

Huntington City Planning Commission

Minutes

November 7, 2024

The Huntington City Planning Commission met at a public meeting November 7, 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

Alternate: Brad Hansen

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington (excused)

City Recorder: Jenene Hansen

Item #2 – Approval of October 10, 2024 minutes

TREVOR COWLEY MOVED TO APPROVE THE OCTOBER 10, 2024 MINUTES; MOTION SECONDED BY PATRICK FEHLBERG AND CARRIED.

Item #3 – Discussion on Mobile homes

The commission discussed the problem of mobile home park owners bringing old dilapidated mobile homes into the city and placing them in their mobile home parks. A hand out showing “4 Laws You Need to Know Before Moving a Manufactured Home” was discussed. Currently bringing in old mobile homes is not restricted in our city code. Passing an ordinance saying that the mobile home has to be brought up to living conditions, before it is brought into the city was discussed; units must be submitted for approval prior to replacement. What the Commission would like to do is require that mobile homes be occupant ready before bringing them into the city. HUD regulations and putting an age limit on mobiles homes was discussed.

Beginning in 2025 at Business license renewal time, the city will ask mobile park owners to provide a map of their mobile home park and information on each mobile home.

Title 9-10-1 in our code book talks about establishing mobile home parks; the suggestion would be to add 9-10-3: Replacement of Units. We need a whole section with regulations and guidelines on bringing in and replacing Mobile homes. Suggestions are Model year 2000 or within 20 years of date placement and meet current building code restrictions that the city has adopted for use. Require that there are no past due taxes on the unit and they must pay up front, the first-year taxes for the location it will be placed. Any necessary permits for utilities must be required before installation. Updating the residential zone would also be necessary. Add to Developmental Standards Item 12. Mobile Home parks are in residential zone. Would we want this to apply to doublewides being brought into residential zones.

Item #4 – Public comments

NONE

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

Public Hearing on Mobile Homes

Item #7 – Adjournment

STACY MCELPRANG MOTIONED TO ADJOURN; MOTION SECONDED BY SHANTELLE KAY AND THE COMMISSION ALL AGREED. UPON PROPER MOTION AND FULL APPROVAL OF THE PLANNING COMMISSION, THE MEETING WAS ADJOURNED AT 6:18 P.M.

Jenene Hansen, Huntington City Recorder