

Minutes of the
Planning Commission Meeting
November 28, 2018

The Honeyville City **Planning Commission** met in **regular session** on **28, November 2018** at 7:00 p.m. in the Honeyville City Hall. Present were Bob Kosbab, Kenny Funk, Steven Bullock, Trevor Gardner, Jeanne Cutler and Codey Illum. Promise Larsen was excused.

Meeting called to order by Steven Bullock at 7:00 p.m.

Invocation and Pledge of Allegiance – Steven Bullock

Note of conflict of interest if any – None noted.

Business:

- A. Alec Silva** - Alec Silva stated he has an interest in purchasing a parcel of property and would like to rezone it to industrial for the purpose of storage sheds which fall under commercial zoning in the code. This property is located at 2750 West 6900 North. He stated he is looking at this property because it has been on the market for a long time and he feels that it may not be a good fit for residential homes being that close to the railroad tracks. He thinks storage units are a great way to keep the city clean and peoples yards cleaner. The proposed facility would be fenced and would look appealing. He has requested industrial or commercial zoning and since storage sheds fall under commercial zoning that is what is application will reflect. He currently is not the property owner; he would like to see if this is an option to move forward with before he decides to invest in purchasing the property.

Planning Commission reviews rezones making sure they meet the goals and objectives of the general plan. The future land use chart shows that piece of property as residential and everything around is currently residential. The future plan of Honeyville is to have commercial closer to the freeway. A rezone can be proposed by City Council, Planning Commission or a property owner. Planning Commission feels that the rezone request should come from the property owner. Codey Illum said that if it something that the public would like then he would vote for it, other than that he would not approve it. Storage units do not bring in any commercial tax base to the city. One condition discussed is that it would need to look nice and kept up even if he were to sale the units to someone else. Storage units are allowed in a commercial zone with a conditional use permit and Planning Commission would put conditions in regards to fencing, lighting, signage among other things to design it making sure it looks attractive. This would also involve a site plan which would illustrate infrastructure that would need to be installed.

Alec Silva stated the other option he is considering is a car wash and wonders if that would be considered by the city. It is suggested that he attend the City Council meeting and see what they think about his ideas before he makes the investment. Traffic would be minimal where there would not be many units on the property. Planning Commission would like to have more information and see photos and a design of what he proposes. If Mr. Silva decides to move forward the property owner will need to submit the application and Planning Commission would review it and hold a public hearing.

B. Animal and Fowl Ordinance - Planning Commission reviewed and discussed the animal and fowl ordinance. Last month the Planning Commission talked about this ordinance and discussed that most of it can fall back on the nuisance ordinance and that it may not need to be changed. The ordinance states that animals must be restrained so they can't trespass or damage adjacent property. Setbacks for corrals were discussed and the benefits for having setbacks is to protect the adjacent property owners and that it may reduce the potential of a nuisance problem. Corral was discussed on whether or not to define it or take it out of the code. The problem is it is not currently enforced so it either needs to be changed or taken out or enforced. It is suggested to do away with the setback requirements and follow the nuisance ordinance. Planning Commission members will continue to research this ordinance and it will be discussed at the next meeting.

Approval of previous minutes – Minutes of October 24, 2018 - Minutes of October 24, 2018 were reviewed and discussed. Codey Illum made a motion to approve October 24, 2018 minutes, Trevor Gardner second the motion. Motion passed 6 - 0. Bob Kosbab abstained from voting.

Zoning Administrator Report – Report was reviewed and discussed

Agenda items for next month

- Tosh Farms Subdivision Preliminary Plan
- Strang Estates Subdivision Preliminary and Final Plans
- Animal and Fowl Ordinance Discussion
- 2019 Meeting Schedule and Opening Ceremonies

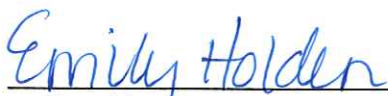
Steven Bullock made a motion to adjourn, Codey Illum second the motion. Motion passed 6 - 0.

Adjournment at 8:27 p.m.

The foregoing minutes were taken and typed by Emily Holden.

Date Approved

1-23-19



Emily Holden, Zoning Administrator



Steven Bullock, Chairman