

Huntington City Planning Commission
Minutes
January 7, 2020

The Huntington City Planning Commission met at a public meeting January 7, 2020 at Huntington City Hall located at 20 South Main Street. The meeting started at 5:00 p.m.

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

Commission Members: Edward Geary, Marianne Hunter, Tom Kay, Patrick Fehlberg, and Kathy Mecham
City Council: Jerry Livingston
Zoning Administrator: Gary Arrington (absent)
City Recorder: Jenene Hansen

Item #2 – MOTION: Reappointment of Planning & Zoning Chairperson

Edward Geary explained that with this being the first meeting of the year it is time to elect a new Planning & Zoning Chairperson. Edward Geary made note that the wording on the agenda “Reappointment” was incorrect and it should have stated election of Planning & Zoning Chairperson.

TOM KAY MOVED TO NOMINATE EDWARD GEARY AS THE PLANNING & ZONING CHAIRPERSON; MOTION SECONDED BY MARIANNE HUNTER AND CARRIED. Edward accepted the appointment of Chairperson.

Item #3 – Approval of November 5, 2019 minutes

MARIANNE HUNTER MOVED TO APPROVE THE NOVEMBER 5, 2019 MINUTES; MOTION SECONDED BY KATHY MECHAM AND THE COMMISSION ALL AGREED.

Item #4 – Auxiliary Dwelling Units

Edward Geary handed out information on “Building an ADU” and explained that this is a plan from Salt Lake City showing examples of different possibilities. **Tom Kay** questioned that someone could live in an apartment above a garage. **Jerry Livingston** asked if there should be separate utilities. **Edward Geary** reported that as discussed before the auxiliary dwelling unit would be required to be smaller than the original dwelling unit. **Kathy Mecham** asked if the property owner would be required to live in the principal dwelling. Edward noted that it would be hard to enforce that the property owner lives in the dwelling but the property could not be split into two parcels; a basement unit would be the most common auxiliary dwelling. **Edward Geary** noted that the building inspector did not think basement apartments or apartments above garages was an issue we needed to address; the provision is that an auxiliary unit is construction on a permanent foundation.

The code says in the R-1 Zone that there is one residential unit per lot. **Marianne Hunter** said that the codes currently in the book are a good start. It was decided to review this at a later time when necessary.

Item #5 – Minimum Dwelling size

Currently 750 Sq. feet is the minimum dwelling size. **Edward Geary** talked about the information on “Short Term Rental Policy & Best Practices” and explained that the ordinance on Short-term rentals has been passed by City Council. **Edward Geary** suggested that the City Office publicize information about short-term rentals. After discussion it was decided to leave the minimum dwelling size as is.

Item #6 – Public comment

Jerry Livingston reported that in a training he attended they said that the Planning & Zoning department is the most intrusive form of government.

Item #7 – Discussion of items to be added to next meeting

At this time there is nothing for the next month meeting. **Patrick Fehlberg** mentioned that the Auxiliary Dwelling Units has been set aside and seems to be brought up again. **Patrick Fehlberg** suggested we specifically address the tiny homes.

Item #8 – Adjournment

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 5:45 p.m.

Jenene Hansen, Huntington City Recorder