

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
March 12, 2024, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting: <https://us02web.zoom.us/j/84893024659>
Meeting ID: 848 9302 4659**

- 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 March 12, 2024**
 - e. Approval of minutes for February 27, 2024**
 - f. Conflict of Interest Declaration**
- 2. PUBLIC COMMENTS**
- 3. CONSIDER THE FINAL PLAT OF HAWKS LANDING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 4. OPEN AND PUBLIC MEETINGS TRAINING**
- 5. COMMISSION/STAFF REPORTS**
- 6. 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 March 7, 2024.

Lindsay Hildebrand, City Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
February 27, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa - Excused
Commissioner Andy Losee - Excused
Commissioner Elliot Lake
Commissioner Delaine Finlay
Commissioner Bryce Poulson

STAFF PRESENT:

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

Public Present: James and Gail Pomeroy, and Ed Chastain

1. CALL TO ORDER OF REGULAR MEETING- Commissioner Finlay made a motion to nominate Commissioner Lake as the Chairman Pro-Tem. Commissioner Poulson seconded and all voted in favor.

- a. **Pledge of Allegiance** – Led by Commissioner Poulson
- b. **Invocation (2 min.)** –Audience invited to participate. – Given by Council Member Ross
- c. **Inspirational thought** – Given by Commissioner Finlay
- d. **Approval of agenda for February 27, 2024** – Chairman Pro-Tem Lake made a motion to approve the agenda. Commissioner Finlay seconded and all voted in favor.
- e. **Approval of minutes for February 13, 2024** – Chairman Pro-Tem Lake made a motion to approve the minutes. Commissioner Poulson seconded and all voted in favor.
- f. **Conflict of Interest Declaration** – None stated

2. PUBLIC COMMENTS

There were no public comments.

3. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – Power Driven Nation LLC

Chairman Pro-Tem Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding a zone change request for Power Driven Nation LLC. Commissioner Poulson seconded and all voted in favor.

City Manager Dotson showed a map of the location of the property. He explained that the applicant had requested to change the zone to Single-Family Residential. The zone is currently Research Industrial. The property to the east is zoned R-R-5. Below is R-1-18 and Community-Commercial. To the west is R-1-11.

Ed Chastain said he owned the property at the east end of Midvalley Rd. He asked what was being built on the corner of Midvalley Road and Old Highway 91. City Manager Dotson said he could answer that at the end of the public hearing.

James Pomeroy said he owned a home on 5480 Minersville Hwy. He was told when they bought it that there would be sewer coming in and the small subdivision was plumbed for it. Since then, there has been a lot of construction around them. It usually means more people and more sewer usage. He asked when that issue would be addressed. Also, since he moved in someone had knocked the marker out that marked where the cesspool was supposed to hook up. His property is located along the frontage road. Chairman Pro-Tem Lake said a developer has to meet any requirements the city demands of them in terms of the sewer. City Manager Dotson said he could answer Mr. Pomeroy's question after the public hearing.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Poulson seconded and all voted in favor.

4. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY POWER DRIVEN NATION LLC PARCELS #A-1006-0000-0000 AND #A-1009-0000-0000 FROM RESEARCH INDUSTRIAL PARK (R/IP) TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson addressed Mr. Pomeroy's question first. He recalled when the property was annexed back in about 2006. The owner annexed it and forced a certain area into Enoch City. City Manager Dotson showed the area on a map. They did this by owning more property than the others in that area. Because it forced them in, there was a condition that the man who annexed would pay for the sewer and water infrastructure to be put in. This was, especially, for the Chamberlin Subdivision. The infrastructure was put in; however, the water is easy to connect. The other material that leaves the home has to go downhill because it's a gravity-fed system. Anything north of the main sewer line has to be pumped to the sewer line because it goes uphill. He showed where the sewer line was located. A subdivision came in to be subdivided, and we worked with them to build a pump station for everything north of the sewer line. He showed an area north of the sewer line and everything was going to go to a pump station. It's just north of the Enoch Animal Shelter. After we completed our portion, the developer was supposed to put the guts into it to make it work. The developer went bankrupt, and then the bank that financed the development went bankrupt around 2007. All of the property in the subdivision went to the FDIC for disposal. The FDIC did not pay the taxes so it went to the county. Over the years, City manager Dotson has worked with the county and FDIC to eventually get a portion into private hands. The plan was to put a sewer line in and pump it uphill to the Sewer Treatment Plant. The cost to do that now is more money than the city has and they have to consider how many people would be on it. Now, he is in conversations with landowners south of the area to pump over to our existing outfall line but, they have to be willing to pay for it. That hasn't come to fruition. The other thing discussed was maybe putting the sewer system in and then going straight to the Sewer Treatment Plant, but the county has a conditional-use permit to put in a solar farm. They won't allow anything under their solar panels. So, we have to pump it over. The landowners' who will be using it have to come together to help make it happen. The owners who are requesting the zone change have a plan to pump everything so they won't have to use septic. They would have their own pump station to the south and connect to the sewer. They will take all of the "bad water" out of the buildings and pump it to the sewer system.

