

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 April 26, 2023** 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 – Jacob Jaques

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:

A. Zoning Admin Report:

Action Items:

- A. Text Amendment Suggestions – Dana Shuler
- B. ADU & Guesthouse Guidelines
- C. Define Structure/Fence/Corral
- D. Approval of Minutes: 03/22/23

Discussion Items:

- A. General Plan Discussion – Mike Hansen
- B. Flag Lot

Agenda Items for Next Month:

ADJOURNMENT

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: 04/25/23



MEMORANDUM

To: Honeyville City Planning Commission
For March 22, 2023 meeting

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Proposed Text Amendments
Chapter 11: Residential Zone**

Date: March 7, 2023

At the Honeyville City Planning Commission on February 22, 2023, the commissioners discussed possible text amendments to the Residential Zone ordinance to provide clarification and eliminate conflicting requirements. The Planning Commission directed me to perform additional research regarding the R2 zone.

MEDIUM DENSITY RESIDENTIAL ZONE (R2)

"The purpose of the medium density residential (R2) zone is to provide areas for moderate density residential neighborhoods when necessary public services, including sewerage disposal facilities, are available. This zone may provide an opportunity for less costly housing because of the smaller lot sizes permitted. Other compatible uses may be allowed as permitted or conditional uses." (*Honeyville City Ordinance, Chapter 10-11-1. Purpose*)

Currently, approximately 1.69 acres of land within Honeyville City are zoned R2, and only this area is shown on the Future Land Use map as R2.

The following tables are excerpts from the existing Residential Code regarding the R2 zone:

Existing Uses for R2 (excerpt from Table 10-11-1)

<i>Selected Residential Uses</i>	<i>Permitted/Conditional</i>
Dwelling, multiple family ¹	C
Dwelling, single-family	P
Dwelling, single-family with accessory apartment	C
Dwelling, temporary	C
Dwelling, two-family ²	C
Guesthouse	C

¹Dwelling, multi-family is defined as a dwelling having three (3) or more dwelling units.

²Dwelling, two-family is defined as a building arranged or designed to be occupied by two (2) families and having only two (2) dwelling units; also known as a duplex.

Development Standards for R2 (excerpt from Table 10-11-2)

Select Development Standards	Requirement
Dwelling units per acre	0.25
Minimum lot area	0.5 acre
Minimum lot width	100 feet

As currently written, 0.25 dwelling units per acre equates to 1 dwelling unit per 4 acres. This is clearly not the intent of this zone as the minimum lot area is 0.5 acre and multi-family home are conditional uses.

Existing Subdivision in R2

Mountain Hawk Subdivision, located at 6900 North and 2750 West, occupies the majority of the existing R2 zoning. This subdivision contains three (3) one-half (1/2) acre lots. One of the plat notes states: *Since duplex units are the proposed structure to be placed on the lots, a site plan is required to be submitted for each lot to Honeyville City prior to approving and issuing a building permit.*

According to Table 10-11-1, if duplexes were proposed, each lot or structure should have applied for a Conditional Use Permit. Site Plan review/approval is only applicable to *multi-family* residential use, public or civic use, commercial use, and industrial use. (*Honeyville City Ordinance, Chapter 10-5-13. Site Plan Approval*)

R2 Intent

Based on the text of the Code and the information contained in the tables, it is obvious that the requirement of 0.25 dwelling units per acre is in error. It can be deduced that the intent was 4 units per lot to accommodate multi-family dwellings.

PROPOSED REVISIONS

The following revisions are proposed for this text amendment:

1. R1/R2 Development Standards clarification
2. RR zone measurement clarification
3. Residential zone uses

R1/R2 Development Standards Clarification

Based on the above research and reasoning, the following revisions are proposed for the R2 zone. Since it is more applicable to provide the density on a per lot basis rather than per acre, the density of the R1 zone must be revised as well.

