

MINUTES
ENOCH CITY PLANNING COMMISSION
June 11, 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:

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

Public Present: Steve Nelson

1. CALL TO ORDER OF REGULAR MEETING-By

- a. Pledge of Allegiance** - Led by Commissioner Losee
- b. Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Lake
- c. Inspirational thought** - Commissioner Poulson will have the thought at the next meeting.
- d. Approval of agenda for June 11, 2024** - Commissioner Losee made a motion to approve the agenda. Chairman Correa seconded and all voted in favor.
- e. Approval of minutes for May 28, 2024** - Commissioner Finlay 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

Steve Nelson said a month ago a group met on the Penny Farm PUD. He wanted to update everyone. Mike Watkins is considered the father of traditional design. They hired him and his team to help them master plan that piece. For the last month, they have taken the information and submitted a proposal. They will have something on the next agenda. When they came and started talking to city officials, they were blown away at the flexibility of the city and the willingness to consider all options. He asked for any thoughts or questions so they could be prepared. Chairman Correa commended the style of the homes. The smaller homes are going to be 900 sq. feet. Those are aimed at first-time home buyers. What will keep them from buying multiple units and making them Airbnb or rentals? Steve said in general, his philosophy is you have to let the market be the market. One of the reasons this could work is because there is less government influence. Chairman Correa said in Ivins there were restrictions through an HOA. Can we designate the number of homes that can be rented? Steve said yes and gave an example. Commissioner Lake asked if there was going to be an HOA. He said yes there is. There was a discussion about density affordable areas and because they are beautiful, people tend to take care of them. They take into account the design and architectural design of the community. There will be an HOA because there is a green space. Commissioner Losee asked if this was north of Gateway and if there was a timeline. Steve said Dallas at Go Civil has the rough drafts and is expecting to move dirt this year. The price point is low to mid \$300,000 for detached houses.

Chairman Correa said he liked that the lots are adequate size that you could add on to the home or a bedroom at another time.

**3. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.200.206
DEFINITIONS**

City Manager Dotson said things pop up and when someone wants to build something we look to our ordinances. Sometimes things aren't clear and we end up not knowing if we can approve the request or not. This is one definition of what a building is. This is coming up because someone wanted to build a covered patio into their setback. The setback is 10 feet on the back and side. There was a discussion about the definition of a shelter. The setbacks are the reason for doing this. A dwelling is different. There are a bunch of variables. We just want to clear up a building definition.

Commissioner made a motion to send a favorable recommendation to the City Council for Ordinance 12.200.206 Definitions. Commissioner seconded and all voted in favor.

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

Commissioner Finlay asked about putting her sign up outside of her home to sell eggs. According to this ordinance, she would need to come to the city and get a permit. She read exemptions and there wasn't anything about residential signs. There is no mention of home-based businesses, political signs, etc. She also talked about a car sales sign being defined as a mobile sign. Chairman Correa said it sounded like these signs would fall under the temporary category. Commissioner Poulson said we also aren't enforcing a lot of these temporary signs. City Manager Dotson said those examples are all on B. Temporary signs. Commissioner Finlay suggested amending this portion. She discussed specific requirements under 9.600.648, specifically B(5) 1. And B(5) 2. She felt like those should be amended. Definitions under 9.600.646 Prohibited Signs 5. Should be removed or amended. She used a For Sale sign placed in a car window as an example of something that falls under this category and shouldn't be prohibited. City Manager Dotson suggested moving 5. to 9.600.645 Exempt Signs. Commissioner Lake said there are a lot of examples that you would have to put under exempt. Is it appropriate to put "not exempt" at the end? This seems so involved. City Manager Dotson said you pretty much have to list as many examples as you can. Commissioner Lake said they have to consider future problems. Someone who may be upset with the city regarding the sign ordinances but because the list is in here, the city can dispute it. City Manager Dotson said someone can request some kind of variance, and there is always due process. Typically, they request something from the governing body and that body can say no. Then the requester could go to court. Commissioner Lake thought itemizing everything was hard to do. Commissioner Finlay mentioned 6. Prohibited Signs. This refers to vehicles and trailers that are used primarily as static displays, advertising a product, or service. City Manager Dotson noted that there was a trailer with a sign advertising Pinnacle Subdivision. That sign would be considered a portable sign and would also fall under 9.600.648 A. Identification Signs, B(1) Real Estate Signs, c.

The Planning Commission also discussed single-family residential signs and their aggregate area measurement. Four square feet was suggested. The Planning Commission continued discussions regarding different types of signs and requirements but wasn't ready to make a recommendation.

Commissioner Poulson made a motion to table the discussions regarding amendments to the Enoch City sign ordinance until the next Planning Commission meeting. Commissioner Lake seconded and all voted in favor.

**5. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.2100.2120
MOBILE HOME SETUP STANDARDS AND MAKE A RECOMMENDATION
TO THE CITY COUNCIL**

City Manager Dotson said it's defined in the building code. This changes what you have to put underneath it to support it.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council for Ordinance 12.2100.2120 Mobile Home Setup Standards. Commissioner Lake seconded and all voted in favor.

**6. CONSIDER CHANGING THE NEXT PLANNING COMMISSION MEETING
DATE FROM JUNE 25, 2024 TO A DIFFERENT DATE FOR THE 2024
PRIMARY ELECTION**

Commissioner Finlay made a motion to move the next meeting from Tuesday, June 25th 2024 to Wednesday, June 26th 2024. Commissioner Poulson seconded and all voted in favor.

7. COMMISSION/STAFF REPORTS

Hayden White

- His department has been pothole-patching roads.
- They will pave 4200 off of Minersville highway.
- He is working on the Little Eden well house and plans to run conduits for power to the well.
- They are currently down to four guys who are on vacation.
- Commissioner Poulson mentioned the stop sign on Grimshaw Ln. Can we paint a line there? Hayden said that's a possibility because they will have to paint the crosswalks before school.

Council Member Ross

- She discussed the events for the city's 4th of July celebration. Regarding the Wings of Death competition, the Mayor is looking for donations. Also, there will be kid's games, hot dogs, Enoch Orchestra, etc.

City Manager Dotson

- At the last City Council meeting, the Council voted 2 to 2 to tie the decision to approve or deny the Grimshaw Family Trust zone change. The mayor was the tiebreaker and voted to approve the zone change.

Commissioner Losee

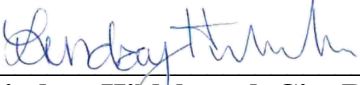
- Tball and Machine Pitch are in full swing. He has had great feedback that people are loving it. Games for Machine Pitch are held Monday through Thursday at 6:30 and 7:30. Tball is only held on Tuesday and Thursday at 5:30.
- The CJC Fun Run is also coming up on June 22nd and starts at 8 am. They always need volunteers. The new building is behind Old Enoch Park. They should have a grand opening next month. The Chamber of Commerce will do some landscaping. It will also be in the festival of homes.

Commissioner Finlay

- She's concerned about the General Plan. It doesn't seem to have any relevance to what decisions are made by the Planning Commission or City Council. She's hearing that it doesn't mean anything. There is no reference made to what the city's plan is when someone wants to change the zone. She asked if they wanted to create ordinances that comply with the General Plan. Commissioner Lake asked if that is why the City Council

was split on their decision. Council Member Ross said the people who voted No were concerned about the access. Those who voted Yes were more concerned about land owners' rights. City Manager Dotson noted that zoning will always be a legislative function. However, after it's rezoned there are standards in place.

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

	7/10/2024
Lindsay Hildebrand, City Recorder	Date