

MINUTES
ENOCH CITY PLANNING COMMISSION
March 26, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
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.
Council Member Katherine Ross

Public Present: There were none.

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** – Led by Chairman Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** – Given by Commissioner Poulson
 - c. **Inspirational thought** – Given by Commissioner Lake
 - d. **Approval of agenda for March 26, 2024 – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. **Approval of minutes for March 12, 2024 – Chairman Correa 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. **ENOCH CITY GENERAL PLAN TRAINING**

City Manager Dotson shared a presentation about General Plans on the screen. The General Plan is the foundation of how plans are made for the city. However, it is not specific so people can interpret it the way they want to. City Manager Dotson shared the Utah State Code regarding a General Plan. It gives a list of things that are supposed to be in it. He noted the section about the moderate-income housing element. There were several bills added or changed. We have to have an element for wildlife. The Planning Commission puts together the preparation of the General Plan. He listed all of the elements that must be included. Commissioner Finlay asked what was considered moderate-income housing. City Manager Dotson said they take the medium income of an area and anyone who takes 20% of the median income of the county. As of last year, the median income in housing was about \$75,000. You have to make 80% of that and 40% of your income must go to housing. Then there is low income. City Manager Dotson said last year he talked about the PUD ordinance that allows 4,000 sq foot lots and multi-family, we don't have to make it denser, but we need to be able to show that it's happening. The code also shows a list of strategies that the city could implement. There were six new moderate-income housing homes built this last year. Chairman Correa asked where the beltway would go. City Manager Dotson said it would go in the middle of the new annexation north of Village Green Subdivision. There are no plans to have the belt route built within the next 10 years. Commissioner Finlay mentioned that the Vision Statement talks about "maintaining the rural atmosphere". She asked how that was happening. City Manager

