



Meeting Minutes
Meeting of the Henefer Planning
Commission and
Town Council
February 19, 2026 7:00 P.M.

Henefer Town Office 150 West Center Street, Henefer, UT 84033

Meeting Minutes

Council Persons Present: Mayor Kay H. Richins, Chad West, Alec Deru, Rush Hotchkiss

Absent: Steven Dallin

Staff/Personnel Present: Elizabeth Breitenbeker, Jake Young, Ty Bailey

Visitors Present: Petr Herink, Forrest Fawcett, Jodi Hotchkiss

Planning Commission Members Present: Angela Jones, Jared Richins, Kacey Comer, Micah Richins, John Janson

I. Opening Ceremony

A. Call to Order

A quorum being present at the Town Hall, 150 West Center Street, Henefer, UT 84033, the meeting of the of the Henefer Town Council was called to order at 7:04 P.M.

B. Legislative Prayer was offered by Chad West

C. Pledge of Allegiance was offered by Forrest Fawcett

II. Discussion Items

A. General Plan Draft to discuss land uses, trails, roads and main ideas for Henefer for the next 15-20 years: John Janson explained that the general long-term plan is important because it helps the council make decisions that follow the town’s values and vision for the future. The topics required by state law to discuss are: land use, transportation, and housing. In 2019 JUB did a water and sewer study that gave the council some good recommendations. He encouraged council to set a series of goals and strategies for each topic and how to achieve those goals. Allowing small 5,000 feet lots was discussed as an affordable housing option. John doesn’t feel like that is a good choice. He suggested a development agreement for future developments. Jake confirmed that the town has one. John shared the vision statement:

Henefer will continue to preserve its’ rural heritage through thoughtful community design that emphasizes the desired rural “feel” and provides an organized, well-maintained,

peaceful community, which enhances the historic and rural atmosphere of the community. Together we shall:

- Preserve open space and our agricultural character
- Promote clean air and water
- Assure that new development pays for itself
- Enhance the right to farm
- Create compatible housing options so that more families can afford to live in Henefer
- Preserve views
- Preserve the Town's dark skies
- Improve access to trails
- Develop Main Street as a commercial center

Land Use: Jake Young showed a map of Henefer which marked current and future land use possibilities. He asked the council and planning commission to consider what they would like the town to look like over the next 20 years. Jake pointed out on the map the core of the town. He pointed out zones that would be good for housing, commercial, and industrial. Kay Richins and Jared Richins commented that there are a lot of homes at the town core already. Jake explained changing the zoning wouldn't dictate what a homeowner does with the property, it would give them options to use their property in a different way if they desired to. He suggested the council consider incentivizing owners to build in a way that is beneficial to the town using zoning. Jake encouraged council to consider adding commercial zoning and discussed possible locations. Property taxes may be changing and the town wouldn't receive as much revenue from that, so other options, like commercial, need to be considered. A high-end campground is also an idea to consider. Council members were concerned that property owners might feel like the ordinances are restrictive and won't want to attempt to implement their ideas.

Transportation: Jake showed a map of Henefer which marked current and future road possibilities. Council should decide where they would like roads to be in case a landowner decides to develop their property, particularly in the north and south of town. There needs to be access for emergency vehicles, etc. The roads need to connect around new developments.

Active Transportation and Parks: Kay Richins asked if a landowner is liable for a trail on their property. Jake explained the trail would be an easement so the property owner is not liable. Kay commented he is looking into getting a grant to update the town park and rodeo grounds. Jake asked if council feels like there's enough fields and practice spaces for sports. He showed a map of Henefer that had different trail types and park possibilities. The state gives funding for trails. The town could benefit from creating soft

trails for biking and walking. Council discussed possible locations for trails and trailheads.

Jake will make the amendments discussed to the maps and general plan and will bring it back to the planning commission. Then an open-house and public hearing will be held.

Kay Richins mentioned he is trying to fix the speed signs along highway 65 and add speed limit flashing lights.

At 8:45 P.M. Councilperson Alec Deru moved to adjourn the meeting. Councilperson Chad West seconded the motion. Motion passed by unanimous vote (4-0). Absent: Steve Dallin

Rush Hotchkiss – Parks
Chad West – Water and Sewer Utilities
Alec Deru – Water and Sewer Utilities

Steven Dallin – Cemetery
Mayor Kay H. Richins – Streets
Ty Bailey