

HONEYVILLE CITY PLANNING COMMISSION MEETING NOTICE & AGENDA

Notice is hereby given that the **Regular Meeting** of the **Honeyville City Planning Commission** will be held on **Wednesday May 25, 2022** at 7:00 p.m., in the Honeyville City Hall, 2635 West 6980 North, Honeyville, UT 84314. Interested citizens are invited to attend.

Call to Order – Kenny Funk

Invocation & Pledge of Allegiance – Bob Kosbab

Conflict of Interest, if any:

Public Comment Period: Comments will be listened to with no action taken. Items needing action will be placed on next month's agenda by request. Individuals will be given 5 minutes to comment.

Zoning Administrator Report - Codey Illum

Action Items:

- A. Water Ordinance
- B. Approval of Minutes: 04/27/22

Discussion Items:

- A. Mixed/Dual Zoning
- B. Setback Ordinance
- C. Fence Ordinance
- D. Parking on Roads

Agenda Items for Next Month:

ADJOURNMENT

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: May 23, 2022.

**The DRAFT Minutes of
Honeyville City Planning Commission
April 27, 2022**

Kenny Funk called the meeting to order at 7:00 p.m.

Present were Chairman **Kenny Funk**, Commission Members **Ryan Adams**, **Codey Illum**, **Cherisse Kaminska** and **Staci Zilles-Nelson**. **Laurie Hunsaker** and **Bob Kosbab** were excused from this meeting.

Employees present: **Brittany Chlarson**, Clerk/Recorder
Wendy Lindauer, Deputy Clerk

Approximately 8 members of the public were present.

Codey Illum offered the Invocation and led the group in the Pledge of Allegiance.

CONFLICT OF INTEREST; if any: None Noted.

PUBLIC HEARING: Kaminska Flag Lot Application-

CODEY ILLUM motioned to open the Public Hearing for the Kaminska Flag Lot Application at 7:02 p.m. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

JIM PRICE a neighbor to the Kaminska parcel addressed the commission and asked what a flag lot is. **Kenny F** drew a diagram which reflected a stem and flag portion. Flag lots are a way for owners to subdivide their land when there is no other option. The Kaminska's tried to re-zone the parcel which was denied so this would be considered their last resort to be able to get two homes on their parcel. **Jim P** wondered which way the home would be facing. **Kenny F** explained according to the flag lot ordinance the front of the home should face the stem. However, **Corey K** stated that he gets to determine what is considered the front of the home.

JIM MAY who lives across the street from the Kaminska parcel did not have an issue with him creating two lots.

JIM PRICE asked if his irrigation ditch would be affected by this. It comes along the South side of the second lot and he was concerned they may build a home right next to that. **Kenny F** explained that there are side yard setbacks which help prevent that from happening.

JIM KAMINSKA the father of the applicant expressed frustration with the process.

CODEY ILLUM motioned to close the Public Hearing at 7:08 p.m. **STACI ZILLES-NELSON** seconded the motion. **MOTION CARRIED with Ryan Adams for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.**

The Regular Planning Commission Meeting Resumed at 7:08 p.m.

Action Items:

- A. Kaminska Flag Lot Application:** **Staci Z-N** expressed the importance of being cautious when looking at these applications because she feels like the decision they make will set a precedence for all of the other mixed/dual zoned lots in Honeyville.

There were frustrations expressed from the Kaminska's and **Kenny F** reminded the public that the Public Hearing was closed and also reminded the commission that the Flag Lot had been approved, but the details and engineering were items that needed to be addressed. **Corey K** asked why a public hearing was being held and it was clarified that the city has to follow their ordinances. Any person applying to subdivide must follow the same procedures. Corey felt that others had not been held to the same standard. **Codey I** reminded him that he could have built on his lot as it is, but the Kaminska's wanted two lots so now they are required to go through the process. He also reminded the public that the commission members are all volunteer and that they have put in a lot of time researching and trying to better the community and they do all of this without pay. He expressed frustration with the comments being made.

