

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

January 9, 2024, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/87474208797>

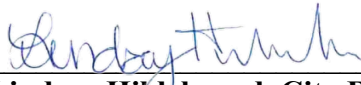
Meeting ID: 874 7420 8797

- 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 January 9, 2024**
 - e. Approval of minutes for December 12, 2023**
 - f. Conflict of Interest Declaration**
- 2. PUBLIC COMMENTS**
- 3. CONSIDER AN AMENDED SUBDIVISION PLAT FOR THE HOMESTEAD SUBDIVISION, LOT 31, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – Mat Edwards**
- 4. CONSIDER A ZONE CHANGE REQUEST FOR PENNINGTON LIVING TRUST, PARCEL #A-0967-0003-0002 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR JANUARY 23, 2024 – Jennie Hendricks**
- 5. CONSIDER A ZONE CHANGE REQUEST FOR VALLEY GATE ESTATES, PARCEL #A-0965-0000-0000 FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND SET A PUBLIC HEARING FOR JANUARY 23, 2024**
- 6. PUBLIC COMMENTS**
- 7. COMMISSION/STAFF REPORTS**
- 8. 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 January 5, 2024.


Lindsay Hildebrand, City Recorder

01/05/2024

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
December 12, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Andy Losee
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: Mike Platt

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Correa
 - a. **Pledge of Allegiance** - Led by Hayden White
 - b. **Invocation (2 min.)** –Audience invited to participate - Given by Commissioner Ley
 - c. **Inspirational thought** – Given by Commissioner Ley
 - d. **Approval of agenda for December 12, 2023** – Commissioner Ley made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.
 - e. **Approval of minutes for November 28, 2023** – Commissioner Losee made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.
 - f. **Conflict of Interest Declaration** – None stated

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

3. **CONSIDER A MINOR LOT SUBDIVISION FOR JAY SMITH, PARCEL #A-0812-0003-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL** - Platt & Platt

Mike Platt was present to represent Mr. Smith. This is a five-lot subdivision. Commissioner Ley asked why this was a minor lot subdivision. Mr. Platt said they already had a frontage to the property and showed the property on a printed map. Commissioner Ley wanted clarification on where the five lots were located. Commissioner Finlay asked if this was approved through the city staff. Mr. Platt said yes, this has been through the review process and meets all requirements. There was concern that it was splitting five lots when our requirement for a minor lot subdivision is limited to four lots. City Manager Dotson said this was reviewed by our engineer and staff. It was a mistake by the staff and engineer.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding the Jay Smith minor lot subdivision, parcel #A-0812-0003-0000 contingent on the combination of two parcels. Commissioner Finlay seconded and all voted in favor.

4. CONSIDER THE PRELIMINARY PLAT FOR MINERAL HEIGHTS SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - Platt & Platt

Mike Platt said this is zoned Single-Family Residential (R-1-18). Commissioner Finlay asked if this meets all requirements. City Manager Dotson said the engineer replied via email yesterday that it met all requirements. Commissioner Ley asked about the road connecting to SR-130. City Manager Dotson said the General Plan Land Use Map roads have Homestead connected to SR-130 but it doesn't designate where that road is. There was a conversation about the curve of the road in relation to the highway. City Manager Dotson showed the roads on a map. It's ok as long as they connect to an existing right-of-way. Commissioner Finlay said it curves and it's listed as Homestead. City Manager Dotson explained that the previous developer was required to put the whole road in by the city and asked the landowners on the other side and they declined.

Mr. Platt said that as they do these designs, they look at the whole master plan and they will want to phase this. Does he have to come back for approval of each phase? City Manager Dotson said if something changes in our code and a phase hasn't been started, you will have to change it. Commissioner Ley wanted to know how we are working with our water. All of our citizens need to know what our capacity for water is. City Manager Dotson said we do an annual report every year that is sent to the public. The developer has to do an analysis and if there isn't enough water in our system, they have to provide us with the water.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding the preliminary plat for Mineral Heights subdivision. Council Member Finlay seconded and all voted in favor.

5. CONSIDER A MINOR LOT SUBDIVISION FOR ENOCH CITY & DAWN FISLER, PARCEL #A-0931-0000-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - Manager Dotson

City Manager Dotson showed the property on the map. It is located near the Stake Center north of the Ridge Subdivision. There is a road dedicated by the owner to the city. He explained that he has been talking with property owners to build drainage. He explained the area. The land is not flat and there is no real water that goes into it. There are old ravines that run through it. They have a contract to trade property shown on the map and we will put infrastructure in the trade. It will be a water and sewer connection, a pad for a storage container, and a fence. The owner has agreed to split the property off. We have to do a minor subdivision. It is .41 acres and on the southwest corner of her property. Commissioner Ley asked about the protection of a water well near Ravine Road. City Manager Dotson said this would take the water and put it past the well. This will divert water away from the home in the area that flooded terribly.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding a minor lot subdivision for Enoch City & Dawn Fislér, parcel #A-0931-000-000. Chairman Correa seconded and all voted in favor.

6. COMMISSION/STAFF REPORTS

Hayden White

- Finished the drainage project off of Highway 91 and Enoch Rd. It should be hydro-seeded next Wednesday.
- They borrowed a dozer from the County and have been digging the north drainage basin.
- There are more drainage projects off of Enoch Road and 5100 N.
- They have built gates up at the Rec. Center. They will put gates up to eliminate vehicle access during the winter. People can still walk through the gate.
- They have been reading meters and picking up trash.

