

**The Minutes of
Honeyville City Planning Commission
January 22, 2025, Regular Meeting**

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

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

Employees present: **Brittany Chlarson**, Clerk/Recorder
 Wendy Lindauer, Deputy Clerk
 Kenny Funk, Zoning Administrator
 Dana Schuler, City Engineer

There were approximately 4 members of the public present.

Jacob Jaques offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Laurie H welcomed **Anna Dammer** as the new Planning Commission member. Because the Oath of Office was not included on the agenda, they were unable to administer that during this meeting. That will take place during February's Planning Commission meeting. **Laurie** instructed **Anna** to join in the discussion and offer opinions but to abstain from voting until she is able to take the Oath of Office.

Public Comment Period:

Junior Guzman addressed the commission and informed them that his family is looking to buy some property on North Salt Creek Road and expressed that he would like to subdivide that property into two separate parcels. He asked for information in writing so that he could forward it on to his attorney. **Kenny F** informed him that he would have to fill out a subdivision application and that there would be some improvements that are required. He will email that information to **Guzman's**. **Junior** stated that he would text **Kenny** his email address.

Public Hearing – Consideration of Recommendation to Adopt Suggested Changes to Title 10 – Land Use & Development:

A. Open Public Hearing: Opened at 7:03 p.m.

BOB KOSBAB motioned to Open the Public Hearing for Consideration of Recommendation to Adopt Suggested Changes to Title 10 – Land Use & Development at 7:03 p.m. JACOB JAQUES seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Ty Walker for, Kelli Shaw for, Bob Kosbab for, Jacob Jaques for and Anna Dammer abstaining.

B. Close Public Hearing: No public comment was made. Closed at 7:04 p.m.

JACOB JAQUES motioned to Close the Public Hearing for Consideration of Recommendation to Adopt Suggested Changes to Title 10 – Land Use & Development at 7:04 p.m. TY WALKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Ty Walker for, Kelli Shaw for, Bob Kosbab for, Jacob Jaques for and Anna Dammer abstaining.

C. Action Item: Recommendation to Adopt Suggested Changes to Title 10 – Land Use & Development.

Laurie H expressed concern about passing something that appears to still be in separate pieces. She would like to see it all put together in one document. Kenny F presented a list of changes he felt needed to be made.

Issues Presented Were:

- 10-1-7 and 10-1-8 are new chapters but still exist in the old form. Need to either renumber the new or the old chapters (10-1-10 has been removed)
- 10-1-16 and 10-1-17 are new
- ADU: D-ADU and I-ADU definitions are not what we changed with title 13. Do we want to replace what is suggested in this text with our existing definitions?

INTERNAL ACCESSORY DWELLING UNIT: A self-contained dwelling unit within or attached to a single family residential building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

DETACHED ACCESSORY DWELLING UNIT: A self-contained dwelling unit located on an owner-occupied property that is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

- 10-4-1 talks about land use authority. There are a lot of changes here for the new subdivision ordinance
- 10-4-3 a.3: needs to be removed: Approve, approve with conditions, or deny subdivision applications. This is no longer approved by the city council
- 10-4-5 (hearing officer) need to reconcile with 10-4-5 changes made previously
- 10-4-7 new chapter establishes the DRC

Document 2:

- The chapter numbering for 10-5 seems off to me. We need to correct this
- 10-9-1 missing A5A (so is our current code)
- A and R Zoning allowed use tables don't have our current ADU wording. Still has guest house
- Setback standards are not current
- Removed chapter 31 subdivision drawing and construction standards (now a separate document).
- Removed chapter 33 Subdivision Improvements (in title 11)

JACOB JAKUES motioned to table this item until the updated code is added to this document. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Ty Walker for, Kelli Shaw for, Bob Kosbab for, Jacob Jaques for and Anna Dammer abstaining.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. **Report:** Kenny Funk reported that the Mayor recommended Anna Dammer as a member of the Planning Commission.

Zoning Administrator Report – Kenny Funk:

A. **Zoning Admin Report:**

- **Salt Creek Road:** Several Calls regarding property on North Salt Creek Road
- **Lot Line Adjustment:** A Parcel Boundary Adjustment was approved by the DRC
- **Rezone Application:** The DRC is currently looking at a few other requests made regarding zoning & parcel boundaries.

DISCUSSION ITEMS:

- A. **Zoning along Highway 38:** Kenny F stated that there has been a lot of discussion about keeping the density east of the highway. He suggested looking at the general plan and potentially changing it to allow a higher density east of the Highway. He wondered if they wanted to keep the zoning A-5 east of the Highway. Bob K suggested possibly having a new zone similar to A-5A, such as A-5A Highway 38 which could allow for smaller lots on Highway 38. Dana S stated that the reason the A-5A is being suggested because having 1-acre lots along the highway is causing issues with driveway approval

with UDOT. Bob K suggested requiring entrance on the back side of the plot which would take the driveways off of the highway. Ty W stated that UDOT is wanting 500 ft. between each driveway entrance.

- B. **Side Yard Setbacks:** Kenny F reported that in the code it states that street side yard setbacks are not allowed. He felt that the city should have a specific setback and state whether they are allowed to access the accessory building off the side yard. Dana S explained that by allowing an accessory building that would block someone's view from their driveway could be a safety hazard. Kenny F suggested looking at what other city's do.

ACTION ITEMS:

- A. Approval of Minutes: 12/04/24 – Not Included in the Packet

Agenda Items for Next Month:

- Side Yard Setbacks (Discussion)
- Business Licensing (Discussion)
- Secondary Water Ordinance

STACI ZILLES-NELSON motioned to adjourn at 7:35 p.m. KELLI SHAW seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Ty Walker for, Kelli Shaw for, Bob Kosbab for, Jacob Jaques for and Anna Dammer Abstaining.

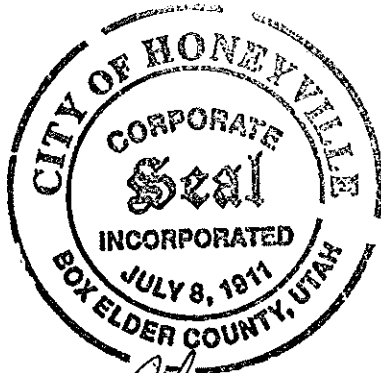
Meeting Adjourned at 7:35 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

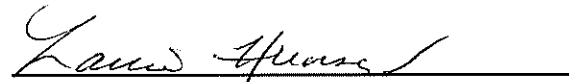
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 2/24/25




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair