

Huntington City Planning Commission
Minutes
August 3, 2021

The Huntington City Planning Commission met at a public meeting August 3, 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

Public: Cathy Cowley, Trevor Cowley

Item #2 – Oath of Office – Don Gordon

Oath of office was administered to Don Gordon.

Item #3 – Approval of June 1, 2021 minutes

MARIANNE HUNTER MOVED TO APPROVE THE JUNE 1, 2021 MINUTES; MOTION SECONDED BY SHANTELE KAY AND THE COMMISSION ALL AGREED.

Item #4 – Public Hearing: Accessory Dwelling Units and Changes in Residential Zones

SHANTELE KAY MOVED TO GO INTO PUBLIC HEARING; MOTION SECONDED BY MARIANNE HUNTER AND CARRIED.

Edward Geary explained that we are entered into a public hearing to discuss proposed changes in residential zones. **Zoning Administrator Gary Arrington** explained that the public hearing is also on Accessory Dwelling /Auxiliary dwellings Units. The legislature of the State of Utah has changed the rules on Auxiliary dwelling units and the new rules go into effect on October 1st, 2021. HB 82 allows auxiliary dwelling units in any residential zone in the state of Utah. The other item is to consolidate the three residential zones; all of the differences in these zones are very minor.

Public: Cathy Cowley and Trevor Cowley asked questions and expressed their concerns.

Cathy Cowley asked to consider not changing the zones and she mentioned that years ago Huntington was overloaded with trailer parks and trailers were allowed anywhere. The zones were done to have control so that in a single-family dwelling zone there wouldn't be duplexes and four-plex's. Cathy would like to know what the purpose of having one zone would be. **Trevor Cowley** asked, what the new rules would be if you consolidate the 3 zones. Trevor is not in favor of one zone; his concern is that with one residential zone, duplexes and apartments can be built anywhere. **Zoning Administrator Gary Arrington** said that we are looking at adopting R-3 because the differences are minor. The details haven't been worked out, henceforth waiting for public input. **Trevor Cowley** questioned that allowing Multi dwellings everywhere, could cause more problems. The first thing that comes to mind is low-income housing, problems similar to trailer parks; state funded housing was also mentioned. Zones are here for a purpose and changing some of these minor details can affect in a big way. I would say no to the one zone ruling. Trevor's proposal is to stick with multi zone or make more zones. we are trying to simplify not complicate. **Gary Arrington** added that the state of Utah is very heavily suggesting low-income housing throughout the State and cities.

PATRICK FEHLBERG MOVED TO GO OUT OF PUBLIC HEARING; MOTION SECONDED BY MARIANNE HUNTER AND CARRIED.

Edward Geary added that this is a work in progress and what the commission does is, review the code and land use requirements periodically and send recommended changes to the city council. It is up to the City Council to make or not make the changes. Edward created a summary of HB 82 as it would apply to Huntington. HB 82 pertains to the issue of allowing an interior auxiliary dwelling unit to be established in any single-family land use zone. The question is how to incorporate this in our community and still maintain the quality of life that we have.

Item #5 – Residential Zone draft

Patrick Fehlberg read the recommended changes (see attached draft). Some changes are listed below.

- This would increase the frontage up to 90', Current is 68'
- Any existing lot would not be affected by this change
- This is for new lots being developed
- Accessory structure would be 1' from property line or 10' from building on adjacent property
- Square footage on dwelling units
- Mobile homes would not be permitted
- Adding an accessory dwelling unit would be required to meet building and zoning requirements

Don Gordon asked how the water hookups in auxiliary units would work. **Mayor Norton** said that this is currently being reviewed in City Council. Problems of increased street traffic with Accessory dwelling units and Auxiliary dwelling units was brought up.

Item #6 – Public comments

NONE

Item #7 – Discussion of items to be added to next meeting/HB 82 Single-Family Housing Modifications
Summary of HB 82 – Single-family Housing Modifications

Item #8 – 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