Select Development Standards	R1	R2
Dwelling units per ~~acre~~ lot, maximum	~~0.5~~ 1	~~0.25~~ 4
Minimum lot area	0.5 acre	0.5 acre
Minimum lot width	100 feet	100 feet

RR Zone Measurement Clarification

As discussed in the February 22 meeting, we recommend adding a clarification to the Code to define the depth of RR zone as such:

Add to 10-11-7: Special Regulations

- D. The RR zone, as identified on the Zoning Map and Future Land Use Map, shall be defined as being 217.8-ft deep as measured from the road right-of-way, in order to accommodate one-acre (43,560 square feet) lots with 200-ft of frontage.

Residential Zone Uses

While working on the City Hall Renovation project, it was discovered that several key uses were missing from the Residential Zone Uses table. Additionally, it would be prudent to update the accessory apartment use to match the wording of the revised Agricultural Zone and to conform to State code.

Therefore, the following revisions are recommended for the uses in the Residential Zone:

<i>Revised Uses</i>	<i>RR</i>	<i>R1</i>	<i>R2</i>
Residential Uses:			
Dwelling, single-family with ~~accessory apartment~~ internal accessory dwelling unit (subject to Utah Code 10-9a-530)	€ P	€ P	€ P
Public and Civic Uses:			
Church or place of worship	P	P	P
Government service	P	P	P
Post office	P	P	P
School, charter (subject to Utah Code 10-9a-305)	P	P	P
School, elementary, middle, or high (subject to Utah Code 10-9a-305)	P	P	P

ACTION OPTIONS

After consideration, the Planning Commission shall submit to the City Council a recommendation for approval, approval with conditions, or denial of the text amendments.

**The DRAFT Minutes of
Honeyville City Planning Commission
March 22, 2023, Regular Meeting**

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

Present were Chairman Kenny Funk, Commission Members Staci Zilles-Nelson, Laurie Hunsaker, Codey Illum, Jacob Jaques, Kenny Funk, Bob Kosbab and Cherisses Kaminska.

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

Approximately 9 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: None Noted

Public Comment Period:

Burke Bentley addressed the Commission regarding a potential business wanting to be considered in the HOA he lives in. He stated that the HOA does not allow businesses within the HOA. His lot is an exception because prior to purchasing the property he had an attorney write up an addendum specifically for his lot.

ZONING ADMINISTRATOR REPORT – Codey Illum:

- A. **Zoning Admin Report:** A gentleman wants to build an addition on his garage but existing home is already nonconforming. He has filled out an application to appear before the Board of Appeals.

ACTION ITEMS:

- A. **Administer Oath of Office To: Codey Illum:**
Brittiny Chlarson administered the Oath of Office to Codey Illum.
- B. **Madden CUP Application: Adam Madden** is looking at a piece of property in Honeyville and he is looking to see what is an allowed use on that parcel such as a dog kennel or house boarding. He was informed that he was told the HOA would refer to what the city allows. **Kenny F** asked if they were to have a dog kennel how many dogs they would be housing. **Adam** stated that he would convert an old cinderblock milk barn into the

kennel house and it could hold approximately 20 kennels. **Codey I** asked for clarification on the amount and type of dogs. Specifically, if they were breeding pairs. **Adam** clarified that they do not breed dogs, but they board dogs. The Commission discussed what is allowed under a CUP and boarding is an allowed use with conditions. However, **Kenny F** felt that the commission should hold a public hearing to make sure that everyone's voice is heard. **Codey I** stated that Honeyville City does not enforce the HOA rules, but rather Honeyville City Code. However, he felt that if it was not allowed in the HOA then the President of the HOA could come to the public hearing and represent the HOA. **Kenny F** felt that three things need to be addressed: 1. Sound, 2. Odor & 3. Traffic. **Adam** reported that typically drop off would occur between the hours of 9-10 and 4-5. He also reported that he would use the access through the subdivision.

Kenny F asked the commission to come prepared to have suggestions for sound mitigation, odor control and that the neighbors get a letter from the HOA president.

CODEY ILLUM motioned to table the Madden CUP until next month. **BOB KOSBAB** seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Codey Illum for, Jacob Jaques for, Kenny Funk for, Bob Kosbab for and Cherisse Kaminska for.

