

**The Minutes of
Honeyville City Planning Commission
May 22, 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, Ty Walker and Staci Zilles-Nelson. Bob Kosbab arrived at 7:01 p.m.

Employees present: Wendy Lindauer, Deputy Clerk

There were approximately 10 members of the public were present.

Kenny Funk offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period:

Dewayne Holdaway stated that he does not understand the RV Ordinance. **Laurie H** stated that the commission would be holding the Public Hearing on the RV Ordinance directly after the public comment period and that they could talk about it then.

David Yates brought in designs for a subdivision they have been working on for a couple of years. He stated that in discussion with the City Engineer, Dana Schuler, it was stated that a road going North & South would need to be incorporated into the Yate's plans before it could come to the commission as a concept plan discussion. The Yate's would like to put a road along the railroad track, but the engineer informed them that this would not be possible. **Laurie H** stated that they would put this down as a discussion item next month.

Public Hearing – Consideration of Recommendation to Adopt an RV Ordinance

A. Open Public Hearing: Public Hearing Opened at 7:10 p.m.

KENNY FUNK motioned to open the Public Hearing regarding the adoption of an RV Ordinance at 7:10 p.m. TY WALKER seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.

Dewayne Holldaway asked the commission what they are trying to accomplish with the RV Ordinance. He currently lives in an RV and he is concerned that he will need to move. He stated that it may be an RV to some people, but it is a home to him and he does not have the finances to move somewhere else. He shared that he lives on a farm and keeps his yard tidy

and clean. He asked that the commission consider everyone when passing these types of ordinances.

Troy McNeely stated that there are a lot of people with different situations. He shared that after the pandemic his daughter and her family moved in with them. It became too crowded in the home so he and his wife moved into an RV. He has a separate septic tank and tries to keep things clean. He felt that this ordinance is pushing people out of the community and asked that they consider individuals who cannot afford to live anywhere else.

John Arbon stated that he owns a farm on North Salt Creek Road. He stated that Lorie and Dewayne live on his farm. He asked that the commission be compassionate with all individuals.

David Hougaard stated that currently on the books in Honeyville the code clearly states that living in an RV is only allowed while someone is building a home. He expressed that the new ordinance is to clarify those guidelines. David also shared that he has had a different experience with those living in RV's. He stated that there was an individual who lived in a home by him who invited 3 other individuals to live there in their trailers. He stated that there were 3 different black waist lines running just below ground level.

Lorie Holdaway stated that they haul their sewer off twice a week and take care of their yard. She also expressed that her grandchildren love to come to their home and play and asked the commission what their definition of home was. She felt it is love and caring and bonding and they have made that where they live.

B. Close Public Hearing: Public Hearing Closed at 7:20 p.m.

STACI ZILLES-NELSON motioned to Close the Public Hearing for the RV Ordinance at 7:20 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.

C. Action Item: Recommendation to City Council Regarding the Adoption of an RV Ordinance

Laurie H expressed that she felt the ordinance needs to address different situations. However, she stated that she does not vote and opened it up for discussion between the commission members.

Bob K wondered if there could be some stipulations in conjunction with the ADU's. **Ty W** wondered if there had been any consideration for grandfathering in individuals who have lived in an RV for a certain period of time. **Kenny F** stated that the proposed ordinance is clarifying the 7 consecutive days along with adding in enforcement procedures.

Troy M stated that this ordinance may have been on the books, but there are other areas of town that also don't follow the code. **Karla Arbon** asked if the RV owners took their wheels off

the trailer would this resolve the issue. **Laurie H** stated that an RV is described by a definition that comes from the State. **Staci Z-N** felt that the City needs to work with individuals who are using septic and keeping their yards clean, but also get rid of the people that are dumping their waste and being trashy. **Jacob J** stated that this is not an attack on the individuals at the meeting, but that the city has to do something to stop rapid growth with people living in unkept trailers creating a trashy place to live. The city has to do something to prevent this. **John Arbon** stated that once an ordinance is passed it will need to be enforced across the board and felt that more people need to be helping out their neighbors. **Karla Arbon** asked if the ordinance could state what is acceptable to live in an RV rather than just stating that it is not allowed. **Troy M** stated that he agrees with what others have expressed and suggested that there be a stipulation that says trailers cannot be rented out and that they must have a proper way to disperse of sewage. **Laurie H** stated that the public comment section had been closed and the discussion needed to remain among commission members at this point. She also clarified for Mr. Arbon that the RV Ordinance discussion had been going on long before he ever submitted an application.

