

Agenda  
Huntington City Planning Commission  
June 2, 2015

Notice is hereby given that the Huntington City Planning Commission will hold its regularly scheduled meeting on Tuesday, June 2, 2015 at the city office building located at 20 South Main. The meeting will start promptly at 6:30 p.m. Agenda will be as follows:

1. Roll Call
2. Approval of March 3, 2015 minutes
3. Accessory Structure setbacks
4. Ordinances to restrict movement of fowl
5. Update on Code book
6. Gary's report
7. Public comments
8. Discussion of items to be added to next meeting
9. Adjournment

Huntington City Planning Commission

Posted this 1st day of June, 2015

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted at Huntington City Hall, Huntington City Post Office, and Desertview Credit Union.

JENENE HANSEN  
HUNTINGTON CITY RECORDER

The public is invited to attend all planning commission meetings. If you need special accommodation to participate in the above meeting, please notify Jenene Hansen, City Recorder, (435) 687-2436, at least 3 working days prior to the meeting.

Huntington City Planning Commission  
Minutes  
June 2, 2015

The Huntington City Planning Commission met at a public meeting June 2, 2015 at Huntington City Hall located at 20 South Main Street. The meeting started at 6:30 p.m.

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

Commission Members: Robert Baker, Edward Geary, Lesa Miller, Becki Jorgensen, Mark Justice,  
Zoning Administrator: Gary Arrington  
Mayor: Hilary Gordon (arrived at 7:00 pm)  
City Recorder: Jenene Hansen

Item #2-Discussion and possible approval of the March 3, 2015 minutes

**EDWARD GEARY MOVED TO APPROVE THE MARCH 3, 2015 MINUTES. BECKI JORGENSEN SECONDED THE MOTION WHICH THE COMMISSION ALL APPROVED.**

Item #3-Accessory Structure setbacks

**Robert:** We had an incident with accessory structures and we want to look at changing the distance. I remember we changed it from 8' to 4' and now we want to change it from 4' to 2'. Recently a shed was set in position, it was in a spot where it didn't make a difference but it looks a lot better to be against the property line and you really don't need all that extra room. **Gary:** An accessory building is a shed, coop, barn, stable or garage. We changed the ordinance so that if you live in the middle of the block there was "0" setback if the neighbor who you share the fence with was ok with it. It was never put in the books so we need to adopt that again. The second part is that right now if you build a shed you have to be 4 feet each direction from the property line. We want to change that so that it is only 2 feet from the property line. This can be on the side of the property or the back of the property; it cannot be put on the front of the property. Once you are 100 feet off the road we shouldn't care if you go right to the fence line. My thought and Roberts thought is that we should take it down to 2 feet, to do that we need to agree and pass it on. State law says that the property owners take responsibility for what runs off of their own yard. We need to prepare a new ordinance taking the set back on a normal lot to 1 foot or 2 feet and we adopt the middle of the block at 0 if the neighbors affected work it out. The setback is the closest piece of the house to the property line. **Edward:** If there is a provision that the setback requirement can be waived when neighbors are in mutual agreement. We don't want to set people up for possible conflicts with their neighbors by making it so close in case they need to do repairs to their building. I think 2 feet should be the minimum. **Gary:** It hasn't been an issue in the past the reason I am bringing this up is because it didn't get put in the book. Anything in the normal yard will stay at 2 feet. In order to change it we need to have a public hearing and invite the public then we send it to city council. The other thing is we send a recommendation for or against and then city council makes the finale decision. **Robert:** Write what you want it to say. **Gary:** We will write a new ordinance and have a public hearing at our next meeting in August.

Item #4-Ordinances to restrict movement of fowl

**Robert:** There has been a complaint about chickens. The ordinance was reviewed and we found that there is no need to make any changes. **Gary:** The current ordinance states that chickens and ducks are allowed to roam free on their own lot, owners accept liability and responsibility if they leave the owners yard.

Item #5-Update on Code book

The code book is completed and we have ordered 8 or 9 books. I'm hoping it will be online by our next meeting and we will have new books.

Item #6-Gary's report

This year has been relatively slow. We do have two new houses going up in town. There will be another new business opening in Huntington within a Month; it is going to employ 7-10 people. Someone bought the High Velocity building from Sitteruds. It is going to be a store that competes with the new Castle Valley Supply; it is going to be like a Cal Ranch. It is a local person that is buying the building. If you go to the Utah League of City and Towns training session put on by the State of Utah, you will find that the Huntington zoning ordinance is quoted more than once because we have one of the better books out there. Since I have been here we have helped several Cities with questions on ordinances. It's a good idea for new members to read the book to get a perspective on things. **Hilary:** People have called to ask how we make the book work. They like our main street and we are willing to share what we do. **Gary:** If an ordinance has a gray area the City loses in court so we want our book to be in black and white. We have ordinances that are functional and enforceable.

Item #7-Public comments

**Mark:** Don't we need another person on planning and zoning? **Robert:** Yes we do need one more person. **Gary:** Let's see if someone who is running for City Council would be interested if they are not elected for City Council.

Item #8-Discussion of items to be added to next meeting

**Robert:** We will have our next meeting in August and we will have a public hearing on setbacks.

**Upon proper motion and full approval of the planning commission, the meeting was adjourned at 7:21 p.m.**

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Jenene Hansen  
Huntington City Recorder