

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

September 12, 2023, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/88631441196>

Meeting ID: 886 3144 1196

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought**
 - d. Approval of agenda for September 12, 2023**
 - e. Approval of minutes for August 22, 2023**
 - f. Conflict of Interest Declaration**
- 2. ADMINISTER OATH OF OFFICE TO TWO NEW PLANNING COMMISSION MEMBERS – City Recorder**
- 3. APPOINTMENT OF NEW CHAIRMAN – By voice vote**
- 4. DISCUSS AMENDING ENOCH CITY CODE 12.1600 MULTIPLE RESIDENTIAL DISTRICT (M-R-2) – Commissioner Ley**
- 5. PUBLIC COMMENTS**
- 6. COMMISSION/STAFF REPORTS**
- 7. ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing “Notice and Agenda” was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on September 8, 2023.

Lindsay Hildebrand, City Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
August 22, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa-Zoom
Commissioner Andy Losee
Chairman Pro-Tem Debra Ley

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT: Delaine Finlay

1. **CALL TO ORDER OF REGULAR MEETING - By Chairman Pro-Tem Ley**
 - a. **Pledge of Allegiance - Given by Council Member Ross**
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Losee
 - c. **Historical thought – Given by Commissioner Losee**
 - d. **Approval of agenda for August 22, 2023 – Commissioner Correa made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for August 8, 2023 - Commissioner Losee made a motion to approve the agenda. Commissioner Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration – None stated**

2. **PUBLIC HEARING REGARDING AMENDING ENOCH CITY CODE 12.2700 BONDS AND OTHER SUBDIVISION PERFORMANCE GUARANTEES**

Commissioner Correa made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding amending Enoch City Code 12.2700 Bonds and Other Subdivision Performance Guarantees. Commissioner Losee seconded and all voted in favor.

There were no public comments.

Commissioner Losee made a motion to close the public hearing and reconvene the regularly scheduled meeting. Commissioner Correa seconded and all voted in favor.

3. **CONSIDER AMENDING ENOCH CITY CODE 12.2700 BONDS AND OTHER SUBDIVISION PERFORMANCE GUARANTEES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson said nothing has changed since the last discussion.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding amending Enoch City Code 12.2700 Bonds and Other Subdivision Performance Guarantees. Commissioner Losee seconded and all voted in favor.

4. CONSIDER A MINOR LOT SUBDIVISION FOR GRIMSHAW TRUST AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said this is east of 600 East. He showed the property on the map in relation to the city office. It's one parcel, split into two. The address is 667 E. Midvalley Rd. The reason that it is a funny shape is because there was already a fence for their garden space, and they have to have 99 a frontage because it's zoned R-1-18. It complies with all of our ordinances.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Grimshaw Trust. Commissioner Losee seconded and all voted in favor.

5. CONSIDER A MINOR LOT SUBDIVISION FOR MIKE AND KARIE BURTON AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said this is located off of Enoch Road. He showed the property on the map. There are two parcels. One has a parcel boundary adjustment and the other has a minor subdivision with four lots. Because it's a minor subdivision he can do a private ingress egress. He is giving the easements to every property owner so we don't have to maintain it. Commissioner Ley asked why it is not a lot. He said when you do a major subdivision and do more than 4, they become lots and it becomes a platted subdivision. With this minor, four deeds will be recorded. That is the difference. Boundary line adjustments are not something that needs to go through the city.

Commissioner Losee made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Mike and Karie Burton. Commissioner Correa seconded and all voted in favor.

6. CONSIDER A MINOR LOT SUBDIVISION FOR RICHPEG, LLC AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson showed the property on the map. 410 East and 450 East have already been dedicated to the city. The roads are already done. They are taking a big piece of property and splitting it into four lots. This is all commercial. So, it is a commercial minor subdivision.

Commissioner Correa made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Richpeg, LLC. Commissioner Losee seconded and all voted in favor.

7. PUBLIC COMMENTS

There were no public comments.

8. COMMISSION/STAFF REPORTS 26:44

Hayden White

- They have been working on drainage and starting a project off of Enoch Road and Old Highway 91.
- They just installed the water line on Spanish Trails Drive, heading towards Cottonwood. There is a subdivision going in there and wanted to run secondary before they put a new road down.
- Commissioner Ley asked if he had checked the hole off of Old Enoch Road and Iron Works Park. Hayden said they barricaded it off. Commissioner Correa asked about the pothole of 4200 N. on their list. Hayden said no, they haven't been doing that. Commissioner Ley asked when will we pave that road. City Manager Dotson said when

we get more right of way. Hayden said they plan on running a water line there and they only chipped the road because they had been driving a water truck on it three times per day due to complaints about dust. Now people are complaining about the chip. However, the gas company wants to tear it up and we want to tear it up. So there is no point in paving it if we are going to tear it up.

