

**The Minutes of
Honeyville City Planning Commission
October 26, 2022, Regular Meeting**

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

Present were Chairman **Kenny Funk**, Commission Members **Ryan Adams**, **Laurie Hunsaker**, **Codey Illum**, **Cherisse Kaminska** and **Staci Zilles-Nelson**.

Employees present: **Brittany Chlarson**, Clerk/Recorder
Dana Shuler, City Engineer

Approximately 2 members of the public were present.

Cherisse Kaminska offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: **Staci Z-N** stated that her husband works for Jason Hurd so she may have a conflict with action item B.

Public Comment Period: No comments were made.

ZONING ADMINISTRATOR REPORT – Codey Illum

- A. Codey I** informed the commission that he has submitted his resignation as the zoning administrator. He will continue to help the city until his position has been filled.

ACTION ITEMS:

- A. Tolman CUP Application:** **Codey I** stated that this is the application that he signed off on administratively before he understood the new state law fully. He contacted the city attorney and she informed him that this is an allowed use, however it simply needs to go through the CUP application process. **Kenny F** asked if it was going to be a guest house or an apartment. An apartment would need to be attached to the dwelling unit and does allow for the individual to collect rent. However, a guest house can be detached but the owner cannot charge rent for that home. In the land use table located 10-11-8 of the city code it shows that a guest house is a conditional allowed use in the R1 zone. The commission discussed definitions for dwelling, single-family with accessory apartment. Jake had initially requested an accessory apartment, but changed his application to request a guest house because the dwelling is detached.

LAURIE HUNSAKER motioned to recommend approval of the Jake Tolman CUP application for a guest house as long as it meets the new setbacks. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- B. Hurd/Baldwin CUP Application** – The commission had discussion on issues Dana mentioned in her memo. **Kenny F** mentioned that there is a serious water issue in that area of town. **Ryan A** asked if a fire suppression sprinkler system could be used because this waterline is deficient in its requirements to meet fire suppression. **Dana S** stated that when she presented this to the city attorney she was told that they cannot add any more hookups on that line because the city is already in violation of the state code. The commission discussed options that the developer could do if they chose to improve the waterline. The commission wanted to be able to ask the developer questions so they decided to table this item until next month and ask the developer to attend.

STACI ZILLES-NELSON motioned to table this item until next month. CODEY ILLUM seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- C. Accessory Building Setbacks:** **Codey I** presented the proposed text amendment to the accessory building setbacks. It was presented that the setbacks be uniform at 6'. This will make the code much easier to interpret.

A member of the public wanted to make sure this would cover his legal non-conforming lot. It was explained that this would actually give him more flexibility on his lot.

Dana S clarified that the street side yard would not change.

RYAN ADAMS motioned to recommend approval of the presented accessory building setbacks. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker, Codey Illum for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

- D. Approval of Regular Meeting Minutes: 09/28/22**

CODEY ILLUM motioned to approve the Regular Meeting Minutes of 09/28/22 as presented. RYAN ADAMS seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk, Cherisse Kaminska for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. CUP Application Form:** The form the city is currently using does not collect enough information. **Codey I** also felt that the CUP application should have an owner affidavit with each application. **Kenny F** wanted to include the allowed use table and have the applicant specify which use they are applying for. **Dana S** recommended having a link directly to the use table on the online form. **Codey I** wanted to make sure it is a complete application before it is placed on the agenda as well. He requested a line be put on the application that states it needs to be a complete application.
- B. Ordinance Review:** The Commission would like to request that the city pay an attorney or some other professional that understands the code to help them clean up the ordinance. They are not attorney's and don't feel that they would catch all of the issues. They also raised concerns about the general plan being so outdated.

AGENDA ITEMS FOR NEXT MONTH:

- A. Water Ordinance – Action
- B. Hurd/Baldwin CUP Application – Action
- C. CUP Application – Discussion
- D. A-Zone Clarification – Action
- E. Brad Hart Rezone Application – Action
- F. New Chair & Vice Chair - Action

RYAN ADAMS motioned to adjourn at 8:15 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Ryan Adams for, Laurie Hunsaker for, Codey Illum for, Kenny Funk, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:15 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

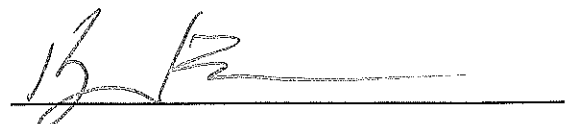
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 11-16-22




Brittiny Chlarson – Clerk/Recorder


Kenny Funk - Chairman