

**The Minutes of
Honeyville City Planning Commission
January 25, 2023, Regular Meeting**

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

Present were Chairman Kenny Funk, Commission Members Laurie Hunsaker, Codey Illum, Bob Kosbab and Staci Zilles-Nelson. Cherisse Kaminska arrived at 7:03 p.m.

Employees present: Brittiny Chlarson, Clerk/Recorder
Wendy Lindauer, Deputy Clerk

Approximately 3 members of the public were present.

Staci Zilles-Nelson offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: **Codey I** stated action item A is not ready for a motion. This item will be moved to discussion items.

Public Comment Period:

Dave Hougaard addressed the commission regarding guest homes. He had concerns that the city does not have a way of knowing whether or not these buildings are actually being rented out or not. Which would make it hard to know if they are compliant with the code. He asked that the commission consider the following conditions be put on guest houses: Limit the dwelling to 600 square feet with one bedroom only. He suggested the septic system be tied to the main home and that only one water hook-up be allowed. Further, he recommended that the guest house be closer to the home on the same property rather than to the neighbor's property.

ZONING ADMINISTRATOR REPORT – Codey Illum:

- A. Building Permit Report:** No building permits to report at this time.
- B. Defining Fence/Structure/Corral:** The lawsuit regarding the fence/structure/corral has resolved enough that the attorney feels comfortable advising the city to look at those definitions and make it more clear.
- C. Detached ADU's:** The legislation is looking to pass detached ADU's as allowed use in every town and city within Utah.

ACTION ITEMS:

- A. **Define Frontage:** Moved to Discussion Item.
- B. **Approval of Minutes 12/28/22:**

STACI ZILLES-NELSON motioned to approve the minutes of 12/28/22 as presented. CODEY ILLUM seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

DISCUSSION ITEMS:

- A. **ADU Guidelines:** ADU's require a septic inspection and must meet code. The Commission wants to require off street parking. They will need to define what off street parking is and where they want this parking to take place.

There was discussion about what codes the city already has in place regarding parking on the streets and how it could be enforced.

It was asked if individuals get building permits to finish their basement, which **Codey I** clarified that they are, but it is difficult to enforce.

Kenny F would like to address the ADU guidelines at the same time they address the Guest Houses and asked the Commission to put a list together of requirements they feel would be best for the city. This will be on next month's agenda.

- B. **Accessory Building Setbacks:** **Staci Zilles-Nelson** expressed concern about the previous suggested 6' setbacks for accessory buildings now that she has seen the snow fall off of sheds. She wondered if the 6' would be sufficient. There was a suggestion that they could base the setbacks off of the square footage of the shed. It was suggested to put the back and side yard accessory building setbacks to 10'.
- C. **Define Frontage:** The definition of Frontage was read, and it was suggested that a depth requirement be made for frontage. **Kory W** suggested using acreage to create the depth. **Codey I** suggested using percentages because not all lots are square. The percentage recommended was 80%. Meaning the landowner could not reduce it's lot by 80%. It was stated that the city would need to make a text amendment to the definition of frontage, but would not need to be defined in the table.

AGENDA ITEMS FOR NEXT MONTH:

- A. Define Structure/Fence/Corral - Discussion
- B. ADU/Guest House Guidelines – Discussion
- C. Define Frontage - Discussion
- D. Accessory Building Setbacks – Public Hearing – Action
- E. A-5A – Public Hearing – Action

CODEY ILLUM motioned to adjourn at 8:03 p.m. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Laurie Hunsaker for, Codey Illum for, Bob Kosbab for, Kenny Funk for, Cherisse Kaminska for and Staci Zilles-Nelson for.

Meeting Adjourned at 8:03 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

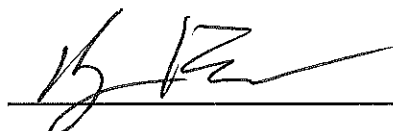
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 3-22-23




Brittiny Chlarson – Clerk/Recorder


Kenny Funk - Chairman