

**The DRAFT Minutes of
Honeyville City Planning Commission
June 12, 2025, Special Meeting**

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

Present were Chair Laurie Hunsaker. Commission Members Bob Kosbab, Kelli Shaw, Anna Dammer and Jacob Jaques. Ty Walker & Staci Zilles-Nelson were not in attendance.

Employees present: Brittiny Chlarson, Clerk/Recorder
Kenny Funk, Zoning Administrator

There were approximately 18 members of the public present.

Laurie Hunsaker offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None Noted

Action Items:

- A. **Barnett Building Permit:** Kenny F stated that during the building permit review he found that the Barnett's did not meet the criteria listed in 11-6-2, this talks about the need for a building lot to abut a city dedicated street. Because of that requirement not being met Kenny felt he had to deny the permit. However, in doing extensive research he found a section of code 10-22-14-A which states:

10-22-14: - Lots and yards - Every Building on Legally Created Lot: Every building shall be located and maintained on a legally created "lot" as defined in this title, unless such lot is a legally nonconforming lot. Laurie H explained that legal nonconforming is the same thing as saying something is grandfathered.

1. Such lot shall have required frontage on an existing or dedicated public street, or on an approved right of way.

Kenny F explained that if the commission could determine that the lot was a legal lot at the time of creation then they could call it a nonconforming lot. The Barnett's have presented the city with a lot of evidence to support that the lot was legal when it was created.

It was further explained that per Honeyville City's Building Standards it is required to have a fire hydrant within 250 ft. of a building. There are currently two fire hydrants close to the Barnetts lot. One being approximately 350 ft from the Barnetts and the other one is about 400 ft from their lot. Kenny further explained that per Honeyville City's Code the Planning Commission nor the Zoning Administrator has the authority to

grant a variance to this requirement. If Barnett's disagree with this requirement, they have the option to go before the City's Hearing Officer and request a variance.

Kenny F presented the original building permit from when the lot was initially created. He stated that the City's attorney stated that if the original building permit could show evidence that it was a legal lot at the time of creation it would serve as proof that it was compliant at that time.

It was further explained that Barnett's have a legal easement, but they don't front a city owned road. It was clarified that the City has an easement on that road and the Barnett's have an easement to access it.

Cheyenne Barnnet shared the history of the land where she lives. She stated that they purchased this land after her dad passed away and wanted to build her home and raise her children where she grew up. They do not wish to change the use of the property but simply wanted to upgrade their home.

Preston Barnett expressed frustration with not hearing about the fire hydrant before this meeting. He also stated that his lot is within 340 ft of a brand-new fire hydrant. He also did not understand why the lot was now not conforming. He thought it would still be conforming because it still has water and power running to the property. He took a double wide trailer off the property to upgrade and build a safer home for his family.

Laure H expressed understanding for the Barnett's concerns. She further explained that the lot became non-conforming because they took off the existing home therefore the new home is subject to the current code. The codes are consistently being updated to meet safety requirements.

Staci Z-N was unable to attend the meeting but asked Laurie to read her statement. In her statement she expressed frustration with this process. She felt that the road easement covered the Barnett's access requirement and should not be a reason to deny a building permit. She encouraged the commission to vote in favor of the building permit and extended an apology to the Barnetts.

Kelli S explained that the description from the title work for the 2200 W. Road easement actually describes the entire area, not just where the road shows. She is familiar with reading title work because she has worked with title and escrow research for several years. She felt that due to the description the Barnett's do have access to their home.

Jordan Anderson stated that he is the Fire Chief for Central Box Elder Fire District and he wanted to clarify that the Fire Hydrant requirement isn't a fire department code, but rather a city code. He felt that the situation in that area had actually improved from what it was due to the new hydrant being put in in 2021. He further stated that he does not have an objection to them building and felt that the two fire hydrants in that area would be sufficient to cover a fire for that home. Jacob J wanted to make sure that if one hydrant failed the next closest fire hydrant would be close enough. Jordan A stated that both hydrants are fairly new, and both would cover the needs for that area.

There was further discussion about wanting to be fair and to look at all sides of the situation. It was stated that the only way the commission can stay fair is to follow the city's ordinances.

JACOB JAQUES motioned to approve the Barnett Building Permit as a legal non-conforming lot with the stipulation to follow Honeyville City's code for their fire hydrant. BOB KOSBAB seconded the motion. MOTION CARRIED Jacob Jaques for, Anna Dammer for, Laurie Hunsaker for, Kelli Shaw for and Bob Kosbab for.

It was further clarified that the Barnett's have the option of going in front of the Hearing Officer to request a variance for the fire hydrant. Kenny F agreed with the fire chief and did not feel that it was necessary for them to install a new hydrant but stated that he nor the commission has the authority to grant the variance.

Amy Burt stated that her father-in-law's home was a legal non-conforming lot and Honeyville City has in the past approved a legal non-conforming lot.

Cheyenne B asked how to get an appointment with the hearing officer. Mayor Nelson stated that the city would help them get an appointment if they would like to request a variance.

JACOB JAQUES motioned to adjourn at 7:49 p.m. BOB KOSBAB seconded the motion. MOTION CARRIED with Bob Kosbab for, Kelli Shaw for, Anna Dammer for and Jacob Jaques for.

Meeting Adjourned at 7:49 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

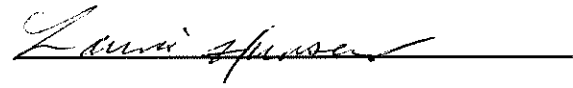
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 6-25-25




Brittiny Chlarson – Clerk/Recorder


Laurie Hunsaker - Chair