

**The Minutes of
Honeyville City Planning Commission
January 24, 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: Brittiny Chlarson, Clerk/Recorder
Codey Illum, Zoning Administrator

There were approximately 4 members of the public were present.

Stacie Zilles-Nelson offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period: **Tori Jones** came with her parents Claire and Linda Anderson. She stated that they would like to have two homes on her parents' property but their land is just shy of 2. Because it is under the required lot size to subdivide, they are looking into the option of building an ADU. She had a few suggestions for the Commission to consider before the City finalizes the ADU ordinance. One of the suggestions was to change the verbiage regarding the size of the detached ADU from 40% of the footprint to 40% of the livable area or to have it read that all of the residential buildings be no more than 10% of the land.

Kenny F suggested that they attend City Council since the Commission had already voted to recommend the ordinance to the council.

Zoning Administrator Report – Codey Illum:

- A. Zoning Admin Report:** Codey has received multiple phone calls regarding ADU's. He has had Brittiny send them the redline version of the ordinance.
- B. Proposed Subdivision:** Jonathan Roberts has submitted a Concept Plan Application. There are issues with his proposal. There are issues with zoning and water. Codey & Dana will meet with him to discuss the issues before he appears before the Commission.

DISCUSSION ITEMS:

- A. Water Ordinance/Separate Culinary Water from Secondary Allocation:** **Kenny F** stated that they need to pull out the culinary water from section 8-3-1:1. In section 8-3-2:2.A **Kenny F** felt that the indoor water use needs to be set at .448 acre feet per ERC because

that is the state's recommendation. If the City is only addressing secondary water section 2.A may need to be removed from the code. In 8-3-2:2.B Dana's notes stated that the DDW 1.87 acre feet per irrigated acre, but the water attorney who wrote the code put 4 acre ft. **Jacob J** stated that for 1-acre he wouldn't go any less than 3.5-acre feet for the amount of water. They wondered how they would determine irrigated acres. **Codey I** felt that the water attorney should have the final say since he is the expert in this area. (Ask Troy if he follows section 8-1-20:2:1 of the ordinance).

B. Update Subdivision Ordinance with Secondary Water System Standards: The Commission is going to look at 10-31-H. **Laurie H** asked **Jacob J** to look at the ordinance and come with recommendations. He felt that this could change depending on how many homes are in the subdivision. He is going to research this issue and then present an educated suggestion.

C. Input from Commission – Topics to Address:

Laurie H suggested looking into the creation of an A-10 zone. **Kenny F** expressed that he wished that the city had approved the grocery store, the one in Island Park is very nice & he felt it would be an asset to the city.

ACTION ITEMS:

A. Approval of Minutes: 12/27/23:

STACI ZILLES-NELSON motioned to approve the minutes of 12/27/23 as presented. KENNY FUNK seconded the motion. MOTION CARRIED Bob Kosbab for, Jacob Jaques abstained, Kenny Funk for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

Agenda Items for Next Month:

- Water Ordinance – Update Subdivision Ordinance with Secondary Water System Standards

STACI ZILLES-NELSON motioned to adjourn at 7:32 p.m. BOB KOSBAB 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.

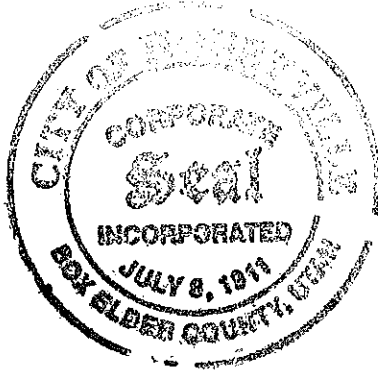
Meeting Adjourned at 7:32 p.m.

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: 2/20/24



Brittiny Chlarson

Brittiny Chlarson – Clerk/Recorder

Laurie Hunsaker

Laurie Hunsaker - Chair