

**The Minutes of
Honeyville City Planning Commission
October 23, 2019, Regular Meeting**

CHAIRMAN STEVEN BULLOCK called the meeting to order at 7:00 p.m.

Present were Chairman Steven Bullock, Kenny Funk, Bob Kosbob and Trevor Gardner.

KENNY FUNK offered the invocation and led the group in the Pledge of Allegiance.

CONFLICT OF INTEREST: None noted.

ZONING ADMINISTRATOR REPORT: Codey I was out of town, Brittny reported there have been a few permits issued recently for out buildings & new homes.

STEVEN B mentioned that the owner of Mike Holland's old home has had a lot of digging and there was rumor of possible RV hookups. He offered to look into what is going on at this location.

BUSINESS:

A. MARY BINGHAM led a discussion about a possible re-zone of A-20. She stated that the rezone committee came up with four different options about the A-20 zone.

OPTIONS: 1. Leave it as it is. 2.Remove it. 3. Do the A-5 average (Creating a different zone).4. Take out some verbiage such as remove "The foreseeable future". This suggestion was made by Brent Batemen a Land Use attorney.

STEVEN B stated that his understanding is that Honeyville only has two agricultural zones, A-5 and A-20. A-20 is the type of zoning set aside for future agricultural use and A-5 is a buffer zone that could potentially be a development area.

STEPHANIE shared that Dave Forsgren had reached out and talked to people of the community and the majority of the community would like to keep the feel more rural.

TREVOR G stated that he has been out in the community as well and has been told people are very concerned about growth. Discussed having an A-5 average rather than an A-20 zone.

MARY B stated that she feels as a community we should protect what the majority of the citizens want. Which is to preserve and protect the rural feel of the community.

She also shared what the engineer had suggested for re-wording of the zone. The suggestion is that the A-5 and the A-5 average shall serve as buffer zones between the agricultural land and residential zones. She also read suggested wording from the city engineer to help preserve the agricultural zones but allow for flexibility. Mary stated that the committee had suggested in the A-5 average they allow the smallest lot to be 2 acres. Each newly created lot must conform to the development standards of the RR, A-5 and A-5 Average as the case may be based on the lot size as long as the density stays the same. An A-5 and A-5 Average subdivision may not be subdivided further if it remains in an agricultural zone.

STEPHANIE attended a Planning Commission meeting in Brigham City and heard of something similar there. In that meeting there was a proposal for 10 acres to be open and then to create smaller lots on the other 10 acres in an attempt to keep the agricultural open space, but also provide smaller lots as well. She stated that this can be helpful in city beautification because sometimes individuals do not know how to maintain 5 acres. She also stated that it is not an unusual way of thinking. The A-5 average would allow for a smaller lot.

STEVEN B asked about where Honeyville is currently in their zoning. He wondered how many large lots are still available in the city. He expressed his concern about losing the open feel of the community if we keep subdividing lots.

TREVOR G clarified that by changing to the A-5 average you would simply have more flexibility with your property. You could have larger lots and smaller lots creating open spaces through the flexibility.

MARY B clarified the stipulations of zoning.

STEVEN B asked for clarification regarding a bonified farm

BOB K asked why we would keep A-5 when you can have an A-5 average. Can't we just have the A-5 average to cover both.

TREVOR G everything you can do in A-5 you can do in A-5 average.

BOB K stated issues with 5 acre lots.

TREVOR G also echoed concerns about a 5-acre lot size. It isn't feasible for the farmer but tends to be larger than most individuals can maintain. But with the A-5 average individuals would be able to have a 2 acre lot for those who don't want to maintain larger pieces of land, but would also allow for an 8 acre lot for someone who could farm that ground.

MARY B shared that individuals have expressed they like the A-5 because they can raise an animal and have a little ground to grow their own feed.

KENNY F thought that keeping the A-5 would keep the density down better than the A-5 average because homes would be more spread out.

TREVOR G shared that he likes the smaller sections of housing and then more open ground, which doesn't happen with sections of 5 acre lots.

STEPHANNIE expressed concerns with developing property for a mis-shaped piece of property.

STEVEN B talked about the P Zone which offers a lot of flexibility. This is for larger parcels (stands for plan zone) which allows larger developments to come back and decide how they want to piece out the property. He further discussed where a P-Zone was previously approved but was never acted on, so it no longer exists. This zone gives the developer flexibility but would have to have City approval as well. He asked for further clarification on why we would rezone.

STEVEN B does not feel that the A-5 average will maintain the goal of keeping the agricultural feel.

MARY B stated that changing to the A-5 average would still be keeping the same density and would protect ag.

BOB K stated if the city has 5 acre lots (A-5) they create a buffer, but if the city goes to smaller lots and then a big open space could the city have a stipulation to keep the big lot between the farms and the smaller building lot. Because if you keep smaller lots next to the farms.

KENNY F talked about not wanting to be overrun by growth. And not being able to recognize other towns anymore and wanted to know how the city can prevent that from happening here.

MARY B stated that the Committee is just trying to come up with a solution that accommodates all members of the community and that this has just been a discussion to gain feedback from the Commission.

STEVEN B thanked the committee for coming and asked Brittny to send out electronic copies to the rest of the Planning Commission.

APPROVAL OF MINUTES FROM JULY 17, 2019:

STEVEN BULLOCK motioned to approve the minutes of July 17, 2019 as written. **BOB KOSBOB** seconded the motion. **MOTION CARRIED** with Kenny Funk for, Bob Kosbob for, Steven Bullock for and Trevor Gardner for.

AGENDA ITEMS FOR NEXT MEETING:

Committee Discussion

ADJOURNMENT:

STEVEN BULLOCK motioned to adjourn. TREVOR GARDNER seconded the motion. MOTION CARRIED with Kenny Funk for, Bob Kosbob for, Steven Bullock for and Trevor Gardner for.

Meeting Adjourned at 8:27 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

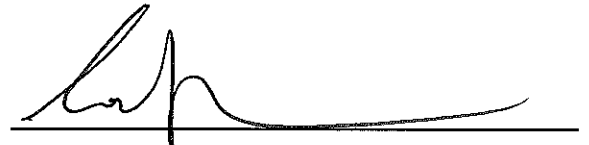
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 1-22-20




Brittiny Chlarson - Clerk/Recorder


Codey Illum - Chairman