

Huntington City Planning Commission
Minutes
October 3, 2023

The Huntington City Planning Commission met at a public meeting October 3, 2023 at Huntington City Hall located at 20 South Main Street. The meeting started at 5:30 p.m.

Item #1 – Roll call included the following attendance record:

Commission Chair: Don Gordon

Commission Members: Trevor Cowley (excused), Patrick Fehlberg (entered 5:40 p.m.),
Shantelle Kay, Stacy McElprang

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington (entered 5:45 p.m.)

City Recorder: Jenene Hansen

Item # 2 – Approval of August 1, 2023 minutes

STACY MCELPRANG MOVED TO APPROVE THE AUGUST 1, 2023 MINUTES; MOTION SECONDED BY SHANTELE KAY AND THE COMMISSION ALL AGREED.

Item # 3 – Discussion of Storage of Junk and debris

Don Gordon read 9-7-1.3, #8 defines Storage of junk and debris prohibited. **Patrick Fehlberg** added that when it comes to code enforcement, weeds are not considered debris, junk or deleterious items; weeds could be considered landscaping. When the code book was written it was geared toward things like pallets, grain bags or other junk type items. A suggestion to tackle and clean up properties would be to partner with United Way as their day of caring. **Gary Arrington** cautioned that the city can't be involved or partnered in projects when chemicals are used. **Gary Arrington** recommended encouraging beautification and seeing who it affects in the neighborhood. Instead of going after the bad, compliment and encourage the good. Old vehicles in yards were also discussed. Increasing the amount of money given to remove junk vehicles with the Johnny Junker program was also discussed.

Item #4 – Plan and regulations for utility connections/ordinance

Don Gordon began by saying the second living dwelling has been discussed for the last few months. The single biggest challenge is determining how to do water and sewer connections. **Council member Tom Kay** suggested that we ask our attorney about Second living dwellings. **Gary Arrington** questioned why we want to put tough restrictions on the second living dwelling. **Gary Arrington** pointed out that uses change and you can't legislate, you put the general rule out and changes may be made in time. **Patrick Fehlberg** asked, as a general rule would we want to allow someone to apply for exemptions.

Guidelines to be the following:

- The commission is in agreement that we do want to allow two living dwellings on a lot.
- Two living dwellings on a lot, 25' between dwellings, and 25' from second dwelling to the back of the lot.
- Minimum lot size requirement for second living dwelling could be .45 acres
- Aggregate square footage has to be appropriate for the dwelling type
- Limit the second living dwelling to be single family dwelling only
- An exemption on terms may be granted by the board of adjustment
- Must meet Parking and Access Standards as listed in 9-7-1.6

The commission is in agreement that an ordinance on Second Living Dwellings can be created and presented to City Council.

Item #5 – Discussion on heights and setbacks on fencing

Tabled

Item # 6 – Public comments

NONE

Item # 7 – Discussion of items to be added to next meeting

NONE

Item # 8 – Adjournment

PATRICK FEHLBERG MOTIONED TO ADJOURN; MOTION SECONDED BY STACY MCELPRANG AND THE COMMISSION ALL AGREED. UPON PROPER MOTION AND FULL APPROVAL OF THE PLANNING COMMISSION, THE MEETING WAS ADJOURNED AT 7:00 P.M.

Jenene Hansen, Huntington City Recorder