

**The Minutes of
Honeyville City Planning Commission
May 27, 2020, Regular Meeting**

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

Present were Chairman Codey Illum, Ryan Adams, Kenny Funk, Laura Hunsaker and Cherrisse Kaminska. Bob Kosbab arrived at 7:15 p.m.

There were approximately 4 members of the public present.

CHERRISSE KAMINSKA offered the invocation and led the group in the Pledge of Allegiance.

CONFLICT OF INTEREST: None noted.

ZONING ADMINISTRATOR REPORT: **CODEY I** reported there have been quite a few sheds and shops being built and almost all building lots up in Savanna Heights have been sold.

BUSINESS:

- A. Administer Oath of Office:** Honeyville City Clerk/Recorder, Brittney Chlarson, administered the Oath of Office to Ryan Adams & Cherrisse Kaminska.
- B. Caleb Hardy: Concept & Preliminary Plan – Caleb Hardy** stated that he is looking to form a 1 acre lot from his in-law's property to build a home. **CODEY I** shared that Hansen and Associates has been working with the city engineer, Dana S. He felt that the subdivision meets the requirements of a flag lot and proposed the commission accept the concept and preliminary plans and that they send them on to the City Council for review.
LAURA HUNSAKER motioned to approve the Concept and Preliminary plans of the Caleb Hardy Subdivision to presented to the City Council. **KENNY FUNK** seconded the motion. **MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for and Codey Illum for. Cherrisse Kaminksa abstained from voting.**
- C. A-5-A:** Is a new zone that has been discussed in several Planning Commission meetings. The Commission felt that in order for this to move forward there needs to be a Public Hearing. There was discussion about how to move forward with this zoning. **CODEY I** felt it would be good to send all options to the City Council. **KENNY F** felt they should send a recommendation to the council. The commission decided that they could send all of the options to the council but state their recommendation along with why they were recommending that particular zoning. **CODEY I** suggested looking at this item next month and asked the commission to come prepared to take action on this item. There was further discussion about the consequences of re-zoning and the commission agreed that they need to be very cautious when making those decisions. They want to avoid spot zoning and felt they need to make sure that the higher density is kept where the higher traffic roads are. And that rural areas need to stay rural.
- D. Reception Hall - KENNY F** felt that it is important to make sure reception halls are only allowed in a zone that makes sense. **CODEY I** stated that it is currently allowed by condition in RR1. It was suggested that it be removed from being allowed in R1. Codey felt it should be in commercial or industrial area only. He asked that the commission come prepared to make a recommendation to send to the City Council. He also stated that the trainings from the State say that the city should not have conditional use permits. It should either be allowed, or it should not. There was further discussion about reception hall requests and the impact they would have on the community along with what

determines an allowed use. They also discussed how a midwife business was previously passed and allowed in the City.

- E. **Air B&B: CODEY I** stated that this item was taken to the supreme court because it was so controversial. He also shared that it is an allowed use in all residential zones. The City needs to change the ordinance to match the law. **KENNY F** asked if the City could require a business license for an Air B&B. **LAURA H** asked if rental homes are required to have a business license. **CODEY I** stated that they cannot do this in Honeyville City. He shared that the City does not have the manpower to enforce this. He would like to hold a public hearing to remove it.

There was further discussion about reception halls and the subdivision approval process. **Cherisse K** expressed that the subdivision process is far to long and is a very frustrating process. **Codey I** iterated that they do need to be very cautious when making decisions because every choice they make influences the future.

APPROVAL OF MINUTES FROM FEBRUARY 26, 2020:

CHERISSE K asked for clarification on the animal issues in the minutes. **Codey I** reminded the commission that there was discussion about how many dogs they had approved before requiring a kennel license and then sent it on to City Council, which was to allow 3 dogs before you need a kennel license. They also discussed the wording of the ordinance making it clear that every dog in the city needs to be licensed.

CODEY ILLUM motioned to approve the minutes of February 26, 2020 as presented. LAURA HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk, Laura Hunsaker, Codey Illum for, Cherisse Kaminska and Bob Kosbab for.

AGENDA ITEMS FOR NEXT MEETING:

A-5-A– ACTION

Reception Hall

Air B&B

Caleb Hardy Final – ACTION (If City Council Approves)

Dog License Ordinance

ADJOURNMENT: BOB KOSBAB motioned to adjourn. CODEY ILLUM seconded the motion. MOTION CARRIED with Ryan Adams for, Kenny Funk for, Laura Hunsaker for, Codey Illum for, Cherisse Kaminska for and Bob Kosbab for.

Meeting adjourned at 8:02 p.m.

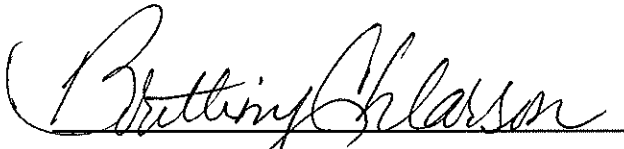
The foregoing minutes were taken and typed by Brittiny Chlarson.

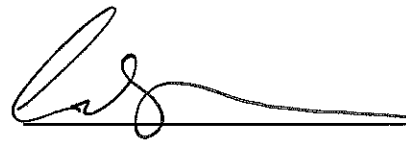
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 2-24-2020




Brittiny Chlarson - Clerk/Recorder


Codey Illum - Chairman