- C. **Farr CUP Application:** **Derek Farr** approached the Commission and stated that they are requesting a Kennel Permit for 4 dogs. They are not looking to start a business, but just want to have more than the 3 dogs they have. **Kenny F** stated that the applicant is only asking for 4 dogs to be allowed. He suggested that the CUP allow up to 6 dogs.

BOB KOSBAB motioned to approve the Farr CUP application for a Kennel Permit, allowing up to 6 dogs. **CODEY ILLUM** seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Codey Illum for, Jacob Jaques for, Kenny Funk for, Bob Kosbab for and Cherisse Kaminska for.

- D. **Public Comment:** **Kenny F** allowed a member of the public, Elaine Tolman to address the Commission because she arrived late to the meeting. She asked the Commission to look at the current Flag Lot ordinance to see if they would allow use on roads other than Highway 38.
- E. **Suggested Text Amendments:** The discussion is regarding dwelling units per lot. **Bob K** mentioned stating lots per acre and then dwelling units per lot. **Codey I** brought up issues with septic systems, parking etc. Under R2 the commission only wants to allow 2 dwelling units per lot not the 4 suggested by Dana.

LAURIE HUNSAKER motioned to table the Suggested Text Amendment until next month. CODEY SECONDED the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Codey Illum for, Jacob Jaques for, Kenny Funk for, Bob Kosbab for and Cherisse Kaminska for.

F. Approval of Minutes: 01/25/23 –

CODEY ILLUM motioned to approve the minutes of 01/25/23 as presented. BOB KOSBAB seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Codey Illum for, Jacob Jaques abstain, Kenny Funk for, Bob Kosbab for and Cherisse Kaminska for.

G. Approval of Minutes: 02/22/23 –

BOB KOSBAB motioned to approve the minutes of 02/22/23 as presented. JACOB JAQUES seconded the motion. MOTION CARRIED with Staci Zilles-Nelson abstain, Laurie Hunsaker for, Codey Illum abstain, Jacob Jaques for, Kenny Funk for, Bob Kosbab for and Cherisse Kaminska abstain.

DISCUSSION ITEMS:

- A. ADU/Guest House Guidelines:** Kenny & Laurie would like to remove Guest House as an allowed use in the residential zone. Codey I agreed and felt that people can already rent a portion of their house anyways. Kenny F felt that the commission needs to address the Guest House issue first and then move on to ADU's. He also mentioned concerns about a previous guest house application that was approved, however the landowner is not currently meeting the ordinance regarding junk and weeds. He suggested making applicants come compliant with other City Codes before issuing any further permits.

Laurie reported that Lehi is charging an impact fee for ADU's. Other cities charge a large fee up front and then an additional fee each year. Some other suggestions were to regulate parking, the materials match the existing dwelling unit, etc. Codey I suggested having 2 base water fees for guest houses.

Place on next months agenda as an action item as ADU & Guest House guidelines. This will allow the city to put any applications on hold until this is resolved, but no longer than 6 months.

B. Define Structure/Fence/Corral: Kenny F felt that they could address all of this by addressing fences and having guidelines by zone. He would like to separate ag from residential. Jacob J looked into other ordinances such as West Point. In their ordinance it addressed square footage and what that enclosure would be housing such as type of livestock, etc. Codey I felt that the city could get rid of section 10-24-4 of the code and use the nuisance ordinance to enforce issues. He also wanted to get rid of section 10-24-5. Laurie stated that some states address the definition as load bearing and felt that an attorney should define structure and pasture for the City. Bob K suggested defining fence by usage.

Agenda Items for Next Month:

- A. Accessory Building Setbacks – Public Hearing – Action
- B. Madden CUP Kennel Permit – Public Hearing – Action
- C. ADU & Guesthouse Guidelines – Action
- D. Defining Structure/Fence/Corral – Action
- E. Suggested Text Amendment – Action

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

Meeting Adjourned 8:25 at 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