

Huntington City Planning Commission

Minutes

February 6, 2024

The Huntington City Planning Commission met at a public meeting February 6, 2024 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, Patrick Fehlberg, Shantelle Kay, Stacy McElprang

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington (excused)

City Recorder: Jenene Hansen

Fire Chief: Chase Majors

Public: Tom Roush, Chase Majors

Item # 2 – Approval of December 20, 2023 minutes

PATRICK FEHLBERG MOVED TO APPROVE THE DECEMBER 20, 2023 MINUTES; MOTION SECONDED BY TREVOR COWLEY AND THE COMMISSION ALL AGREED.

Item # 3 – Assignment of Annual training/Open & Public Act (OPMA)

Recorder Jenene Hansen explained that the OPMA training is a requirement that all commission members need to complete each year. The website for the training was given and the commission members were asked to bring their certificate of completion to the next meeting.

Item # 4 – Discuss/approve/deny: Ordinance on ADU/Second Living Dwelling

Don Gordon explained that for the past several months, the commission has been discussing the ADU's. **Fire Chief Chase Majors/Huntington Fire Department** expressed his concern about Detached Accessory Dwelling Units (DADU). **Chief Majors** is asking the commission to be aware that we are within the International Fire Code or International Building Code codes, and to make sure there is enough room if we put these DADU's in the back. The concern is Access between units, they need 150' between water supply. Will there be a fire lane, will the city allow this protection before we pass this ordinance. **Chase Majors** is behind allowing the DADU's but safety is his first concern. Getting a fire truck in the back is a concern. **Patrick Fehlberg** asked if we need to make a requirement of the maximum distance from the street. Driving emergency vehicles through mud could be a risk. **Don Gordon** said that Set backs on homes are currently 10'. **Trevor Cowley** added that this would be a case-by-case situation. **Tom Roush** stated that his daughter in law is on a HOA board, they don't allow ADU on all properties, they have to follow certain qualifications. **Chase Majors** recommended relooking at the ordinance and code book and considering the fire and emergency side before passing this. The main concern is knowing where the shutoffs for utilities are, protecting the individuals in the detached accessory dwelling and also keeping his fire crew safe.

Reviewing the draft of ordinance 2-2024 and the following was discussed:

- Removing the wording of "any portable structure" was agreed on.
- The Utility metering system was discussed.
- Being consistent with standards that are already in the code book.
- Minimum and maximum size of dwelling was discussed.
- Change the passage from six feet to ten feet, was agreed on.
- Driveway requirements for safety purposes.
- Unobstructed right of way access.
- Setbacks
- Having water shares for installation of new connections.
- Possibility of DADU turning into an Airbnb

Council member Tom Kay suggested getting this done at the next meeting and sending it to City Council.

Item # 5 – Public comments

Tom Roush and Chase Majors added comments on Item #4.

Item # 6 – Discussion of items to be added to next meeting

Ordinance

Item # 7 – Adjournment

SHANTELE KAY MOTIONED TO ADJOURN; MOTION SECONDED BY PATRICK FEHLBERG AND THE COMMISSION ALL AGREED. UPON PROPER MOTION AND FULL APPROVAL OF THE PLANNING COMMISSION, THE MEETING WAS ADJOURNED AT 6:32 P.M.

Jenene Hansen, Huntington City Recorder