

**The Minutes of
Honeyville City Planning Commission
April 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, Kenny Funk and Cherisse Kaminska. Jacob Jaques, Ty Walker and Staci Zilles-Nelson were not present at this meeting.

Employees present: Wendy Lindauer, Deputy Clerk
Codey Illum, Zoning Administrator

There were approximately 3 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. However, **Laurie H** did state that she learned in training that they should disclose if they had conversations outside of the public meeting and she shared that herself & Cherisse had a discussion with the Anderson's regarding ADU square footage.

Public Comment Period:

Tori Jones addressed the commission again regarding ADU's. She shared that she had the county accessor come out and look at their current home. She stated that the county accessor did not figure in all of the spaces in the home to figure the square footage of the home. This significantly reduced the total square footage. Therefore, she asked the Planning Commission to consider making the footprint of the ADU be up to 40% of the square footage of the original home and allow a basement.

City Council Meeting Report – Laurie Hunsaker:

- A. **City Council Report:** Laurie stated there wasn't anything new from City Council to report.

Zoning Administrator Report – Codey Illum:

- A. **Zoning Admin Report:**
 - Building Permits:** Codey reported that he had received one new building permit application for a new home to be built across from the park.

Scheduled Board of Appeals: Board of Appeals has been scheduled to meet to review the appeal request made from John Arbon. He is appealing Codey's decision to deny his building permit application because it did not meet building requirements.

Violation Follow-Up: Three citizens appeared in court and it was found that the City was within their rights to site them with violations. The citizens were allotted so many days to get their properties cleaned up.

DISCUSSION ITEMS:

- A. Training:** Laurie H stated that she watched a training video on the LUAU website regarding new Planning Commission Chair members, but she shared that they have several land use videos there and she encouraged everyone to watch the one for the Chair. She felt that it was very helpful and that there were other videos that the group could benefit from watching.

ACTION ITEMS:

- A. ADU:** Laurie H spoke with Jordan at the Ombudsman's office and he provided some good feedback. He liked the city's idea of requiring two ^{water} meters. He also provided some verbiage to help address the impact fees. He also reminded Laurie that ADU's are Conditional Use permits and they can hold those permits until the entire property is up to the city's standards. The Commission had stated that these permits are up for renewal every two years to make sure that there are no issues and to address any issues they are made aware of. Bob K was concerned about this process. Laurie H explained that there was a long discussion about this the month before and they had agreed that they felt this would be the best process to help keep people in compliance. Laurie H continued with Jordan's suggestions. He had stated that two cities in Utah had created zones within their cities. Those zones allowed for a certain number of D-ADU's to be built within that area and once that number had been met no more D-ADU permits could be issued. Kenny F felt that the verbiage they had created requiring a minimum of an acre helps with this issue and that they do not need to address it further at this point. He also pointed out that impact fees are addressed in the ordinances already. He wondered if they needed it in the ADU ordinance as well. He suggested stating in section H that I-ADU and D-ADU's are not exempt from impact fees and then they could reference the section of the code that states the impact fees 10-32-1. Another issue he found when he was reviewing the ordinance was that section K talking about not being able to subdivide somehow got removed from the draft. The last issue he found was in section 10-35-4:B he suggested striking "as deemed necessary" from that section. Laurie H stated that it will fall on the applicant to have a document stating the square footage. Kory W suggested using the verbiage appraiser for that section not agent. He also stated that it has to be deemed living space to be used for square footage. Tori Jones clarified her request regarding the square footage of the home. She stated that if a home had a basement, then the total square footage would be double the footprint.

She was asking for the footprint to be used vs. square footage. **Cherisse K** felt that the "total area" should read square footage.

KENNY FUNK motioned to recommend the ADU ordinance to City Council with the changes discussed regarding impact fees, the inability to subdivide, removing the verbiage of city council's discretion regarding CUP renewals, and changing the wording of total area to state the total square footage of the D-ADU shall be no more than 40% of the total square footage excluding the garage of the primary residence. **BOB KOSBAB** seconded the motion. **MOTION CARRIED** with **Bob Kosbab** for, **Kenny Funk** for and **Cherisse Kaminska** for.

B. Approval of Minutes: 03/27/24:

KENNY FUNK motioned to approve the minutes of 03/27/24 as presented. **CHERISSE KAMINSKA** seconded the motion. **MOTION CARRIED** **Bob Kosbab** abstained, **Kenny Funk** for, **Laurie Hunsaker** for and **Cherisse Kaminska** for.

Agenda Items for Next Month:

- Bi-Laws
- Possible Creation of an A-10 Zone
- RV Ordinance

BOB KOSBAB motioned to adjourn at 8:04 p.m. **KENNY FUNK** seconded the motion. **MOTION CARRIED** with **Bob Kosbab** for, **Kenny Funk** for and **Cherisse Kaminska** for.

Meeting Adjourned at 8:04 p.m.

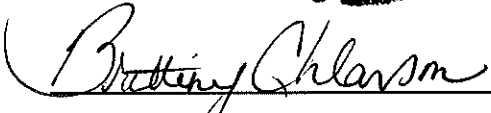
The foregoing minutes were taken by Wendy Lindauer and typed by Brittiny Chlarson.

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

ATTEST:

DATE APPROVED: 5/22/24




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair