

22nd May 2019
HONEYVILLE PLANNING COMMISSION
REGULAR MEETING

OPENING 7:00 PM: Steven Bullock excused. Codey Illum called meeting to order
Present were Laura Hunsaker, Bob Kosbab, Kenny Funk, Codey Illum.

INVOCATION: Codey Illum offered the invocation.

Pledge of Allegiance: Codey Illum led the group in the Pledge of Allegiance.

CONFLICTS OF INTEREST WITH ANY AGENDA ITEMS: None

BUSINESS:

A. Brad Barto Subdivision: **TABLED.** Mr. Barto was unable to fulfill the requirements to get the engineer's letter of approval for the final. A few items are still needing attention. He did get a letter from the Health Department. *Laura Hunsaker* motioned to table Mountain Hawk Subdivision until in receipt of letter of approval from engineer, *Kenny Funk* seconded the motion and it passed unanimously.

B. Council Member Mary Bingham: *Mary Bingham* thanked the planning commission for attending the recent trainings. She advised that the public is now able to go to Box Elder County's Website "ZONING/GIS" tab and the new **City of Honeyville Official Zoning Map** has been linked and will show the community and exact zoning. Kelly Richins/City Clerk will update Honeyville City's Website as well. *Mary* reviewed that fact that Honeyville's current zoning is not favorable to agriculture. Farms that operate in Honeyville at this time are actually "legal/non-conforming". Her research revealed that there currently are only two (A,B) agricultural options zone A5 and A20. In Honeyville's ordinance 10-10-1 it states agriculture zones promote and preserve conditions favorable to agriculture and are intended to preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agriculture production and prohibit land uses that may undermine continued agriculture activity. She emphasized "TO PROMOTE" not just preserve and protect. She discussed the 300 acre cow/calf operation and their desire to add a home or two to the property HC ordinance requires asphalted roads, waterlines and all the things that are in the subdivision ordinances. Together, with the assistance of BRAG, she put a rough draft "baby stages" proposal for a (C option) A30 Agricultural Zone. It is applied to areas of the community to accommodate a wide range of agricultural uses on land that is a minimum of 30 gross acres of land on adjacent parcels having identical ownership. The zoning administrator must make a determination if the property qualifies as a bonafide farm and if the activity is for a farm purpose. No subdivision zoning regulations would affect a bonafide farm with exception of setbacks between structures, they should be the same as an A5 zone, density would be one home per 30 acres with a maximum of three family homes per bonafide farm. An A30 zone should not be permitted adjacent to any residential zone and vice-versa. Farms that are already operating are grandfathered. *Laura* questioned if there is any provision so that the A30 owner would not have to continually justify his operations when the A5 owner(s) complain. *Codey* offered that once it is determined it is done. *Mary* continued when A30 land no longer qualifies as a bonafide farm it shall become A5 and subject to all regulation of agricultural A5. She also touched on what has happened in agricultural property in Utah County. It was mentioned that they now have an 88 page "Agriculture Toolbox" on how to preserve agriculture in Utah County. One quoted excerpt was " Agriculture thrives best when it is supported by policy makers, as well as private sector". It is clear that Utah citizens are very concerned about the state's agricultural future in 2014 three-quarters of Utahans agreed that farming and ranching are critical to Utah's future (97% of over 50K respondents to the statewide **Your Utah, Your Future,** survey). Farm land requires 0.37 cents compared to residential requiring \$1.11 in expenses for every tax dollar paid. *Laura Hunsaker* suggested that we add a survey to the city water bill. *Kenny Funk* questioned if the intent of this was to rezone a bunch of stuff to A30, *Mary* clarified that the intent is to assist the guy that purchased a bunch of property and is being required to follow subdivision ordinances when he is clearly

agricultural and needs to build a home on the property. *Laura Hunsaker* stated that we are trying to be proactive on how we want the city to build out so we are not sitting ducks for someone to come in and take advantage of our unpreparedness. *Codey Illum* mentions the need for a high density zone, but we need to build it in such a way that they cannot utilize it on our precious farm land. We need to start on a future zoning Master Plan and if Honeyville is going to have high density or commercial where do we want it. *Bob Kosbab* talked about having a plan for sewer and question what the hold-up is. He thinks it would be helpful to have a general idea of where to put a sewer plant. We don't want a subdivision to go in and then all of sudden they are having a sewer plant built next to it. *Laura Hunsaker* discussed buffer zones and what they would look like and how it would work. She suggests that commercial and agriculture would go together better than residential and agriculture.

Regarding the formation of a committee, *Codey* advised that a committee would free the Planning Commission to stick to agenda items, subdivisions, holding hearings and implementation. Whereas the committee could focus on A30. *Mary* summarized with a proposal that Honeyville thoroughly review and consider a "C" option. He states that it is imperative that we clearly define what we want to allow while promoting agriculture.

APPROVAL OF MINUTES: Minutes of April 24th 2019. *Codey* motioned to approve, *Laura* seconded. All in favor.

ZONING ADMINISTRATOR REPORT: Justin Jones shed passed. An application has been taken out for a re-zone of Windy Poplars to an A20. He suggest Planning Commission review and become familiar with the A20 zone as it is very complicated.

AGENDA ITEMS FOR NEXT MONTH:

*"C" option/ Discussion of survey.

*Mary Bingham

ADJOURNMENT: Bob Kosbab moved to adjourn, *Codey Illum* seconded. All in favor. Meeting adjourned.

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



Planning Commission Vice Chairman - *Codey Illum*

10-15-19

Date