Mr. Pomeroy said he sees it being developed quickly and people will move in as fast as they can be built. He wondered about a larger tax base. City Manager Dotson said yes there is an increase in property taxes. However, none of the taxes pay for sewer. User fees pay for the sewer. The developer has to design and build to the city's standards.

City Manager Dotson addressed Mr. Chastain's question next. He explained that the two lots on the corner of Midvalley and Old Highway 91 will have duplexes. There will be 22,000

square feet per duplex. They can't build anything until the development is done and built to our standards.

William Terry was the requester of the zone change. He wanted to explain some of the history. He bought the land during COVID. As they worked to develop that, it became more expensive to develop it for an industrial park because the lot sizes were bigger than their worth. They didn't want to compete with Cedar City in terms of location. So, they abandon that project. The neighbor to the southwest developed Single-Family (R-1-11) and they thought that was a good idea. He owns a diesel shop but used to build homes for a living before they started their diesel business.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to approve the zone change request for property owned by Power Driven Nation LLC parcels #A-1006-0000-0000 and #A-1009-0000-0000 from Research Industrial Park (R/IP) to Single-Family Residential (R-1-11). Chairman Pro-Tem Lake seconded and all voted in favor.

5. PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0010-0000 AND #A-0828-0011-0000 FROM M-R-2 TO SINGLE-FAMILY RESIDENTIAL (R-1-11) – Platt & Platt

Chairman Pro-Tem Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding a zone change request for property owned by MJB Enoch LLC. Commissioner Finlay seconded and all voted in favor.

Mike Platt with Platt & Platt noted that the owner wanted to change the zone from Multiple-Residential (M-R-2) to Single-Family Residential (R-1-11). This is basically from duplexes to single-family homes. City Manager Dotson showed the property on a map. He said this property has been re-zoned a few times. Commissioner Finlay asked where the entrance would be. City Manager Dotson said they will work with us to find the best access off of Highway 91. There was a short conversation about the cost per unit.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Pro-Tem Lake seconded and all voted in favor.

6. CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY MJB ENOCH LLC PARCELS #A-0828-0010-0000 AND #A-0828-0011-0000 FROM M-R-2 TO SINGLE-FAMILY RESIDENTIAL (R-1-11) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Poulson made a motion to send a favorable recommendation to the City Council to approve the zone change request for property owned by MJB Enoch LLC parcels #A-0828-0010-0000 and #A-0828-0011-0000 from Multiple-Residential (M-R-2) to Single-Family Residential (R-1-11). Commissioner Finlay seconded and all voted in favor.

7. COMMISSION/STAFF REPORTS

Council Member Ross

- She noted that the Planning Commission members were doing a great job. She wasn't at the last City Council meeting so she didn't have any updates.

Planning Commission Meeting
February 27, 2024

City Manager Dotson

- He noted that training for the Planning Commissioners needed to be put on the agenda. By law, they are supposed to have the Open Acts Training. They have the option to go through the training in a public meeting. It takes about 15 minutes.
- Today there was a training by the Texas A&M Extension Service. They invited different people from other organizations from around the county. It's a Pilot training for Texas A&M. FEMA has to approve the training. It was well done.
- The subdivision ordinance is now available on the city website. He showed everyone how to access the code.

Lindsay Hildebrand

- She noted that the recreation website is live for baseball and rugby programs.

8. ADJOURN

Commissioner Finlay made a motion to adjourn. Commissioner Poulson seconded and all voted in favor.

Lindsay Hildebrand, City Recorder **Date**