestions and bring it back to next month's meeting.
- C. RV Ordinance:** The Commission is waiting for information from the attorney before they proceed with this.
- D. Ethics Training:** Ethics Training will be held in Person March 27th at 6:00 p.m. for the City Council, Planning Commission and Employees.

ACTION ITEMS:

- A. Approval of Minutes: 01/24/23:**

STACI ZILLES-NELSON motioned to approve the minutes of 01/24/23 as presented JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, 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

Spring Conference Land Use Conference in St. George

STACI ZILLES-NELSON motioned to adjourn at 7:51 p.m. KENNY FUNK seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

Meeting Adjourned at 7:51 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: 3-27-2024



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Laurie Hunsaker
Laurie Hunsaker - Chair