

Huntington City Planning Commission
Minutes
February 2, 2021

The Huntington City Planning Commission met at a public meeting February 2, 2021 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: Patrick Fehlberg, Edward Geary, Marianne Hunter, Kathy Mecham

City Council: Tom Kay

Zoning Administrator: Gary Arrington (absent)

City Recorder: Jenene Hansen

Item #2 – Approval of January 5, 2021 minutes

MARIANNE HUNTER MOVED TO APPROVE THE JANUARY 5, 2021 MINUTES; MOTION SECONDED BY KATHY MECHAM AND THE COMMISSION ALL AGREED.

Item #3 – Review of Huntington City General Plan

Edward Geary handed out a draft of Chapter 1. **Edward Geary** noted that in the General Goals section on Goal number 1, in Strategies, he added “C” to support Commissioner Wilsons request to develop affordable housing. With the addition it will read C: Develop initiatives to increase the supply of quality affordable housing. **ACTIONS:** Encourage property owners to develop vacant land. Use Available affordable housing funds to create incentives for residential development. (For example, a revolving loan fund to assist with infrastructure expenses.) On Goal number 3, another addition to Strategies was added as C: Improve access to scenic and recreational attractions by creating and expanding motorized and non-motorized routes. After discussion, it was decided to add the website of www.recreation.gov. Commission members agreed that the Chapter 1 draft is good and moved on to Chapter 2.

Chapter 2 Land Use, 2.1. Land Use Classifications was discussed. Huntington’s zoning map was reviewed; a discussion of residential zones R-1, R-2, and R-3 were discussed and Edward noted that most of the R-1 zone (purple) is down in the South East corner and most of it is undeveloped. The logic of this map was not determined. The State Legislature is debating a bill that would get rid of R-1 zoning in the state; any family would be able to adapt a portion of their home as an additional dwelling unit. The question is, do we need to preserve the R-1 zone or should we consider turning everything to R-2 and R-3. The town home situation was discussed. There is also the question of if the zone affects the property tax assessment value. Patrick Fehlberg suggested adjusting the minimum lot size width to 80’ (feet) so that residents could park camp trailers and get things off of the streets. Lot size in the different zones was discussed and it was noted that all zones have the same size and setbacks. Patrick talked about affordable housing and the ways that the city could help; Habitat for Humanity homes as well as the Greens Grove area was mentioned.

Item #4 – Public comments

NONE

Item #5 – Discussion of items to be added to next meeting

Continue review on General Plan.

Patrick Fehlberg will give input for chapter 2 and then we can move forward.

Chapter 3 is on transportation and probably needs updating. In transportation one of the goals is to develop alternative modes of transportation such as walking, biking, ATV paths and the airport. This might be a good place to talk about recreation access and getting to other places in town.

Item #6 – Adjournment

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 6:00 p.m.

Jenene Hansen, Huntington City Recorder