

MINUTES
ENOCH CITY PLANNING COMMISSION
January 9, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Andy Losee
Commissioner Elliot Lake
Commissioner Delaine Finlay

STAFF PRESENT:

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

Public Present: Janine Hendricks, Bryce Poulson, Jonathan Wilson, Matthew Edwards

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** – Led by Hayden White
 - b. **Invocation (2 min.)** –Audience invited to participate. – Given by Matt Edwards
 - c. **Inspirational thought** – Given by City Manager Dotson. Commissioner Finlay will have the thought for the next meeting
 - d. **Approval of agenda for January 9, 2024** – Commissioner Finlay made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.
 - e. **Approval of minutes for December 12, 2023** - Commissioner Finlay made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.
 - f. **Conflict of Interest Declaration** – None stated
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
City Manager Dotson said this was previously brought before the Commissioners without being on the agenda. He detailed the request. The previous application included the property to the north of it. This is just the property to the south. It is an amended plat that divides the property into two and provides another residential unit with a flag lot in the back.
Commissioner Losse made a motion to send a favorable recommendation to the City Council regarding the amended subdivision plat for the Homestead Subdivision, Lot 31. Commissioner Finlay seconded and all voted in favor.
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
Jennie Hendricks said she was helping the organization go through the zone change process. Dustin from Shakespear Development Group was present. He asked f questions. Council

Member Ross asked where the property was located. City Manager Dotson showed the area on the map. It is just east of Legacy Estates Subdivision. Commissioner Finlay asked if there would be access to Midvalley Rd. City Manager Dotson said the road will most likely be off of 5200 N. Dustin said this will bring more affordable housing as they need it.

Commissioner Finlay made a motion to set a public hearing for January 23, 2024 regarding the 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). City Manager Dotson clarified that they are submitting the application for the Pennington's.

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

Hayden White said the development below and above it changed the zone and the guy needed easements for a sewer line. He purchased the property and forgot to rezone this parcel. He's requesting this now to tie up loose ends.

Commissioner Losse made a motion to set a public hearing for January 23, 2024 regarding the zone change request for Valey Gate Estates, Parcel #A-0967-0003-0002, from Single-Family Residential (R-1-18) to Single-Family Residential (R-1-11).

6. PUBLIC COMMENTS – There were no public comments.

7. COMMISSION/STAFF REPORTS

Hayden White

- They have been plowing snow. They are doing some schooling because they can be inside when it's cold. When it warms up it will be muddy.
- They have also been doing building and equipment maintenance.

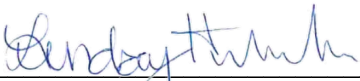
City Manager Dotson

- He reported that we have contracted with Hansen Consultants to complete the subdivision process code update. We have to be in compliance with the new code on February 1st. This will be a challenge because we have to have a public hearing. He got the draft today from Hansen Consultants. He shared the recommendations with everyone. This is for single-family residential or a duplex. They could make the Planning Commission the Land Use Authority responsible for deciding on the Preliminary plat. There is a subdivision appeal authority. This is typically the City Council. We need to make sure the engineer is reviewing all of this. We require copies of 11 X 17. He went over all of the recommendations highlighted. The current code requires that a minor lot subdivision be less than five lots and the State Code requires that it is 10 or less. This isn't a requirement but we can change to that. The Planning Commission will have a public hearing to get input on this legislative item. The code now says if developers follow our rules, they get what they want. Chairman Correa said it cuts out the voice of the community if those rules are followed. City Manager Dotson said you work on that by changing the code. Chairman Correa asked if this was the same process that Cedar City put online. City Manager Dotson said no. This has nothing to do with the application form. Chairman Correa asked if the Subdivision Appeal Authority would negotiate things like wells. City Manager Dotson said we could add that in there as a stipulation of what a complete application. Commissioner Finlay asked if there was a way to have a meeting before the regular scheduled meeting. City Manager Dotson said they could have a special meeting if needed.

Andy Losee

- His goal is to inform the public and find avenues to help people be more aware of what's going on with the city. City Manager Dotson said he has added preliminary developments with maps and pictures for each subdivision. There is another page for construction and one for finalized developments.

8. ADJOURN - Commissioner Losee made a motion to adjourn. Commissioner Finlay seconded and all voted in favor.



Lindsay Hildebrand, City Recorder **1/23/2024**
Date