

**The Minutes of
Honeyville City Planning Commission
September 23, 2020, Regular Meeting**

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

Present were Chairman Codey Illum, Commission Members Kenny Funk, Cherrisse Kaminska and Bob Kosbab.

Ryan Adams, Jeanne Cutler and Laura Hunsaker were not present.

Approximately 3 members of the public were present.

Kenny Funk offered the invocation and led the group in the pledge of allegiance.

ACTION ITEMS:

Approval of Minutes: July 22, 2020

KENNY FUNK motioned to approve the minutes of July 22, 2020. CHERISSE KAMINSKA seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Cherrisse Kaminska for and Bob Kosbab for.

DISCUSSION ITEMS:

- A. A-5-AVERAGE:** **Bob K** asked about section 10.10.7 A. **Codey I** felt that they could do away with this section because it didn't make sense to have a conditional use permit for this. He also mentioned they need to clean up section 10.10.7 E so that it will read better. He asked for Mary's feedback. **Mary B** suggested just removing the word "considering" under section 10.10.7 E. It was discussed that the Planning Commission has the power to deny zoning without cause. **Codey I** will clean up the wording and send out to the commission. **Mary B** brought it to the commissions attention that single family dwelling is not in the agricultural uses at all and also asked if they would like to define neighboring. **Kenny F** would like to leave it as is which will allow the commission the ability to interpret. **Mary B** brought up questions regarding density specifications. **Kenny F** quoted 10.10. 7 C which addresses the density question.
- B. WATER SHARES/TYING WATER TO LAND:** **Codey I** stated that this would be a way to make sure water rights stay with the land and are not sold separately. He shared situations he's familiar with. He felt that they should come up with some suggestions and then have someone more familiar with water issues look it over. **Kenny F** suggested developing the infrastructure for a secondary water system when developing a subdivision so that it would be laid out when this option does become available. **Codey I** was concerned that they would install this and then not have it approved for several years and then the previous system may not work but suggested setting aside money in

an escrow account. **Bob K** asked if they could meet with the BR Canal Company and shared some concerns that the canal company has. **Codey I** suggested meeting with the city engineer and seeing if they have any experience with this issue. Codey will call Dana with Jones and Associates and see which direction they should start in.

- C. EXPEDITE SMALL SUBDIVISION ADMINISTRATIVELY:** **Codey I** stated that this item was back up for discussion because there were a few people who asked Codey why they should expedite the process even if the subdivision is small. **Cherisse K** disagreed with the long process for small subdivisions. She felt that if all of the requirements are met then the city engineer should have the power to approve on the plans on the smaller subdivisions. **Codey I** shared that currently in ordinance it states that they need to follow a process of approval of prelim, concept and final. He also shared that there has been issues with the city not following procedures in the past and it has caused issues down the road. **Cherisse K** felt that they need to address the issue and that expediting the process isn't the issue. The issue is that in the past the city did not follow its own procedures. Codey does not have a problem expediting it, but they need to create a way the citizens cannot take advantage of this process. **Kenny F** suggested cutting the time frame in half by possibly passing it in 2 months rather than 4. **Codey I** stated that he does not want the subdivision to come to Planning Commission until it has been approved by the city engineer. He felt good with having prelim, concept and final in one meeting and then passing it on to the council if the engineer has passed off on requirements. **Kenny F** asked why there is a problem expediting any size subdivision as long as they meet all of the requirements. **Codey I** will present the idea to the council next month. **Cherisse K** wanted to determine what size would consider a small subdivision. **Codey I** suggested no more than 4. **Bob K** expressed that he liked the idea of expediting any size as long as everything meets requirements. **Codey I** shared that as a body they rely heavily on the engineer and that is why it is important to have an engineer who is up with the code. He suggested not approving plans without showing all of the phases. He will talk to the council about passing subdivisions in a 2-step process.

Stephannie joined the meeting later and shared her ideas on how to tie water to land. Such as keeping a set amount with the land. She shared issues that she has seen with Tremonton's system. **Codey I** suggested putting together a committee to address the water shares being tied to land. He wanted to talk to the city engineer first to get her feedback and then proceed with a committee.

AGENDA ITEMS FOR NEXT MONTH:

A-5-Average –Codey will remove 10.10.7 A and change wording in 10.10.7 E.

Water Shares -Discussion

Expedition of Subdivisions – Discussion

BOB KOSBAB motioned to adjourn. KENNY FUNK seconded the motion. MOTION CARRIED with Kenny Funk for, Codey Illum for, Cherisse Kaminska for and Bob Kosbab for.

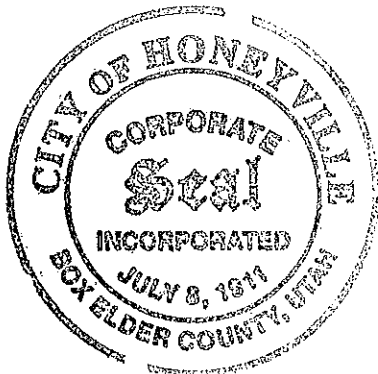
Meeting Adjourned at 7:52 p.m.

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: 10/28/20



A handwritten signature in cursive script, reading "Brittiny Chlarson".

Brittiny Chlarson – Clerk/Recorder

A handwritten signature in cursive script, reading "Codey Illum".

Codey Illum - Chairman