

Huntington City Planning Commission  
Minutes  
December 20, 2023

The Huntington City Planning Commission met at a public meeting December 20, 2023 at Huntington City Hall located at 20 South Main Street. The meeting started at 5:00 p.m.

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

Commission Chair: Don Gordon

Commission Members: Trevor Cowley, Patrick Fehlberg (entered 5:11 p.m.),  
Shantelle Kay, Stacy McElprang

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington

City Recorder: Jenene Hansen

**Item # 2 – Approval of October 3, 2023 minutes**

**SHANTELE KAY MOVED TO APPROVE THE OCTOBER 3, 2023 MINUTES; MOTION SECONDED BY STACY MCELPRANG AND THE COMMISSION ALL AGREED.**

**Item # 3 – Todd Thorne/Carbon County: Discussion on Second Living Dwellings**

**Todd Thorne** began by asking what issues the city had while discussing additional dwelling units (ADU's). **Don Gordon** explained that utility hookups was one of the issues. **Gary Arrington** replied that if you require separate hookups, it may eliminate residents from doing anything; the more restrictions we put the tougher it may be. State Government is in the mode to make it easier, not harder. The State has threatened to take the zoning privileges back from cities. **Tom Kay**, explained that, running new sewers and separate meters, was a concern of the city council as well as parking space. **Trevor Cowley** told of an example when having all connections coming from the main home to an ADU, might be a problem in the future if family wanted to separate and sale the property. **Todd Thorne** said that it has been five years since Carbon County created an ordinance that allows ADU's. There is a list of things that has to be followed. Currently there are three ADU's that have been built in Carbon County. The county doesn't have a preference whether it is separate water and sewer or they use what is already there. The biggest thing is that they have to have a sufficient supply of water and sewer. We caution that the size of water line may limit what pressure you have; the sewer is the same. The Carbon County ordinance states that you can't separate the ADU from the house. Separate addresses are also required and it has to be a permanent foundation. A parking space for each bedroom in the ADU is also required. Minimum and maximum size of ADU and size of lot was also brought up. **Todd Thorne** recommended setting some minimum standards and then let the property owner decide how they want to do it. Living space is defined and the ADU should meet setback requirements. The ADU would be required to meet building code requirements. **Patrick Fehlberg** recommends a feasibility study.

**Item # 4 – Public comments**

**NONE**

**Item # 5 – Discussion of items to be added to next meeting**

**ADU'S**

**Item # 6 – Adjournment**

**PATRICK FEHLBERG MOTIONED TO ADJOURN; MOTION SECONDED BY TREVOR COWLEY AND THE COMMISSION ALL AGREED. UPON PROPER MOTION AND FULL APPROVAL OF THE PLANNING COMMISSION, THE MEETING WAS ADJOURNED AT 5:50 P.M.**

---

Jenene Hansen, Huntington City Recorder