

Huntington City Planning Commission
Minutes
February 6, 2023

The Huntington City Planning Commission met at a public meeting February 6, 2023 at Huntington City Hall located at 20 South Main Street. The meeting started at 6:30 p.m.

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

Commission Chair: Don Gordon

Commission Members: Patrick Fehlberg, Shantelle Kay, Stacy McElprang

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington

City Recorder: Jenene Hansen

Item #2 – Approval of January 9, 2023 minutes

STACY MCELPRANG MOVED TO APPROVE THE JANUARY 9, 2023 MINUTES; MOTION SECONDED BY SHANTELE KAY AND THE COMMISSION ALL AGREED.

Item #3 – Roles of Planning Commission

Tom Kay read the Planning Commission roles as stated in the code book Title 9-4-3: Powers and Duties.

Item #4 – Introduction of Code book and City website

Recorder Jenene Hansen showed the commission members how to use the online Code book. A printout showing definitions of some common words referred to in Title 9 was given to the commission. A presentation was given showing what is on the city website and how to use it to find the city codes. **Zoning Administrator Gary Arrington** pointed out that when looking in the code book; the planning commission is only worried about Title 9, the rest of the code book is for City Council. **Don Gordon** added that as the commission, we prepare things for City Council but we don't make the decisions.

Item #5 – Discussion on Additional Dwelling Units

Patrick Fehlberg handed out Chapter 9-7-1 Zone Standards Residential Zones, for the commission to review. **Patrick** explained that there is some conflict with definitions currently in the code book that would need to be looked at; such as **Accessory Structure: C**. A dwelling unit or home office and also the definition of **Dwelling**: Any building, or portion thereof, which is designed for use for residential purposes, except hotels, boarding houses, lodging houses, and tourist cabins. **9-7-1.3-6**. States **Every dwelling to be on a zoned lot: Only one building which contains a dwelling shall be located and maintained on a zoned lot** as defined in this chapter. The additional dwelling unit or separate/accessory structure dwelling unit is what we need to look at resolving. Listed below are things to consider if additional dwelling units are allowed:

- Meeting specifications of existing structure
- Water connections/sewer lines
- Side and rear setbacks would need to be adjusted
- Update number 6 in Title 9-7-1.3
- Advantages and disadvantages

Patrick will create a draft for additional dwellings.

The commission discussed H.B.82 and the affordable housing issue in Utah.

Item #6 – Open & Public Meeting training

Don Gordon read and explained the guide for Open & Public meetings. All commission members have completed the Open & Public Meeting training.

Item #7 – Public comments

NONE

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

Draft for Additional Dwelling Units

Subdivisions

Item #9 – Adjournment

STACY MCELPRANG MOTIONED TO ADJOURN; MOTION SECONDED BY SHANTELLE KAY AND THE COMMISSION ALL AGREED.

Upon proper motion and full approval of the planning commission, the meeting was adjourned at 7:21 p.m.

Jenene Hansen, Huntington City Recorder