

MINUTES
ENOCH CITY PLANNING COMMISSION
April 23, 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
Commissioner Bryce Poulson

STAFF PRESENT:

Rob Dotson, City Manager
Mindy Kropf, City Admin. Assistant
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

1. **CALL TO ORDER OF REGULAR MEETING-By** Chairman Correa
 - a. **Pledge of Allegiance** led by Chairman Correa
 - b. **Invocation (2 min.) –Audience invited to participate.** Led by Commissioner Lake.
 - c. **Inspirational thought** none given.
 - d. **Approval of agenda for April 23, 2024** Commissioner Losee made a motion to approve the agenda. Commissioner Lake seconded the motion. All commissioners were in favor.
 - e. **Approval of minutes for April 9, 2024** Commissioner Finlay made a motion to approve the minutes for April 9, 2024, Commissioner Lake seconded the motion. All commissioners were in favor.
 - f. **Conflict of Interest Declaration**
None
2. **PUBLIC COMMENTS**
None
3. **CONSIDER A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) TO COMMUNITY COMMERCIAL (C-C) AND SET A PUBLIC HEARING FOR TUESDAY MAY 14, 2024**

City Manager Dotson said the properties north of this property are zoned Community Commercial. It is currently Rural 1-1. The owner's family wants to change it to commercial. Chairman Correa asked about whether 300 foot setbacks were required. City Manager Dotson said they are not. There was a discussion about the map and the private road on the map, which the owners want to keep private for now. Commissioner Lake asked what the difference was between Community Commercial and regular commercial. City Manager Dotson explained that there are 3 different types of commercial; neighborhood, community, and regional. Neighborhood commercial has to look like a house and has more specificity. Community Commercial is where our community would shop at, versus Regional Commercial is where the region would shop. Enoch currently doesn't have any Regional Commercial. City Manager Dotson explained how the property would have to be accessed and that he doesn't know what they want to do with the property once the zoning is changed. Commissioner Finlay asked what types of things are

allowed in Community Commercial. City Manager Dotson went over the ordinances and permitted uses on the city's website. Community Commercial allows things like animal clinics, big box retail, university, convenience stores, department stores, etc. as well as what is not permitted, such as airports, dairy or fur farms, etc. Commissioner Finlay moved to set a public hearing for the zone change for May 14th, 2024. Commissioner Losee seconded the motion. All the commissioners were in favor. Mike Pratt, owner of the property, joined the zoom and thanked the commissioners for setting the public hearing.

4. CONSIDER SIGN ORDINANCE AMENDMENTS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson sent all ordinances having to do with signs to the commissioners. City Manager Dotson went over different sign ordinances. Most of Chapter 12 would be removed and put under chapter 9. City Manager Dotson also reviewed the International Zoning Code regulations so the Planning Commission could see the possibilities. He mentioned that Cedar City's sign ordinances are pretty close to the International Zoning Code and goes into the dimensions of each type of sign. He advised that the Planning Commission needed to put a number in the dimensions. Cedar City has percentages, ie 20% of face of front wall. The International Zoning Code has charts on allowable heights, etc. Chairman Correa asked about home based business signs. City Manager Dotson went over the different ordinances depending on the type of sign and noted that Cedar City required permits for specific signs. Commissioner Finlay asked if it could be simplified. City Manager Dotson said it could be simplified. He explained how this issue came up. A developer came in asking about putting a sign up that wouldn't currently be allowed under our ordinances. There was a discussion about filling in the blank spaces, which is one option. City Manager Dotson advised that there was nothing in the International Zoning Code about what can go on the signs and there was a discussion about what kind of restrictions would be allowed since people have the right to free speech. There was a brief discussion about signs on trailers, whether permanent or wrapped and parked vs. moving. City Manager Dotson advised that the ordinance saying the Planning Commission can make variances needs to be removed since it's against the state code. City Manager Dotson then asked how the Planning Commission wanted to handle the sign ordinance. There was a discussion and City Manager Dotson advised that the Planning Commission simplify, put it in one place, and decide what kind of signs will require a permit since right now only a commercial building requires a sign permit. There was a discussion on the benefit of requiring permits and which kind of signs should require a permit; temporary vs permanent, etc. Chairman Correa said they would do homework and revisit this issue. City Manager Dotson said he would have it put it in our format and send it to the Planning Commission.

5. ENOCH CITY GENERAL PLAN TRAINING – Starting with D. Environmental Element

City Manager Dotson went over what section D is about; pollution, flood control, erosion, etc. D.1 is energy conservation. City Manager Dotson explained that is mostly done through our building code. City Manager Dotson went over the city's efforts for conservation of water. There was a discussion about hot water circulation systems and how efficient they are. City Manager Dotson discussed how we promote education, working with the Iron County Water Conservancy District, how we chip wood and recycle metal. City Manager Dotson talked about noise pollution standards. There was a discussion about what constitutes noise pollution. City Manager Dotson discussed the policy of water conservation and landscaping combined. The state requires new construction can only have 50% of the front and side yards grass. City Manager Dotson went over the groundwater management plan mandated by the state. City Manager Dotson went over

hazardous materials policies and the wastewater treatment facility plans for hazardous materials. City Manager Dotson said we comply with state and federal laws when it comes to wildlife habitat. City Manager Dotson talked about how the city already has the geological hazardous areas mapped out, which includes flood hazards. Enoch doesn't have any flood hazard areas designated by FEMA, but the state is changing those maps and half of Enoch could be considered in a flood area. There was a brief discussion about flood mitigation efforts. City Manager Dotson discussed the Public Services element of the general plan, which includes police, fire, EMS, roads, etc. The city's goal is to make sure we have adequate public services by making plans and doing analysis of those plans. City Manager Dotson went over the plans of the Community Improvement Board. City Manager Dotson went over storm water regulations and the National Flood Insurance Program. There was a discussion about the challenges of construction when it comes to storm water regulations and flood hazard areas. City Manager Dotson talked about compatibility and design plans which includes the police department, library, city office, etc. as well as city programs. City Manager Dotson discussed human services and community safety plans. City Manager Dotson said we have an emergency preparedness department. It is open burn right now until probably the end of May. There was a discussion about the CERT program. There was a discussion about the Wildfire Urban Interface ordinance. City Manager Dotson went over our code enforcement/nuisance ordinance. City Manager Dotson needed to leave the meeting.

6. COMMISSION/STAFF REPORTS

Council Member Ross reminded everyone about the Wildlife Center grand opening and arbor day event and the Enoch cleanup day on April 27 when the dumpsters will be open.

Chairman Correa stated he had a fair housing meeting the following day.

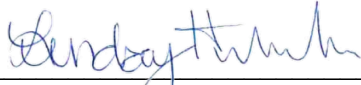
Commissioner Losee said that Tball and Coach pitch will be starting in June and teams will be put together at the beginning of next month, he is hoping for reversible shirts this year. He is also helping with the CJC fun run, which will be June 22nd and asked if the Police Department can help with traffic.

Commissioner Finlay asked if wood chips were available. Hayden said we don't have any right now.

Hayden White said Iron Ice has poured curb and gutter. The secondary water is on. One of our water wells caught fire, but Barney Bros got it fixed already and they are making progress on the new well.

7. ADJOURN

Commissioner Lake made a motion to adjourn. Commissioner Finlay seconded the motion. All commissioners in favor.



Lindsay Hildebrand, City Recorder **5/14/2024**
Date