Agenda
Huntington City Planning Commission
September 10, 2026

Notice is hereby given that the Huntington City Planning Commission will hold its regularly scheduled meeting on Thursday September 10, 2026 at the city office building located at 20 South Main. The meeting will start promptly at 5:30 p.m. Agenda will be as follows:

1. **Roll Call**
2. **Approval of August 13, 2026 minutes**
3. **Public Hearing - Proposed Zoning Map Amendment**
   R-1 Residential to C-1 Commercial
   The Planning & Zoning Commission will conduct a public hearing to receive public comment regarding the proposed amendment to the Huntington City Zoning Map to change the zoning designation from R-1 Residential to C-1 Commercial for the following properties:
   - 340 North 100 West — Parcel No. 01-0201-0043
   - 370 North 100 West — Parcel No. 01-0201-0031
   - 375 North 100 West — Parcel No. 01-0201-0023
   - 380 North 200 West — Parcel No. 01-0201-0020
4. **Discuss and Recommend:** Proposed Zoning Map Amendment
   Consider and adopt a written recommendation to the Huntington City Council regarding the proposed R-1 Residential to C-1 Commercial zoning map amendment.
5. **Public Hearing - Proposed Ordinance No. O-2026-9 — Short-Term and Vacation Rentals**
   The Planning & Zoning Commission will hold a public hearing to receive public comment regarding proposed Ordinance No. O-2026-9, an ordinance amending Chapter 9-15 of the Huntington City Code relating to Short-Term and Vacation Rentals.
   The proposed ordinance would establish regulations governing Short-Term and Vacation Rentals within Huntington City, including requirements for business licensing, conditional use approval, occupancy, separation between Short-Term and Vacation Rentals in residential zones, responsible parties, a citywide license cap, a waiting list, variances, transfer of ownership, annual renewal, and existing licensed Short-Term and Vacation Rentals.
6. **Discuss and Recommend:** Proposed Ordinance O-2026-9
   Discuss and adopt a recommendation to the Huntington City Council regarding proposed Ordinance O-2026-9, amending Chapter 9-15 of the Huntington City Code relating to Short-Term and Vacation Rentals.
7. **Discuss/Approve/Deny:** Hector Aviles – Business license conditional use request
8. **Discuss/Approve/Deny:** Manufactured home noncompliance
9. Agenda items for October 8th meeting
10. Adjournment

Huntington City Planning Commission
Posted this 9th day of September 2026

CERTIFICATE OF POSTING
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted at Huntington City Hall, Utah Public Notice Website, and Huntington city website.

Brandy Wagner
Huntington City Recorder

The public is invited to attend all planning commission meetings. If you need special accommodation to participate in the above meeting, please notify Brandy Wagner, City Recorder, (435) 687-2436, no later than 3:00 p.m. on the day of the meeting.