

**The Minutes of
Honeyville City Planning Commission
May 24, 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**, **Jacob Jaques**, **Cherisses Kaminska** and **Ty Walker**. **Bob Kosbab** was excused from the meeting.

Employees present: **Brittany Chlarson**, Clerk/Recorder
Wendy Lindauer, Deputy Clerk
Codey Illum, Zoning Administrator

Approximately 4 members of the public were present.

Laurie Hunsaker offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period: No comments were made.

ZONING ADMINISTRATOR REPORT – Codey Illum:

- A. Zoning Admin Report:** Prelim/Concept application received, but it was incomplete so it was sent back to the applicant.
- B. ADU:** Codey presented Box Elder County's ADU Ordinance and expressed that it could help the Commission create Honeyville City's ADU Ordinance.

ACTION ITEMS:

- A. Administer Oath of Office to Ty Walker:** **Brittany**, the City Recorder administered the Oath of Office to **Ty Walker** for a four-year term on the Planning Commission.
- B. Olschewski CUP Application:** **Erica Olschewski** stated that she is hoping to purchase some property from her parents in the future and build a home by them. However, for now she is requesting that she be allowed to live in a 5th wheel trailer on their property while she saves money to build and to care for her parents. **Jacob J** asked if she was planning on building on the property the current home resides on. **Erica** explained that she would like her home to be on the same acre that her parents live on. She also stated that when her parents pass away, she will be removing the home they currently live in. **Kenny F** asked what zone they live in. It was confirmed that the Olschewski's are in the Residential 1 zone. **Jacob J** asked for a timeline for when she plans to build. **Erica**

anticipates building within 2 years. **Kenny F** read from Honeyville City's code section 10-3-4: Definitions of Words and Phrases – "Dwelling, Temporary: A trailer or structure used for temporary residential purposes solely by a property owner or builder during the construction of a permanent dwelling on a lot." He stated that this is the only section of code that addresses living in a trailer. There was discussion on what the commission considered the construction period. It was also clarified that a building permit is good for 180 days, in that time frame all the individual must do is make progress and then the permit is good for another 180 days etc. The commission talked about staying consistent, but making sure that they stay consistent with following the ordinances. **Kenny F** felt that if the commission were to recommend approval, then they would need to put conditions on the permit. He felt that requiring a building permit within 6 months was reasonable. He also asked what Erica was doing for sewage. She plans to have Rotor Rooter empty the trailer as needed. She would be using the culinary water from the same meter as the home and already has power running to the trailer. **Kenny F** also suggested that if the permit is approved the city would first make sure that they are compliant with the nuisance and junk vehicle ordinance.

STACI ZILLES-NELSON motioned to recommend approval of the Olschewski CUP application with the conditions that a building permit is applied for within 9 months and that Codey I inspect the property to make sure they are compliant with all current city ordinances. JACOB JAQUES seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Kenny Funk against, Cherisse Kaminska for and Ty Walker for.

- C. **ADU & Guesthouse Guidelines:** **Kenny F** reviewed notes from previous meetings where the commission had agreed that they do not want guesthouses allowed in R1 and R2. They also wanted to limit the square footage on a guesthouse. **Laurie H** feels that a guesthouse should be small and suggested that the square footage be 800 square feet. She felt that if they allow bigger homes, it is just a way for people to get around the subdivision process. **Kenny F** asked if they wanted the guesthouse to have a kitchen. The commission also discussed whether they even want to allow guesthouses at all. **Jacob J** suggested that they allow up to 1200 square feet for a guesthouse. **Cherisse K** didn't feel right about not allowing a guesthouse in the R1 or R2 zone if an individual had acreage. **Kenny F** felt that it was easier to address the issue by zoning rather than by lot size. **Kenny** liked the Box Elder county ADU regulations and asked the commission to review the document and to come prepared to next month's meeting with suggestions on what would be best for Honeyville City's code.
- D. **Defining Structure/Fence/Corral:** The commission suggested removing the entire section of 10-24-4 from the code. Remove section 10-24-5-B and remove the word "structure" from 10-24-5. **Kenny** would like to see a redline version of the ordinance with these changes.

E. Approval of Minutes: 04/26/23

JACOB JAKUES motioned to approve the minutes of 04/26/23 as presented. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for and Ty Walker abstaining.

Agenda Items for Next Month:

- A. Accessory Building Setbacks – Public Hearing – Action
- B. ADU & Guesthouse Guidelines – Action
- C. Defining Structure/Fence/Corral – Action
- D. Trails Plan – Public Hearing – Action

STACI ZILLES-NELSON motioned to adjourn at 8:19 p.m. LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Staci Zilles-Nelson for, Laurie Hunsaker for, Jacob Jaques for, Kenny Funk for, Cherisse Kaminska for and Ty Walker for.

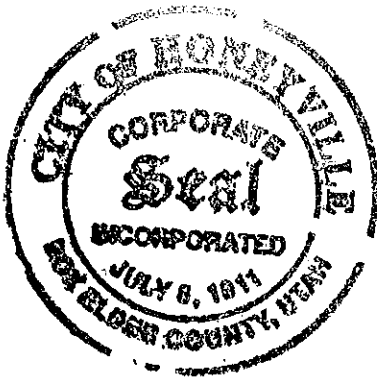
Meeting Adjourned 8:19 at p.m.

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: 6-28-23



Brittiny Chlarson
Brittiny Chlarson – Clerk/Recorder

Kenny Funk
Kenny Funk - Chairman