JACOB JAQUES motioned to table the RV Ordinance so that they could have further discussion. BOB KOSBAB seconded the motion.

Kenny F wanted to make one more point before they voted. He felt that there are a few things to look at. **Laurie H** asked the commission to look at items they want to discuss in next month's meeting.

The motion was presented again **JACOB JAQUES motioned to table the RV Ordinance so that they could have further discussion. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.**

Public Hearing – Consideration of Recommendation for Adoption of an ADU Ordinance

A. Open Public Hearing: Public Hearing Opened at 7:30 p.m.

BOB KOSBAB motioned to Open the Public Hearing for the ADU Ordinance at 7:30 p.m. KENNY FUNK seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.

Laurie H stated that this Ordinance addresses Detached ADU's and Internal ADU's, but the Internal ADU's have been regulated by the State.

Tori Jones stated that she was at the meeting with her mom Linda Anderson and her mother had asked her to read a statement from her. She expressed concern about the proposed Detached ADU size allowance and shared two different scenarios one where a large home is built on an acre therefor allowing for a larger ADU vs. a smaller home built on greater acreage but only allowing for a much smaller ADU on that acreage. The Anderson's do not have enough acreage to subdivide in the current zoning as they fall short of having 2 acres, but they want to

share their property with their daughters. With the proposed ADU ordinance it would not allow them to build a large enough home for what they need. She presented the option of having the ADU size be based off of the buildable lot size rather than the existing home size.

Shiree Clark thanked the commission for their time and service to the city. She expressed that she felt there may be some verbiage in the ADU ordinance where it may be contradictory or could create a loophole. She stated this could be found in D under Development Standards where it talks about not being able to rent out the ADU. She then referred to the section that states that the original owner of the property must reside in the main home or the ADU. She felt that if the resident lived in the ADU the current verbiage would allow them to rent out the main home.

B. Close Public Hearing: Public Hearing Closed at 7:42 p.m.

STACI ZILLES-NELSON motioned to Close the Public Hearing for ADU's at 7:42 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.

C. Action Item: Recommendation to City Council Regarding the Adoption of an ADU Ordinance

Kenny F expressed that he feels this ordinance is the best version they have come up with since working on it for a year. He felt that they needed to get something on the books and that if there are issues, they can come back and address them at a later date.

Laurie H also clarified that the presented ordinance only allows for one ADU. Landowners could not have an internal ADU and a detached ADU.

STACI ZILLES -NELSON motioned to recommend approval of the presented ADU Ordinance to the City Council. KENNY FUNK seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. Report:** Laurie stated that when someone submits a building permit for development, but not a subdivision plan, it will be handled administratively by the zoning administrator rather than by the Planning Commission.

Zoning Administrator Report – Codey Illum:

- A. Zoning Admin Report:** Codey was not present to report.

DISCUSSION ITEMS:

- A. Ombudsman Training 6/25/24:** Laurie H informed the Commission that someone from the Ombudsman's office would be coming on June 25th at 7:00 p.m. to provide Land Use training.
- B. Update Subdivision Ordinance:** Laurie H reported that the legislature has made a change regarding Subdivisions. It states that subdivision applications will only go before the Planning Commission and not the City Council. This will require the city to update current ordinances to match that requirement no later than December 31st. Dana, the city engineer, sent Laurie a list of the sections that need to be updated.

Dave Hougaard asked if the commission had a shorter timeline than December 31st to make sure it is completed by that date.

ACTION ITEMS:

A. Approval of Minutes: 04/24/24:

Laurie H stated that under action items under ADU it states that Laurie spoke with Jordon at the Ombudsman's office and he liked the idea of separate meters. She asked that it specify "water meters".

KENNY FUNK motioned to approve the Minutes of 04/24/24 as presented with the suggested change from meter to water meter. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques abstaining, Kenny Funk for, Laurie Hunsaker for, Ty Walker abstaining and Staci Zilles-Nelson abstaining.

Those that abstained did so because they were not present in April's meeting.

Agenda Items for Next Month:

- Yates Subdivision (Discussion)
- RV Ordinance (Discussion)
- Subdivision Ordinance (Discussion)
- Fence Ordinance Separate Ag vs Residential (Discussion)

STACI ZILLES-NELSON motioned to adjourn at 8:00 p.m. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Jacob Jaques for, Kenny Funk for, Ty Walker for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:00 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: 7-31-2024



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

Brittiny Chlarson – Clerk/Recorder

A handwritten signature of Kenny Funk in cursive script, written over a horizontal line.

Kenny Funk – Vice Chair