Council Member Ross

- The Council Members passed everything from the recommendations from the meeting. This weekend Wreaths Across America is at noon at the cemetery.

Lindsay Hildebrand

- She has been working on packets and minutes. She will be the Chair of the Southwest Regional Clerks Association.

Commissioner Finlay

- She asked when the changes to the subdivision code would happen. City Manager Dotson said those changes will happen before February 24th.

7. ADJOURN – Commissioner Ley made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.

Lindsay Hildebrand, City Recorder	Date
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ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map requirements: 6 copies of an 11"x 17" and 1 Digital in .pdf format. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

Applicant Eleos Legacy Project

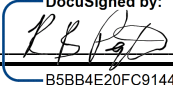
Mailing Address 297 N Cove Drive, Cedar City UT 84720

Daytime phone (435) 704-1153 Cell phone (435) 704-1153

Property Owner Pennington Living Trust

Subdivision Name Hope Haven Estates

Project Address 800 E 5200 N, Enoch, UT 84721

Signature of applicant  1/4/2024 | 8:43 PM MST

Date of Planning Commission Meeting Next Available Meeting

Reason for meeting with the Planning Commission City of Enoch

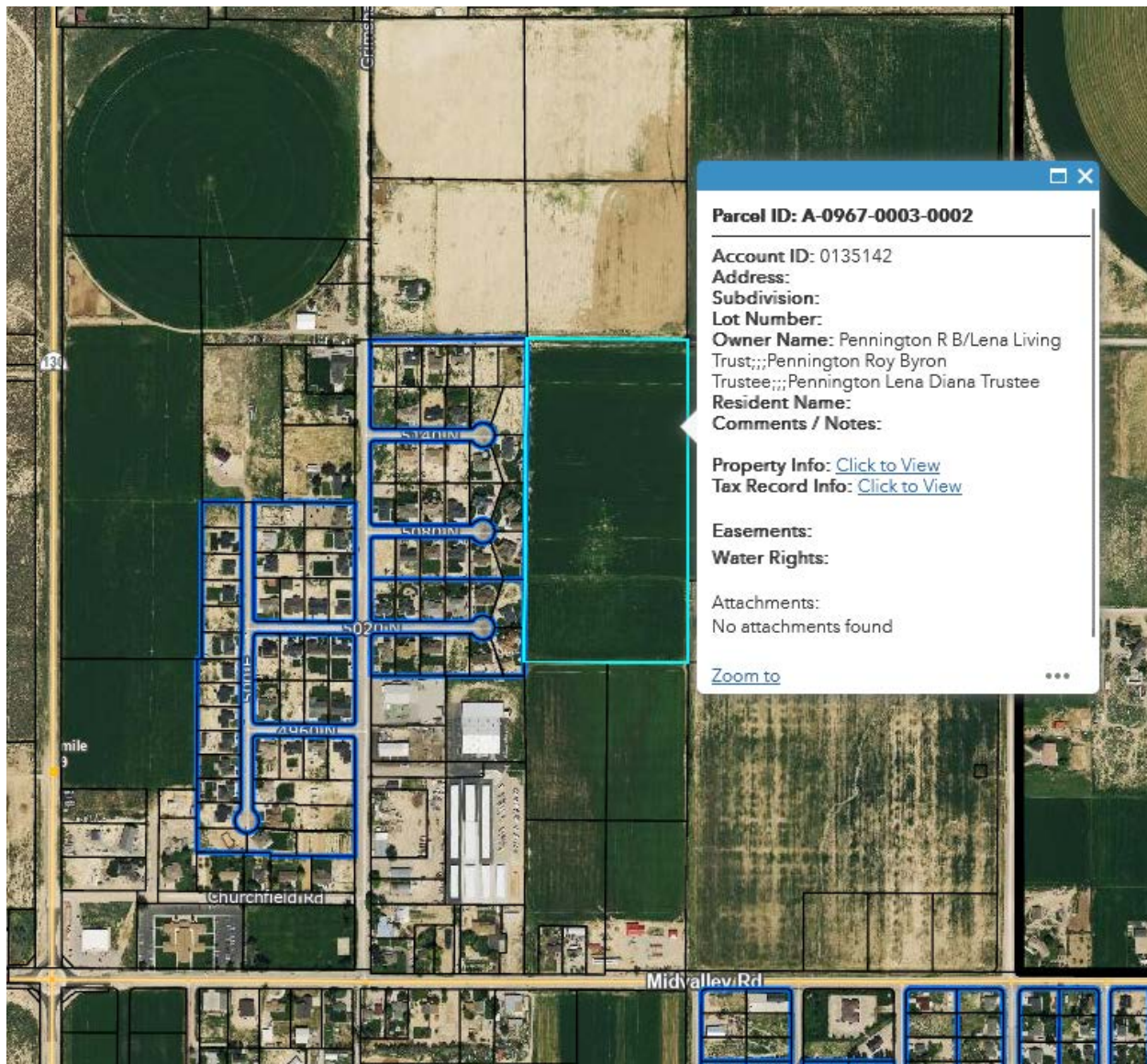
to consider a zoning change to R-11 (Proposed plat map
attached).

If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____



Parcel ID: A-0967-0003-0002

Account ID: 0135142

Address:

Subdivision:

Lot Number:

Owner Name: Pennington R B/Lena Living Trust;;;Pennington Roy Byron Trustee;;;Pennington Lena Diana Trustee

Resident Name:

Comments / Notes:

Property Info: [Click to View](#)

Tax Record Info: [Click to View](#)

Easements:

Water Rights:

Attachments:

No attachments found

[Zoom to](#)