Kenny F shared concern with the driveway going into the second lot because it was only 30 feet into the lot. He read from Honeyville City code 10-31-2-E:5 that addresses web-shaped lots and felt that the drive needed to be 35 feet to meet those requirements. He also stated that the city engineer, Dana Shuler had submitted her review and had some feedback regarding missing items from the Kaminska's application. **Codey I** expressed that a lot of the items could be easily addressed and that he felt comfortable recommending approval to the city council as long as those items were addressed. There was discussion about the detention pond and whether or not it is needed for this parcel. However, it was clarified that land owners cannot drain water onto their neighbors. It was also stated that the city needs to stay consistent and follow the code. **Cherisse K** asked if the chain-link fence in the engineer's notes is required. **Codey I** stated that the elected officials would have to make the final decision on this item. It was also clarified that the developer is responsible to install a fire hydrant if there is not one within 500 feet. **Kenny F** stated that the commission has to follow the code. The commission had further discussion about whether or not they could make a

recommendation without all of the engineer's requirements being met. **Codey I** reiterated the importance of staying consistent with all developers. **Kory W** stated that even if the code seems out of line the fact is it is the current ordinance and has to be followed until it is changed. **Staci Z-N** pointed out that the application describes the property line as a long-standing fence line along the North side of the property. However, when she drove by, she noticed there is not a fence there. **Codey I** stated that before they are allowed to pour a footing the property will have to be surveyed. **Corey K** asked again about the requirement to have a fence along the back of the property. He felt that the road behind his property serves as a buffer between him and the tracks. **Codey I** stated that the purpose of that requirement is to prevent children from running onto the tracks.

CODEY ILLUM motioned to recommend approval of the Kaminska Flag Lot Subdivision Application with an amendment to the depth of the drive of the second lot, making it 35 feet deep. The recommendation is contingent upon meeting the requirements in Jones & Associates, Dana Shuler's memorandum dated 04/27/22. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Cherisse K felt that the process was done backwards and wondered why the public hearing wasn't held during the previous meeting. **Codey I** clarified that according to state law the city is required to hold a public hearing and at that time Corey did not have all of his engineering done. He also reiterated the importance of following the ordinance and state law.

B. Flag Lot Ordinance: The commission wanted to address this ordinance to make sure it is something the city wants in the code. **Kenny F** did not have an issue with the Flag Lot ordinance; however, he did want the dual/mixed zoning addressed. **Codey I** suggested reaching out to the ombudsman's office to get advice on this issue.

C. Approval of Minutes - 03/23/22: **CODEY ILLUM motioned to approve the minutes of 03/23/22 as presented. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.**

ZONING ADMINISTRATOR REPORT – Codey Illum

A. Parking: The commission discussed issues with parking by the duplexes in town. The duplex owner has painted the curb red without permission and they felt this may need to be addressed.

Discussion Items:

- A. Mixed/Dual Zoning:** The office staff will reach out to the Ombudsman's office before next months meeting for direction on this issue.
- B. Setback Ordinance:** The commission reviewed the current accessory building setbacks. There was a lot of confusion with the current verbiage. It was suggested that they simplify the ordinance. **Codey I** would like to hold a public hearing and do a text amendment to the code regarding accessory building setbacks. There was discussion about what the best setback would be. **Kenny F** felt that 8 feet would be a reasonable setback. **Codey I** will present the proposed text amendment next month and then hold a public hearing the next month.
- C. Water Ordinance/Fire Hydrant Responsibility:** The City Council would like the commission to look at this ordinance and make a formal recommendation to the them. **Kenny F** asked Brittiny to resend this draft ordinance to the commission. This section falls under 8-1-13. **Codey I** clarified that the responsibility to install a fire hydrant falls on the developer.
- D. Fence Ordinance:** **Codey I** drew a diagram showing the importance of visibility.

There was further discussion about signs in the city and issues with Camelot Inn.

AGENDA ITEMS FOR NEXT MONTH:

- 1. **Mixed/Dual Zoning – Discussion Item**
- 2. **Setback Ordinance – Discussion Item**
- 3. **Water Ordinance – Action Item**
- 4. **Fence Ordinance – Discussion Item**
- 5. **Parking on Roads – Discussion Item (Specifically roads without curb and gutter)**

The City will compensate commission members for attending training. The commission needs to let Brittiny know when they attend trainings to get compensated. **Kenny F** reminded the commission members that they are required to attend 4 hours of training in a year. The office staff will keep track of those hours if they are reported to them.

Kenny F informed the commission that the Utah League of City's and Towns attorney will be putting on a training in Elwood City Hall on May 16th at 6:00 p.m.

There was further discussion about applications that have come in and been denied due to water issues.

STACI ZILLES-NELSON motioned to adjourn at 8:25 p.m. CODEY ILLUM seconded the motion. MOTION CARRIED with Ryan Adams for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:25 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: _____

Brittiny Chlarson – Clerk/Recorder

Kenny Funk - Chairman