

**The Minutes of
Honeyville City Planning Commission
June 24, 2020, Regular Meeting**

CHAIRMAN CODEY ILLUM called the meeting to order at 7:03 p.m.

Present were Chairman Codey Illum, Jeannie Cutler, Kenny Funk, Cherisse Kaminska, and Bob Kosbab.

Laura Hunsaker & Ryan Adams did not attend.

There were approximately 2 members of the public present.

INVOCATION AND PLEDGE OF ALLEGIANCE were offered by Bob Kosbab.

CONFLICT OF INTEREST, IF ANY: Cherisse Kaminska stated that she is related to Caleb Hardy who is here submitting his Final Plat for review.

ZONING ADMINISTRATOR REPORT: CODEY ILLUM reported that there have been a few accessory buildings requesting permits and that Sierra Homes should be finishing up the last of their subdivision. He also noted that the shed that was built behind the LDS church and on partial church property is being torn down without legal action from the city.

ACTION ITEMS:

- A. **CALEB HARDY SUBDIVISION – FINAL:** Caleb Hardy presented his subdivision final plat. Codey I brought the commissions attention to the engineer notes stating that she was ok signing off on the subdivision.

BOB KOSBAB motioned to approve the Caleb Hardy Subdivision and to send it on to the City Council. JEANNE CUTLER seconded the motion. MOTION CARRIED with Jeannie Cutler for, Kenny Funk for, Codey Illum for and Bob Kosbab for. Cherisse Kaminska abstained from voting.

- B. **A-5-A:** Mary Bingham refreshed the Planning Commission about previous discussions regarding the options surrounding the creation of the A-5-A zoning. Those key points can be found in the packet associated with this meeting. She stated that the purpose for having agricultural zones are to 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 ag production, and prohibit land uses that may undermine continued ag activity.

She also shared that individuals can be considered green belt in Honeyville if your home is on one piece of property and then the remaining is at least 5 acres. She stated that

It was also discussed that they need to make sure the definition of lot is in the code and the determination of a bona fide farm.

Kenny F would like to see the commission recommend option 4, but determine the wording to meet the recommendations stated above. **Codey I** wanted to clarify that once they change to this option it will impact ag zoning as well as residential zoning. It's basically stating that farms take a precedence.

There was further discussion about current zoning and what zoning would serve the community best. They want to make sure they have a clear vision of what the community is and find the best ways to protect that vision.

Kenny F stated that this gives residents the opportunity to still farm and not fill up all the farm ground with high density housing. **Mary B** shared that under section 2 a & b it states that 2.5 acres would be the 200 ft. frontage. **Bob K** suggested that all lots require 300 ft. frontage.

KENNY FUNK made a motion to recommend Option 4, while keeping 300 ft. frontage for all lots and adopting the new "E" in section 10-10-7 which states, "considering whether a lot is nearby or a neighboring bona-fide farm is a consideration whether a zone change should be approved."JEANNE CUTLER seconded the motion. MOTION CARRIED with Jeannie Cutler for, Kenny Funk for, Cherisse Kaminska for, Codey Illum for and Bob Kosbab for.

C. APPROVAL OF PLANNING COMMISSION MINUTES: 05/27/20

CODEY ILLUM motioned to approve the minutes of 05/27/20 as presented. KENNY FUNK seconded the motion. MOTION CARRIED with Jeannie Cutler for, Kenny Funk for, Cherisse Kaminska for, Codey Illum for and Bob Kosbab for.

DISCUSSION ITEMS:

- A. RECEPTION HALL:** **Codey I** shared with the commission that he would like to recommend changing the allowed use in the residential zone 10-11-1 to reflect not allowed in the RR, R1 & R2 zones. **Kenny F** asked if they could recommend that this be allowed in a commercial zone and that individuals should have at least 5 acres to have a reception hall. **Codey I** shared that there are issues with septic and parking when individuals were requesting this in a residential zone.
- B. BED & BREAKFAST:** **Codey I** stated that the definition of a bed and breakfast is an institution that allows food in the morning. If someone wanted to have an Air B&B it

BOB KOSBAB motioned to adjourn. CODEY ILLUM second the motion. MOTION CARRIED with Jeannie Cutler for, Kenny Funk for, Cherisse Kaminska for, Codey Illum for and Bob Kosbab for.

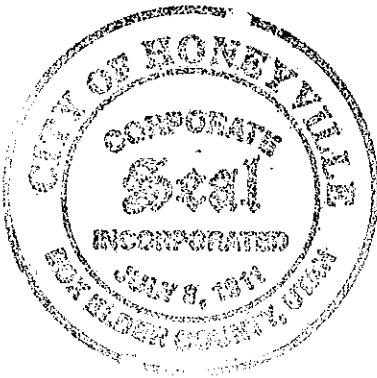
Meeting adjourned at 8:19 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

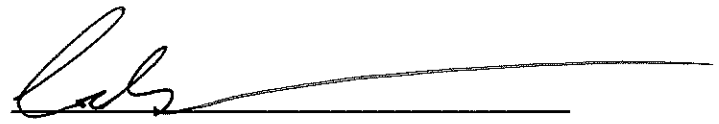
I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 7/22/20




Brittiny Chlarson – Clerk/Recorder


Codey Illum - Chairman