

**The Minutes of
Honeyville City Board of Appeals
April 26, 2023, Work Meeting**

Chair Andy Yeates called the meeting to order at 6:00 p.m.

Present were Chairman Andy Yeates, Members Vickie Chidester and David DeCoursey.

Employees Present: Brittiny Chlarson, Clerk/Recorder
Codey Illum, Zoning Administrator

Approximately 3 members of the public were present.

Vickie Chidester offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: None noted.

BUSINESS:

- A. **Tyson Ross – Board of Appeals Noncomplying Structure:** **Tyson R** explained that he purchased a home that is currently a legal non-conforming lot. He would like to make some improvements to the home, but since he doesn't meet the setbacks, he is asking for a variation to be able to do this. He is wanting to tear down the existing garage and rebuild it in the same spot with a few additional feet added on.

Codey I introduced himself as the zoning administrator for Honeyville City and informed the board that he typically approves most building applications, but he could not approve this one because of the issues Tyson explained. He clarified that Tyson is wanting to build a bigger garage within the same setback but to extend to the rear a few feet more. He also stated that the Board has the authority to approve this if it matches the feel of the city because the lot was already a legal non-conforming lot. **Andy Y** stated that if the footprint would not have changed then the building permit could have been approved without coming before the Board of Appeals. But he understood the need to make the garage bigger because the current one is not a useable garage. **David D** asked Codey as the zoning admin to confirm that by approving these changes the existing lot does not become worse, which Codey was able to confirm. **Codey I** felt that by approving this it would actually improve the existing lot.

Vickie C asked Tyson to clarify the side-yard and rear-yard setbacks. **Tyson R** stated that currently the garage approximately 2 ft. from his neighbor's property. He is wanting to move the garage approximately 1.5 ft in and roughly 7.5 ft back. This would make the

space between the garage and side-yard approximately 3 to 3.5 feet. Even after he extends the garage it will still leave approximately 50 feet in the rear yard. **David D** asked if Tyson had received any written consent from the neighbors. **Tyson R** stated that he did not have written consent but had received verbal consent from the neighbors from the North and West and neither had an issue with his plans.

The Board discussed the importance of making sure they are not allowing things that put the city even more out of compliance, but because this lot was already legal non-conforming and it appeared to be improving a situation, they felt good about approving the request.

DAVID DeCOURSEY motioned to approve Tyson Ross' request to improve his garage. VICKIE CHIDESTER seconded the motion. MOTION CARRIED with Vickie Chidester for, Andy Yeates for and David DeCoursey for.

DAVID DeCOURSEY motioned to adjourn at 6:18 p.m. ANDY YATES seconded the motion. MOTION CARRIED with Vickie Chidester for, Andy Yeates for and David DeCoursey for.

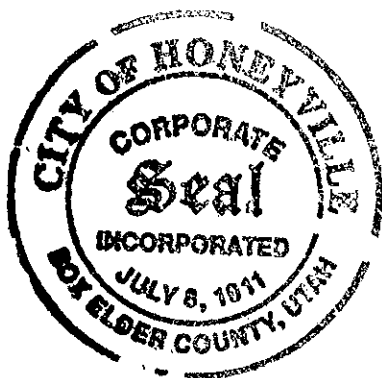
Meeting Adjourned at 6:18 p.m.

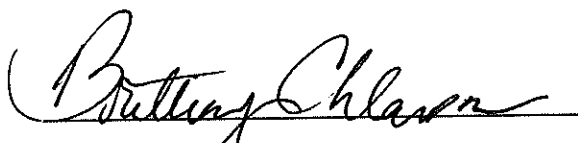
The foregoing minutes were taken and typed by Brittiny Chlarson.

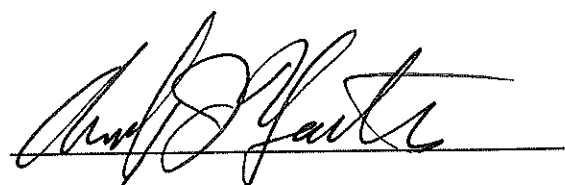
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 5/10/23




Brittiny Chlarson – Clerk/Recorder


Andy Yeates – Board of Appeals Chairman