

**Huntington City Planning Commission
Minutes
January 8, 2026**

The Huntington City Planning Commission met at a public meeting January 8, 2026 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: Patrick Fehlberg, Brand Hansen, Shantelle Kay, Stacy McElprang

Alternate:

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington (excused)

City Recorder: Brandy Wagner

Item #2 – Approval of December 11, 2025 minutes

PATRICK FEHLBERG MOVED TO APPROVE THE DECEMBER 11, 2025 MINUTES; MOTION SECONDED BY SHANTELE KAY AND CARRIED.

Item #3 – Discuss/approve/deny: Preliminary Subdivision Request Review

Lon Arnold reported to the Commission that he had attended a meeting of the Castle Valley Special Service District (CVSSD), where his subdivision request was approved. He stated that he is currently awaiting the formal letter of approval. CVSSD requested additional details be provided in writing; Mr. Arnold submitted a written plan to the Commission along with a flash drive copy. Mr. Arnold explained that sewer service for the subdivision would require individual grinder pump stations for each residence. He also asked whether the city could assist in applying for a grant through SERDA, noting that the application would need to be submitted by the city. **Patrick** stated he would look into the feasibility of this request and the application process. Mr. Arnold left the meeting at 5:45 p.m. to retrieve the plan and flash drive in order to read the development phases into the record. He returned at 5:55 p.m. and read the phases of the proposed development into the record.

STACY MCELPRANG MOTIONED TO APPROVE LON ARNOLD’S PRELIMINARY SUBDIVISION REQUEST CONTINGENT ON MR. ARNOLD APPROVING CVSSD DECISION, THE ZONING ADMINISTRATOR APPROVES THE PLAN, AND TO RECOMMEND TO CITY COUNCIL FOR APPROVAL; MOTION SECONDED BY SHANTELE KAY AND CARRIED.

Item #4 – Public Hearing

STACY MCELPRANG MOTIONED TO MOVE INTO A PUBLIC HEARING; MOTION SECONDED BY PATRICK FEHLBERG AND CARRIED.

- I. **Section 9-8 Updates** – Revision made by city attorney to Section 9-8-K
No Public Comment
- II. **Section 9-2 Definition Update** – Adding the State’s definition of “Development Activity” Means
No Public Comment
- III. **State’s Land Use and Development Management Act** – Amendments from the city attorney for our codebook to reference the State Code
No Public Comment

PATRICK FEHLBERG MOTIONED TO EXIT THE PUBLIC HEARING; MOTION SECONDED BY STACY MCELPRANG AND CARRIED.

Item #5 – Discuss/approve/deny: 9-8 Section Recommendation to City Council

**BRAD HANSEN MOTIONED TO MAKE THE RECOMMENDATION OF SECTION 9-8 TO CITY COUNCIL;
MOTIONED SECONDED BY SHANTELE KAY AND CARRIED.**

Item #6 – Discuss/approve/deny: 9-2 Section Recommendation to City Council

**PATRICK FEHLBERG MOTIONED TO MAKE THE RECOMMENDATION OF SECTION 9-2 TO CITY COUNCIL;
MOTION SECONDED BY BRAD HANSEN AND CARRIED.**

Item #7 – Discuss/approve/deny: State’s Land Use and Development Management Act

**PATRICK FEHLBERG MOTIONED TO MAKE THE RECOMMENDATION OF THE STATE’S LAND USE AND
DEVELOPMENT MANAGEMENT ACT TO CITY COUNCIL; MOTION SECONDED BY SHANTELE KAY AND
CARRIED.**

Item #8 – Agenda Items for February 12th meeting

- A. 9-3 Section Changes/Updates
- B. **Tyson Curtis** was invited to speak and informed the Commission that the developers he represents are interested in developing senior living homes near the senior center. He stated that the proposed development would require a variance reducing frontage from 85 feet to 80 feet in order to allow each home access to a walking path leading to a green space.

Item #9 – Adjournment

**PATRICK FEHLBERG MOVED TO ADJOURN; MOTION SECONDED BY STACY MCELPRANG AND CARRIED.
THE MEETING WAS ADJOURNED AT 6:27 P.M.**

Brandy Wagner, Huntington City Recorder