

June 26, 2019
Honeyville City Planning Commission
Regular Session

Chairman Steven Bullock called the meeting to order. Present were Chairman Steven Bullock, Vice Chairman Codey Illum, Trevor Gardner, Bob Kosbab, Kenny Funk and Laura Hunsaker. Jeanne Cutler arrived at 7:06pm.

Trevor G. led the group in the Pledge of Allegiance.

Trevor G. offered the invocation.

There were no conflicts of interest noted.

ZONING ADMINISTRATOR REPORT:

Codey I. reported that there has been one solar permit and Honeyville Farms will have their escrow released soon.

BUSINESS:

A. Brad Barto – Presented his final plat to be reviewed by the Planning Commission for Mountain Hawk Subdivision. Brad B. stated that there are a few minor changes that were requested by the City Engineer. The final plat has been approved by the engineer. There was discussion regarding the timing of the city's waterline improvement so they can work together to keep costs down. The public works director is who Brad B. needs to work with on the waterline.

Steven B. motioned to approve the final plat for Mountain Hawk Subdivision as presented. Jeanne C. seconded the motion. Motion carried with Laura H. for, Kenny F. for, Bob K. for, Steven B. for, Trevor G. for, Jeanne C. for and Codey I. for.

This item was forwarded to the City Council for review.

B. Agriculture Zone Discussion –Council Member Mary Bingham stated she checked with Jones and Associates and a zone change is not necessary as long as it's a single-family home on a farm. Mary B. also has some concerns regarding the A-20 zone and A-5 zone. There should be something in between. There was discussion on whether a new zone should be created and if so, should it be more restrictive or allow more development. Codey I. stated that an application for a zone change has been received by the city, but the current zones don't meet what is needed.

Kevin Cole has submitted an application to change the zone of his property. Kevin C. stated his property is located west of I-15 and is currently zoned Industrial. He would like it rezoned to A-5 so he can build a home on the property. The property is currently being used as farm ground.

This request will be on the next agenda

C. Committee for Community Survey – The Planning Commission decided that a committee should be formed to discuss if a new zone was needed and if so, what will be allowed, size and requirements of the zone. Trevor G. and Laura H. volunteered to be on the committee along with two Council Members, City Engineer and a few members of the community.

D. Discussion for Next Meeting to Change from July 24th – The Planning Commission decided to hold the next meeting on July 17th.

E. Noise Ordinance –Codey I. reported that there have been a couple of complaints received by the city but the current code does not cover noise. There was discussion regarding if the Sheriff's Office will respond where the city does not have a code covering it. Steven B. stated a solution is try calling the Sheriff or talk to your neighbor to find a solution.

APPROVAL OF PREVIOUS MINUTES: May 22, 2019

Bob K. motioned to approve the minutes of May 22nd as written. Laura H. seconded the motion. Motion carried with Laura H. for, Kenny F. for, Bob K. for, Steven Bullock for and Codey I. for. With Trevor G and Jeanne C. abstaining.

AGENDA ITEMS FOR NEXT MONTH:

Public Hearing for Rezone Request

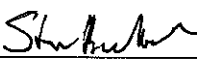
Discussion on New Committee – Parameters/Goals

ADJOURNMENT:

Steven B. motioned to adjourn the meeting. Codey I. seconded the motion. Motion carried with Laura H. for, Kenny F. for, Bob K. for, Steven B. for, Trevor G. for, Jeanne C. for and Codey I. for.

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

Kendra Norman



Chairman Steven Bullock

10-23-19

Date