

Huntington City Planning Commission
Minutes
June 1, 2021

The Huntington City Planning Commission met at a public meeting June 1, 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, Shantelle Kay

City Council: Tom Kay

Zoning Administrator: Gary Arrington

City Recorder: Jenene Hansen

Mayor: Leonard Norton

Item #2 – Oath of Office/Don Gordon

Don Gordon was excused; no Oath of Office was administered.

Item #3 – Approval of May 4, 2021 minutes

MARIAN HUNTER MOVED TO APPROVE THE MAY 4, 2021 MINUTES; MOTION SECONDED BY PATRICK FEHLBERG AND THE COMMISSION ALL AGREED.

Item #4 – Discussion on Residential Zones

Patrick Fehlberg began by saying that last month the two main things that we discussed on Residential zones; was to allow an accessory dwelling unit and to not limit the minimum size for a structure, it has to meet the zoning requirements for the zone it is located in. Simply saying that if your lot is big enough then you are not limited to the size of structure, you just have to meet the setbacks.

Edward Geary added that at the present time the codes for R1-A only allow one residential unit per lot, with this change it would allow an accessory dwelling unit on any residential. The key proposal is to allow accessory dwelling units, subject to the conditions and terms. An accessory dwelling unit can be within the main structure such as a basement or an upstairs, it would need to have an entrance that is either shared or separate; there would have to be enough parking and they would be required to get a business license. You could build a mother-in-law apartment on a lot and it would have to meet zoning; if sold, the property cannot be subdivided. Accessory units would be required to have their own water and sewer hook ups. **Mayor Norton** asked how these changes will fit into the General Plan and **Patrick Fehlberg** told that in the General Plan it says that Huntington will promote a spacious rural life style.

Edward Geary noted that nothing the commission has discussed indicates making additional streets.

Gary Arrington added that this whole discussion on redoing the residential zones was instigated because there is no difference in the zones other than the apartment buildings. Does it matter what goes where in this town, going to one residential zone wouldn't change much. The changes in the zones will be made according to the General Plan. **Edward Geary** added that our current zoning map indicates that what you can build depends on where you are located. The concept that Patrick is presenting is that what you can build depends on the space that you have available to build it on, not where you are located. **Patrick Fehlberg** pointed out that on the current map all of the one and two family lots would move to purple. Mobile home parks and apartments would turn to blue, this would simplify things as far as what you could do on your lot. **Gary Arrington** added that we try to not overdo the regulation; if we are going to allow apartment buildings lets allow them any where in town that is residential. There is no compelling reason to increase the minimum dwelling size. If the lot is adequate size for two or four units and you meet all building requirements, there is no reason not to allow it. There will be various

types of regulations done by ordinance. Tom Kay added that going from 3 zones to 1 would probably pass with City Council. There was discussion of how zones were created. Edward Geary asked that when making changes we simplify and rationalize the zones. The following was in agreement:

- Apartments will be allowed in any residential area as long as space requirements are met.
- Leave the minimum size of a dwelling at 750 sq ft.
- Rewrite the residential zone
- simplify and rationalize the zones
- Allow accessory dwelling units with restrictions

Having accessory dwelling units would be part of the solution for affordable housing. End of discussion is for Gary Arrington and Patrick Fehlberg to re-write what we have talked about tonight and let City Council review it, then look at the entire ordinance on residential and clean it up and do the public hearing. We will be into September or October before we can complete everything. Whatever is here will be cleaned up and implement into residential ordinance.

PATRICK FEHLBERG MOTIONED TO MOVE THE ACCESSORY DWELLING UNIT DEFINITION AND GUIDELINES TO A PUBLIC HEARING; MARIAN HUNTER SECONDED THE MOTION AND THE COMMISSION ALL AGREED.

Item #5 – Discussion on Mobile Homes

This was not discussed.

Item #6 – Discussion on Commercial Zones

The wording could be cleaned up but there is no dissatisfaction. Our commercial Zones are ok to leave as is.

Item #7 – Public comments

NONE

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

Residential Draft.

Item #9 – Adjournment

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 5:49 p.m.

Jenene Hansen, Huntington City Recorder