

MINUTES
ENOCH CITY PLANNING COMMISSION
September 26, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Andy Losee - Excused
Commissioner Debra Ley
Commissioner Delaine Finlay
Commissioner Elliot Lake

STAFF PRESENT:

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

PUBLIC PRESENT: There were none.

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** led by Commissioner Ley
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Lake
 - c. **Historical thought** given by Chairman Correa
 - d. **Approval of agenda for September 26, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.**
 - e. **Approval of minutes for September 12, 2023 – Commissioner Ley made a motion to approve the minutes. Commissioner Lake seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration – none stated**

2. **PUBLIC COMMENTS –** There were no public comments.

3. **CONSIDER AMENDMENT TO ENOCH CITY CODE 12.1900.1909
LANDSCAPE REBATE CODE AND MAKE A RECOMMENDATION TO CITY
COUNCIL**

City Manager Dotson mentioned that he had been contacted by the State of Utah and the Division of Water Resources. He explained that there was a small omission in our city's code and proceeded to read the sentence that required inclusion, emphasizing that it was a state mandate. Commissioner Ley inquired whether this matter should be brought before the City Council, to which City Manager Dotson replied that it had already been discussed at the Planning Commission and subsequently reviewed in multiple City Council meetings, spanning three or four sessions. Chairman Correa clarified that the relevant section was section D within the ordinance. Commissioner Ley expressed her disagreement with the rebate process during the discussion.

Commissioner Finlay made a motion to schedule a public hearing on October 10, 2023 for the amendment to Enoch City Code 12.1900.1909 Landscape Rebate Program. Commissioner Lake seconded and all voted in favor.

4. CONSIDER UTAH 2023 SB174, SUBDIVISION PROCESS AMENDMENTS AND MAKE A RECOMMENDATION TO CITY COUNCIL

City Manager Dotson discussed SB174. This recent legislative change has transformed the subdivision process into an administrative one for single-family dwellings, two-family dwellings, and townhomes. He outlined the steps of the current process and emphasized that these changes did not apply to commercial, apartment complexes, or industrial properties.

He also mentioned that the first step was to designate the Administrative Land Use Authority, which could be the Planning Commission or an individual/company recommended for the role. Commissioner Finlay inquired about who would possess the necessary knowledge for this role, to which City Manager Dotson explained the existing review process. The process involved three key documents: preliminary plat, final plat, and construction drawings, with the city engineer responsible for reviewing construction drawings. Commissioner Lake asked about appointing the city engineer as the Administrative Land Use Authority. City Manager Dotson continued by discussing the timing of the process, including a public hearing for preliminary plats and the minimum review standards. Commissioner Ley raised concerns about public information dissemination, and City Manager Dotson discussed the possibility of adding information to staff reports or displaying project locations on the city's website. He also mentioned challenges related to final plat reviews and the limited number of reviews allowed. Commissioner Finlay asked about qualifications for reviewing preliminary plats, and City Manager Dotson emphasized the importance of following the established code. He discussed the potential impact on planned unit developments (PUDs) and the need to involve the community. He also addressed liability issues and the appeal process, explaining the appeals review board in detail. He noted that final plats would not go to the City Council but had implications for road definitions. Commissioner Ley asked about worst-case scenarios, and City Manager Dotson highlighted the potential consequences of incorrect approvals. Commissioner Lake suggested having multiple authorities or contracting with other city engineers if the city engineer became overwhelmed. However, City Manager Dotson clarified that the law required a designated authority figure. Council Member Ross proposed using a "city planner," and Commissioner Finlay suggested a group review. City Manager Dotson recommended further discussion at the next meeting, with the aim of incorporating recommendations into the code, holding a public hearing, and submitting a recommendation to the City Council for approval or denial.

5. DISCUSS AMENDING ENOCH CITY CODE 12.1600 MULTIPLE RESIDENTIAL DISTRICT (M-R-2)

Chairman Correa reported on his observations in Cedar City regarding neighborhoods zoned as Multiple Residential (M-R-2). He presented two examples on a map, with one of them featuring a 14,000 square foot lot size, potentially allowing for improved setbacks. Commissioner Ley commented on the positive changes she had noticed in the twin homes on Southern Homestead, attributing these improvements to the larger property size, which provides more land. She noted that duplexes tend to be smaller than R-1-11 residences. Commissioner Lake discussed the relationship between lot size and duplex density. Larger lots would accommodate fewer duplexes while reducing lot size could increase the number of duplexes and raise overall density. City Manager Dotson pointed out that the minimum square footage required in a Planned Unit Development (PUD) is 4,000 square feet, and all lots within a PUD must have the same size. Commissioner Lake proposed drafting an ordinance that specifies certain requirements to enhance the quality of homes. City Manager Dotson emphasized that density doesn't necessarily correlate with affordability but rather with construction costs, maintenance, and infrastructure expenses. No action was taken during this discussion.

6. COMMISSION/STAFF REPORTS

Hayden White

- They got the new design for the drainage pond on Hwy 91.
- They had 3 or 4 water leaks this week.
- There are a couple of people hooking into secondary so they have had meter installs to secondary water.
- All water and sewer in on the subdivision across the street.
- Iron Mountain Park will get more concrete before winter hits. Chairman Correa asked who is responsible for the fence at that park. He clarified the backyard fences that face the park. Hayden said the homeowners were responsible.
- They have hauled out a few dumpsters.
- They had two trucks break down while going to get salt for the winter

Council Member Ross

- She watched the last City Council meeting on zoom.
- The Enoch Walk-to-School Day is Oct. 4th. If you live by the school go out and waive at the kids.
- The public hearing for an annexation will be on Oct. 4th. Commissioner Ley asked if the Council considers the future infrastructure for the property being annexed. Council Member Ross noted that the Planning Commission created that plan. It's not outside of the plan that we already discussed. Commissioner Ley wondered how fast the city could provide it. City Manager Dotson said the developer is required to provide it. We have to prepare for it and be aware of what's going on. There are a few concerns for that, such as, getting sewer downhill. There are other issues with Cedar City on the sewer because we partner with them. 10 pm is the peak flow for the sewer.

City Manager Dotson

- He noted that he has been at the Public Information Officer Conference in St. George this week. The last presentation is on how we worked together on the January 4th tragedy in Enoch. Mayor Chesnut, himself, and Chief Ames will be presenting that.

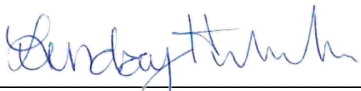
Lindsay Hildebrand

- She was in St. George for a Municipal Clerks Conference. She will be at a business licensing conference up north next week.

Chairman Correa

- He asked about going through the entire code and changing it regarding subdivisions. City Manager Dotson said we talked about codifying the engineering standards the law. Right now, they are policy. The Utah Leagues of Cities and Towns negotiate legislature.

7. ADJOURN – Commissioner Ley made a motion to adjourn. Commissioner Lake seconded and all voted in favor. The meeting ended at 6:58pm



Lindsay Hildebrand, City Recorder **10/10/2023**
Date