

Huntington City Planning Commission
Minutes
October 2, 2018

The Huntington City Planning Commission met at a public meeting October 2, 2018 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: Edward Geary, Jim Greenan, Marianne Hunter, Jerry Livingston, Jesse Nielson
City Council: Lesa Miller (arrived late)
Zoning Administrator: Gary Arrington
City Recorder: Jenene Hansen

Also in attendance: Kelly Oveson, Leonard Norton

Item #2 – Approval of June 5, 2018 minutes

MARIANNE HUNTER MOVED TO APPROVE THE JUNE 5, 2018 MINUTES; JIM GREENAN SECONDED THE MOTION AND THE COMMISSION ALL AGREED.

Item #3 – Huntington City Code 9-9-6 section K. Political signs

Gary Arrington explained that in the code book Title 9-9-6 K. *1. Such signs shall not exceed a height of four feet nor an area of four square feet.* Four feet by four feet (4'X4') is what most of the signs are. We have had a demand for some four feet by eight feet (4' X 8') signs and the other towns in the County do allow them. My recommendation would be that we allow four feet by eight feet (4' X 8') signs but we limit them to South of 300 South and North of 400 North, basically the entrances of Huntington. The next code 9-9-6K.3 is kind of vague, *K. 3. Such signs shall not be placed in any public right of way or obstruct traffic visibility.* The visibility I agree with but the public right of way, there is no definition of what that is. How do we want to define where this is? Currently there is nothing in the code specifying that political signs cannot be placed on public property. Since political signs were posted on City property there has been discussion of whether it should be allowed or not. Even though it is too late to do anything for this year's election it is something that we should consider for next year.

Item #4 – Vacation Rentals/Airbnb

Edward Geary reported that we have been discussing three possible changes on vacation rentals. All of the changes deal with how much or how little we want to restrict property owners of the usage of their property. At the present time Bed & Breakfast is permitted in the ordinances but it doesn't regulate or have detail. We have mainly talked about short term rentals. **Edward Geary** presented a draft of a short-term or vacation rental ordinance. This is less restrictive than what some other towns in the county have. After discussion it was determined that this draft should be sent to City Council for approval. **Zoning Administrator Gary Arrington** mentioned that we will need to have a public hearing on this before it is presented to City Council. We will schedule a public hearing after January. **(CITY COUNCIL MEMBER LESA MILLER JOINED)**
JIM GREENAN MOVED TO PRESENT THIS ORDINANCE TO CITY COUNCIL FOR APPROVAL; MOTION SECONDED BY JERRY LIVINGSTON AND CARRIED.

Item #5 – Auxiliary dwelling units

This is something that use to be taken for granted in all kinds of communities and in recent decades they have pulled back from it saying that it is threatening the quality of residential neighborhoods. Some states are

promoting this and encouraging it; is this something we want to pursue? This could duck tail with vacation rentals. **Gary Arrington** said most lots in Huntington are large enough that it won't be a detriment to the city. The city makes money off of sales tax so it is good for the city to be proactive about this. **Edward Geary** noted that in Price they require that the property owner live on the lot and that the auxiliary unit must have its own utilities. The cost of hook ups was discussed. Do we want to move ahead because the regulation now is only one dwelling unit per lot?

Item #6 – Minimum square footage for dwelling units

Commission discussed if there is a public interest in establishing a minimum square footage of a dwelling. The way the code is now you could not build a 300 square foot home. **Zoning Administrator Gary Arrington** recommended proceeding with agenda items 4, 5, and 6 and schedule a public hearing.

JIM GREENAN MOVED TO DEVELOP A PROPOSAL TO PRESENT AT A PUBLIC HEARING; MOTION SECONDED BY JERRY LIVINGSTON AND CARRIED.

Item #7 – Annual meeting schedule time

Recorder Jenene Hansen asked if everyone is ok keeping the meeting time at 6:30 p.m. for next year. It was decided that 6:30 p.m. is the best time.

Item #8 – Public comments

NONE

Item #9 – Discussion of items to be added to next meeting

Plan for public hearing. Continue on political sign discussion. Open and Public meeting training information was given to the commission; this is required to do annually so we would like everyone to complete the training by the end of November.

Item #10 - Adjournment

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 7:25 p.m.

Jenene Hansen, Huntington City Recorder