

**The Minutes of
Honeyville City Planning Commission
July 22, 2020, Regular Meeting**

Chairman Codey Illum called the meeting to order at 7:00 p.m.

Present were Chairman Codey Illum, Commission Members Ryan Adams, Kenny Funk and Laurie Hunsaker. Jeanne Cutler arrived at 7:04 p.m.

Cherisse Kaminska and Bob Kasbab were not in attendance.

There were no members of the public present.

Commission member Ryan Adams offered the invocation and led the group in the Pledge of Allegiance.

ACTION ITEMS:

- A. Reception Hall – Codey I** reminded the commission of previous discussion on removing the Reception Hall from the R zone and moving it to the C zone. **Kenny F** suggested that they recommend it be allowed in the C zone.

RYAN ADAMS motioned to recommend to the city council the elimination of the reception hall in the residential zone and allowing it in the commercial zone as an allowed use.

LAURIE HUNSAKER seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Codey Illum for and Laurie Hunsaker for.

- B. Approval of previous minutes: June 24, 2020**

The commission discussed the A-5-A recommendation that were presented in the minutes and Codey shared that he presented the recommendation to the City Council and will generate the zone in ordinance form and send it to the Planning Commission for them to review. They also discussed defining what a bona-fide farm is.

JEANNE CUTLER motioned to approve the minutes of June 24, 2020 as presented. KENNY FUNK seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Codey Illum for and Laurie Hunsaker for.

DISCUSSION ITEMS:

- A. Expedite Small Subdivision Administratively:** **Codey I** mentioned that there was a lot of frustration with the Caleb Hardy Subdivision and the long process they had to go through for one lot. It was suggested that the city look into shortening this process for smaller subdivisions. Codey felt that the city could utilize the paid staff to approve these types of subdivisions and presented two different suggestions on procedure for this. One example was from Perry City and the other is from the County. Codey

expressed that a combination of both examples would be appropriate for Honeyville. Those examples are attached to these minutes. He also felt that if the subdivision was 3 lots or less and did not need any infrastructure then the engineer could sign off on those subdivisions.

Laurie H asked if there would be defining wording on when these types of subdivisions would be approved administratively. She wanted to make sure that they met the City Public Works Standards. She also asked about the Health Department requirement.

Codey I clarified that the county will not sign off on a building permit unless they meet the Health Department requirements. **Ryan A** asked if there is a way to keep water with the land. There was further discussion about some options that have been discussed, however water rights are very tricky. It was suggested that they set up an HOA for water shares. **Laura H** asked how they legally regulate the selling of water shares. There was further discussion about laying the foundation and making sure it is solid. **Ryan A** also expressed concern about preserving Honeyville's culinary water. **Codey I** stated that the city can create ways to preserve the water and felt they should be looking at this issue because growth is coming. There was further discussion about water issues in other cities. It was agreed upon that they would discuss this item in the next Planning Commission meeting.

AGENDA ITEMS FOR NEXT MONTH:

Water Shares/Tying Water to Land – Discussion

Expedite Small Subdivision Administratively – Discussion

A-5-A – Action

New City Building – Discussion

CODEY ILLUM motioned to adjourn. JEANNE CUTLER seconded the motion. MOTION CARRIED with Ryan Adams for, Jeanne Cutler for, Kenny Funk for, Codey Illum for and Laurie Hunsaker for.

Meeting Adjourned at 7:42 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: 9-23-20



A handwritten signature in cursive script, reading "Brittiny Chlarson", written over a horizontal line.

Brittiny Chlarson – Clerk/Recorder

A handwritten signature in cursive script, reading "Codey Illum", written over a horizontal line.

Codey Illum - Chairman