

Huntington City Planning Commission
Minutes
February 5, 2019

The Huntington City Planning Commission met at a public meeting February 5, 2019 at Huntington City Hall located at 20 South Main Street. The meeting started at 6:30 p.m.

Zoning Administrator Gary Arrington announced that because this is the first meeting of the year we are adjusting the agenda to administer the oath of office to the new commission members and also motion a Chair person.

Item #3 – Administer Oath of Office

Jenene Hansen administered the Oath of Office to David Emery and Tom Kay.

Gary Arrington explained that the Chairperson of the committee needs to be elected in the first meeting every year and asked for a motion or nomination for the Chairperson of the commission.

MOTION: TOM KAY MOVED TO NOMINATE EDWARD GEARY AS THE CHAIRPERSON OF THE COMMISSION; MOTION SECONDED BY DAVID EMERY AND MARYANN HUNTER MOVED TO CLOSE NOMINATIONS; TOM KAY SECONDED THE MOTION TO CLOSE NOMINATIONS.

ROLL CALL: MARYANN HUNTER – AYE, DAVID EMERY, - AYE, TOM KAY – AYE

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

Commission Members: Edward Geary, Marianne Hunter, David Emery, Tom Kay, Jesse Nielson (absent)

City Council: Jerry Livingston

Zoning Administrator: Gary Arrington

City Recorder: Jenene Hansen

Also in attendance: Kathy Justice Nielson, Mark Justice

Item #2 – Approval of October 2, 2019 minutes

MARIANNE HUNTER MOVED TO APPROVE THE OCTOBER 2, 2019 MINUTES; TOM KAY SECONDED THE MOTION AND THE COMMISSION ALL AGREED.

Item #4 – Mark Justice/Kathy Nielson subdivision

Gary Arrington explained that the subdivision we are talking about is owned by the Justice Family. Justices want to subdivide the property on paper but they won't proceed with development until there is a need. Their son David wants to build a house on the property this spring. If we are going to have growth in this town it is going to be in that corner. **David Emery** asked if Justices put in water, sewer, electric and curb before they build? Gary replied that he will let the future planning & zoning handle that and that no one else in this town has paid to put in utilities or roads other than these same individuals (Justices) when they did 350 East between 100 South and 200 South, they did pay for that. The water and sewer is already on 400 East, the main sewer goes down 300 South, through the property where the street will go. We need to make sure that 300 South continues to the East and plan for a 500 East to be there. David is looking at building in the corner by Jared Black. Before we approve this I will need to send the Justices to their engineer one more time because they put a couple of lots that do not touch property so we need to move the property line so that 500 East will front these

properties, so that Jared Black doesn't have to give up 20 feet. There isn't anything in the plan that violates any city ordinance. The utilities are already there where Dave wants to build. CVSSD could do the work at their convenience which would save the city lots of money. The utilities are on the East side of 400 East. If there are no objections on this, then we will schedule a public hearing and then send to city council for a vote.

Item #5 – Huntington City code 9-9-6 section K. Political signs

Edward Geary presented a draft code amendment on political signs. Currently our code states that a political sign shall not exceed a height of four feet, nor an area of four square feet. All other communities allow 4' X 8' signs so the suggestion is that we allow two 4' X 8' signs to every candidate. We will keep them North of 400 North and South of 300 South. The signs would have to go on main street or on Hwy 31 between loop road in a commercial and industrial areas. In residential they would need to be a 2' X 2' sign. Discussion of signs in the parking strip was also discussed. We will get this written up in ordinance form and vote on it next month.

Item #6 – Vacation Rentals/Airbnb

Edward updated the new members on short term rentals and air bnb's. We have also talked about auxiliary dwelling units. The one thing we probably will do here is we will work with the health department and make sure the houses are adequately plumbed. Maybe we would follow up every 3 years to make sure everything is up to code. We will bring the ordinance draft to be viewed at the next meeting.

Item #7 – Public comments

NONE

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

Public Hearing for Subdivision.

Item #9 - Adjournment

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 7:20 p.m.

Jenene Hansen, Huntington City Recorder