

**The 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 Cherrisse 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 Cherrisse 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: 4-26-2023




Brittiny Chlarson – Clerk/Recorder


Kenny Funk - Chairman