

**The Minutes of
Honeyville City Planning Commission
February 26, 2020, Regular Meeting**

CHAIRMAN CODEY ILLUM called the meeting to order at 7:00 p.m.

Present were Chairman Codey Illum, Jeanne Cutler, Kenny Funk, Laurie Hunsaker & Cherisse Kaminska

There were approximately 3 members of the public present.

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

CONFLICT OF INTEREST: None noted.

ZONING ADMINISTRATOR REPORT: **CODEY I** reported that there were a few permits issued. Strang Estates have submitted plans for a subdivision. The City Engineer has denied it and gave them suggestions for improvements before bringing it before the Planning Commission

BUSINESS:

- A. DOG LICENSE ORDINANCE:** **CODEY I** made the suggested changes to the wording of the ordinance. See attached paperwork for suggested changes to the ordinance. **JEANNE C** was against raising the number of dogs from 2 to 4 before requiring a kennel permit. She expressed that individuals are already not following the ordinance, if the city raises this amount will this cause a more issues. **CODEY I** stated that they are just exploring options right now because he feels that most people have more than 2 dogs without holding a kennel license. Currently the ordinance states that residents are only allowed 2 dogs. If they wish to have 3 or more, they need to have 5 acres and obtain a kennel license. **LAURIE H** does not think that individuals should be allowed a kennel license with less than 5 acres. She also suggested putting the number at 3 dogs allowed and then if they have 4 or more it would require a kennel license. **CODEY I** agreed with changing the allowed number of dogs to 3 with the requirement to purchase a kennel permit once an owner reaches 4 dogs. He also suggested the deletion of exemptions. The planning commission agreed.

LAURIE HUNSAKER motioned that the changes to the dog license ordinance be presented to the City Council for approval. KENNY FUNK seconded the motion. MOTION CARRIED with Jeanne Cutler for, Kenny Funk for, Laurie Hunsaker for and Cherisse Kaminska for.

- B. APPLICATION PROCESS:** **CODEY I** shared that the city currently does not have an organized process for submitting certain applications such as subdivision applications. Dana S, the city engineer has been working with Codey and will create a new application that is easy to navigate that also has all the information that the office and city engineer need. Jones & Associates is also creating a check off list that the city can make available to the developers. Dana suggested requiring a retainer fee from developers. He also asked the commission if there were any changes they would like to see.
- C. DUE DATES TO BE ON PLANNING COMMISSION AGENDA:** **KENNY F** suggested having requests to be on agenda 2 weeks before the meeting. He also requested that the clerk email out the agenda and meeting packet the weekend before the meeting.
- D. A-5-A DISCUSSION:** **MARY BINGHAM, STEPHANIE MADSON, TREVOR GARDNER, LAURIE HUNSAKER AND DAVE FORSGREN** have formed an agricultural zone committee meeting to look into some different zoning options. Currently Honeyville has two different Ag Zones. The A-5 and the A-20. There was an informal request about how the A-20 zone could be rezoned, this is why the committee was formed. The committee looked at the zoning as it is now. Currently A-20 can go down to a lot size

as small as 1 acre as long as 1 parcel is left in the 20 acres. The committee came up with 4 options to address this:

1. Do nothing and keep zoning as it is.
2. Remove A-20 zone from agricultural zoning, leaving only the A-5 option.
3. Keep agricultural zones as they currently are stating an intent to preserve the city's agricultural integrity. Removing the phrase containing "foreseeable future".
4. Replace A-20 Zone with A-5-A Average Zone.

(See attached paperwork regarding the presentation made by the committee)

MARY B shared that they have been working with Brent Bateman to help them with this project. Dave Forsgren, Sharon Lorimer and Trevor Gardner surveyed members of the community and most people still value the open spaces and rural feel.

CODEY I feels that it is very important that the city preserve the water. There was further discussion about watershares.

The Committee presented some hypothetical scenarios for zoning (see attached paperwork for details).

TREVOR G felt that scenario 1 which has all 5-acre plots is the worst scenario, coming from a farming standpoint. He liked the idea of being able to have some smaller plots along with larger tracts of land.

- E. RECEPTION HALL:** **CODEY I** explained issues with the conditional use permit. **LAURIE H** expressed concern about taking this away. She felt that there are situations where individuals should be able to have a reception hall. **CODEY I** felt that a reception hall should not be acceptable in any "R" zone.

JEANNE C stated that she feels the city needs to build its own center where they can rent it out to the public. **KENNY F** asked about the ability to rezone to commercial zoning if they have the proper amount of acreage.

- F. GENERAL PLAN:** **CODEY I** shared that this is a reaction to zoning. Once they get the zoning squared away they will need to dig into this deeper.

APPROVAL OF MINUTES FROM JANUARY 22, 2020:

LAURIE HUNSAKER motioned to approve the minutes of January 22, 2020 as presented. **KENNY FUNK** seconded the motion. **MOTION CARRIED** with Jeanne Cutler for, Kenny Funk for, Laurie Hunsaker for and Cherisse Kaminska for.

AGENDA ITEMS FOR NEXT MEETING:

Action Item A-5-A Zoning

Reception Hall

Strang Estates

ADJOURNMENT: **CODEY ILLUM** motioned to adjourn. **JEANNE CUTLER** seconded the motion. **MOTION CARRIED** with Jeanne Cutler for, Kenny Funk for, Laurie Hunsaker for and Cherisse Kaminska for.

Meeting adjourned at 8:50 p.m.

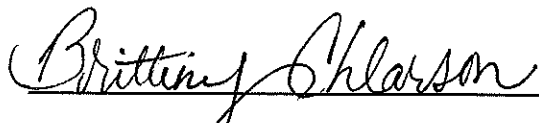
The foregoing minutes were taken and typed by Brittiny Chlarson.

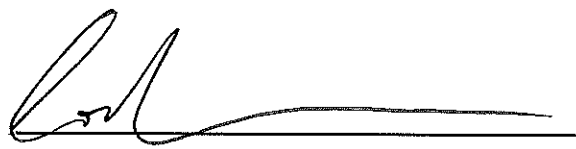
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 5/27/20




Brittiny Chlarson - Clerk/Recorder


Codey Illum - Chairman