

**The Minutes of
Honeyville City Planning Commission
February 26, 2025 Regular Meeting**

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

Present were Chair Laurie Hunsaker. Commission Members Anna Dammer, Ty Walker, Kelli Shaw and Staci Zilles-Nelson.

Employees present: Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator

There were approximately 4 members of the public 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:

No comments were made.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. **Report:** Laurie H reported that the council has scheduled a spring clean- up. She also reported that the Mayor will be scheduling a work meeting with the council & commission to review and understand the new Title 11 ordinance.

Zoning Administrator Report – Kenny Funk:

A. **Zoning Admin Report:**

- **Zone Change Requests:** Kenny F reported that there have been two re-zone applications. One from Guy Cox who is currently zoned RR and A-5. He wants to re-zone all of it to RR. And also, a request from Frank May who wants to purchase a parcel from his neighbor he is currently zoned RR and is requesting to re-zone it to R-1.
- **Lot Line Adjustments:** Kenny F stated that the request for a lot line adjustment in the Calls Fort Subdivision will actually require a Subdivision Amendment to take place because they will be changing the number of lots in the subdivision.

DISCUSSION ITEMS:

- A. Business Licensing:** Kenny F reported that he has had to turn down a few business licenses because the current ordinance is very restrictive on what is allowed. He suggested allowing some of these businesses, but putting some conditional uses in place. The current code for allowed business licenses is in section 10:25:3. The Commission & Council are still reviewing Title 10 and this may be addressed during that review.
- B. Short Term Rentals:** Laurie H stated that usually they look to the county for advice on how to handle issues that come up. However, when looking into short term rentals she was unable to find anything at the county so she referred to the state code for direction. She asked the commission to research other cities and see if any of their codes would fit with Honeyville. She mentioned that they should specifically look for ways to collect fees from these types of rentals to help pay for the impact it leaves on the city. It was also suggested that some kind of licensing be created so that the city will have a say in issues such as parking or types of activities that are allowed. David H shared what he found in state code regarding taxes on short term rentals.

ACTION ITEMS:

- A. Side Yard Setback:** The current code states that accessory units are not allowed on side yards. It was suggested to allow the side yard setback to 35 ft. Kenny F worried about parking on that side yard. Kelli S stated that she researched a couple of the surrounding cities and that those cities use the same setback as the house, so the 35 ft. would stand, but they do not allow another access to that building. There was further discussion about whether or not access should be allowed depending on different lot sizes or zoning. Laurie H asked the commission to do their own research and come back ready to make suggestions on whether they like the 35 ft. setback for all zones or if they'd like setbacks determined by zoning. Or the other option is to leave the code as it is and not allow accessory buildings on side yards.

STACI ZILLES-NELSON motioned to table action item A Side Yard Setbacks to allow for further discussion. TY WALKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Ty Walker for, Kelli Shaw for, Staci Zilles-Nelson for Anna Dammer abstaining.

- B. Approval of Minutes: 12/04/24 –** Not enough of a quorum present at that meeting to vote on those minutes.

- C. Approval of Minutes: 01/22/25**

TY WALKER motioned to approve the Meeting Minutes of 01/22/25 as presented. KELLI SHAW seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Ty Walker for, Kelli Shaw for, Staci Zilles-Nelson for Anna Dammer abstaining.

Agenda Items for Next Month:

- A. Side Yard Setbacks (Discussion)
- B. Title 10 (Action)
- C. Work Meeting for Title 11
- D. Title 11 (Public Hearing)
- E. Cox & May (Public Hearing)

STACI ZILLES-NELSON motioned to adjourn at 7:48 p.m. TY WALKER seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Ty Walker for, Kelli Shaw for, Staci Zilles-Nelson for and Anna Dammer abstaining.

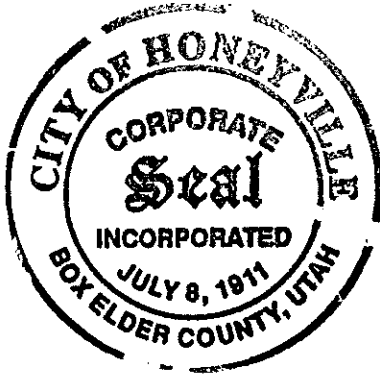
Meeting Adjourned at 7:48 p.m.

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: 4-23-25



A handwritten signature in cursive script, reading "Brittiny Chlarson", written over a horizontal line.

Brittiny Chlarson – Clerk/Recorder

A handwritten signature in cursive script, reading "Laurie Hunsaker", written over a horizontal line.

Laurie Hunsaker - Chair