- Commissioner Losee asked about the project just east of Old Highway 91. Hayden said it is for better water flow and that the water will stay in the ditch. Commissioner Ley asked if there was a way to drain the holding pond off of Half Mile Rd. Hayden said the drainage was off. When they were grading it out, they didn't get it totally graded before it was filled. Most of the water came from sprinklers.

Council Member Ross

- Bob Tingey is the new City Council Member. She thanked him for his service on the Planning Commission.
- She mentioned having youth come and the City Council was on board. She asked Commissioner Losee about the details.

Lindsay Hildebrand

- She is working on the Newsletter and end of the month reports
- We also got a petition for an annexation to annex property north of Village Green Subdivision. It is about 600 acres.
- Two people put applications to be on the Planning Commission

Commissioner Ley

- She asked when the Day of Service would be. Council Member Ross said it is on Sept. 9th at Iron Works Park. Council Member Stoor was hoping to get 300 people there. Commissioner Ley said that the park is historical.
- City Manager Dotson talked about a couple of homes in the Covered Wagon area that came from the fields. Hayden said they filled 10,000 sandbags this last weekend.

Commissioner Correa

- He said he was happy for Bob. He has so much respect for him and wishes him the best.

Commissioner Losee

- He will take his drone right after the meeting and film the pickleball courts.
- Commissioner Ley also mentioned that she wanted to look at zoning for M-R-2 and send a recommendation to the City Council.

9. ADJOURN

Commissioner Losee made a motion to adjourn. Commissioner Correa seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date



12.1600 MULTIPLE RESIDENTIAL DISTRICT (M-R-2)

12.1600.1601 PURPOSE



To provide and protect areas for medium density residential while permitting limited establishment of the public and quasi-public uses which serve the requirements of the neighborhood.

12.1600.1602 PERMITTED USES

- A. Accessory uses and buildings customarily incidental to permitted uses, not to exceed 20% of the land.
- B. Single-family dwelling.
- C. Twin homes.
- D. Townhomes.
- E. Duplexes
- F. Use of a lot or lots contiguous to the lot on which a dwelling exists for any permitted use allowed within the district.

12.1600.1603 CONDITIONAL USES

- A. Child day care or nursery.
- B. Home occupation business.
- C. Public church
- D. Public park or playground
- E. Public school
- F. Congregate Living Facilities

12.1600.1604 HEIGHT REGULATIONS

No main building shall exceed a height greater than two and one-half (2 ½) stories or thirty-five (35) feet. No dwelling structure shall be less than one (1) story. No accessory building shall exceed a height greater than twenty (20) feet measured from the finished grade to the top plate.

12.1600.1605 DENSITY REGULATIONS

The density shall not exceed two town houses, one twin home or duplex per 22,000 square feet.

12.1600.1606 MINIMUM SETBACKS

<u>District</u>	<u>Area sq. ft.</u>	<u>Front PUE</u>	<u>Front Width</u>	<u>Front Setback</u>	<u>Side Setback</u>	<u>Rear Setback</u>
M-R-2	22,000	10'	99 ft.	25 ft.*	10 ft.	10 ft.
M-R-2	22,000	15'	99 ft.	35 ft.*	10 ft.	10 ft.

*The front yard set-back on a lot adjoining a cul-de-sac shall be no less than twenty (20) feet at any point of the arc.

*Exception - Already existing homes as of August 4, 1999, with a front yard setback closer than 35 feet, will keep the same front yard setback as established by the location of the home. The City Council may grant an exception to the 35 foot front yard set-back on an unusual shaped lot.

12.1600.1607 SIGNS

Signs permitted in the Multiple Residential District shall be limited to the following:

- A. One civic sign, not to exceed thirty-two (32) square feet in sign area.
- B. One development sign, not to exceed thirty-two (32) square feet in sign area.
- C. One real estate sign, not to exceed eight (8) square feet in sign area.
- D. One residential sign, not to exceed two (2) square feet in sign area.
- E. No more than two (2) signs on any one parcel.
- F. Signs meet required set back per zone.
- G. Signs may not exceed six (6) feet in height at the tallest point.
- H. No commercial signs within a residential district; exception is made for Home Occupation Conditional Use Permits within residential districts.

12.1600.1608 MODIFYING REGULATIONS

- A. Side yard - Side yard set-back, on a street side yard of a corner lot, shall be no less than two (2) feet. (Rev. 4-19-17)
- B. Private garages and accessory buildings, located at least ten (10) feet behind the main building, may have a side yard of two (2) feet with no ingress/egress from a side street. If ingress/egress is to be at side street, set back shall be 20 feet. (Rev. 4-19-17)
- C. Rear yard - Private garages and accessory building, located at least ten (10) feet behind the main building, may have a rear yard of two (2) feet provided that on corner lots rearing the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.
- D. Any stable, corral, chicken coop, pen or run in which animals or fowl are maintained shall be at least fifty (50) feet from any adjoining residential structure.

12.1600.1609 OTHER PROVISIONS

Exceptions to these regulations are provided in Chapter 12-300 of this Ordinance.