

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

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: None

1. **CALL TO ORDER OF REGULAR MEETING-By** Commissioner Losee
 - a. **Pledge of Allegiance** - Commissioner Poulson
 - b. **Invocation (2 min.) –Audience invited to participate.** - Council Member Ross
 - c. **Inspirational thought** - Commissioner Poulson
 - d. **Approval of agenda for July 9, 2024 - Commissioner Poulson made a motion to approve the agenda. Chairman Correa seconded and all voted in favor.**
 - e. **Approval of minutes for June 11, 2024 - Chairman Correa 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. **CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200
PLANNED UNIT DEVELOPMENT (PUD) AND SET A PUBLIC HEARING FOR
JULY 23, 2024**

City Manager Dotson stated that there were several proposed changes. Detached for single-family housing PUD housing. One of the things Mr. Nelson wanted to change was to remove detached on 12.1200.1204. The minimum lot size would be removed. Also, twin and townhome units would be permitted as single-family dwelling family units. Each one is owned by a separate person. These aren't apartments. They want to change the definitions so detached is not part of it.

He talked about development agreements. Developers can't deviate from ordinances but this change would allow them to make changes in accordance with the Development Agreement.

In regards to maximum density, City Manager Dotson noted that instead of being governed by lot size, it would be governed by setbacks. If it has a 10-foot side yard setback, then their lot can be any size as long as they adhere to those setbacks, for example.

Front setbacks - ... right now our right of way includes one foot behind the sidewalk and then you have a setback from the foot behind the sidewalk. This would allow someone to put the front of the house ten feet from the back of the curb, allowing that sidewalk to be part of it or four feet from the right-of-way line of a dedicated street. It allows for flexibility.

He talked about private streets and public utilities.

He went over the design details, which are subject to an administrative review by the city. He asked who administratively would approve that. Chairman Correa asked if it would be approved

by the HOA. City Manager Dotson said it could be. They have to follow our standards at a minimum.

Chairman Correa made a motion to set a public hearing for July 23, 2024 to consider amendments to the Enoch City Ordinance 12-200 Planned Unit Development (PUD). Commissioner Poulson seconded and all voted in favor.

4. CONSIDER AMENDMENTS TO ENOCH CITY SIGN ORDINANCES AND SET A PUBLIC HEARING FOR JULY 23, 2024

City Manager Dotson said Commissioner Finlay has been working on this. He went over the proposed amendments. If there was a reference to a sign anywhere in the ordinances, he put it all together. When it comes to land use sign ordinances, they are scattered throughout. Staff wants to remove them in each separate section and put them all under one section. 9.600 is a bunch of different ordinances that are not land-use related. The ordinance draft is taking ordinances from other cities and placing them here. Commissioner Finlay was worried about the permitting section. It was referenced on page 17. There were some signs that were prohibited, such as signs attached to vehicles, and we moved them to exempt. Then on pg. 18 she amended permitting the signs. Commissioner Poulson noted that by not making people get a permit, the city would lose “teeth”. City Manager Dotson said the “teeth” are in the rest of the ordinance. Regarding political signs, the city attorney said we can’t regulate what’s on them, just size and location. Any sign has a free speech element to it. Commissioner Poulson thought the permit option didn’t seem agreeable. City Manager Dotson said if you aren’t going to charge a fee, why would anyone get one? Are we going to enforce it? We could have something in place to show requirements.

Commissioner Poulson made a motion to set a public hearing for July 23, 2024 regarding amendments to the sign ordinance. Chairman Correa seconded and all voted in favor.

5. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY AND SET A PUBLIC HEARING FOR JULY 23, 2024

City Manager Dotson said there are two separate versions to consider. One issue is now, it says they can get a temporary permit and reapply after one year for an additional year. Does that mean they can apply for a third year? Our building inspector says no it’s just for one year. The other issue is are they renting an RV or the space? We have been giving permits to people who want to rent their RV but not giving permits to someone who wants to rent their space for an RV. Is it for space and an RV or just for RV. Chairman Correa said some people use this as a get-around for an ADU. This came up years ago because people complained about people living in them. Chairman Correa asked how we follow the spirit of what we are trying to accomplish. City Manager Dotson said the question is “What is the intent?” Now we are having trouble with that. What about your kids who need a place to live? Commissioner Poulson asked about building a home and living in an RV. Chairman Correa said he wants to help those that need help. There was a discussion about people taking advantage. He’s ok with 3 years, but it’s not an RV park Zone so cleaning that up is something he is focused on.

Commissioner Poulson made a motion to set a public hearing for amendments to Ordinance 12.1100.1107 for July 23, 2024. Chairman Correa seconded and all voted in favor.

6. **COMMISSION/STAFF REPORTS**

Hayden White

- We are now officially chlorinating our water. There will be new smells. If you smell chlorine, it means that there isn't enough chlorine. It's moving fast through the system.
- They poured the floor in Little Eden well house.

Council Member Ross

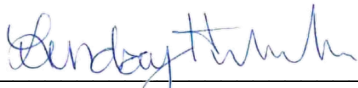
- She thanked the Planning Commission for all of their efforts in regard to the 4th of July.

Commissioner Losee

- He noted that baseball was over and it was a huge success. People liked having a machine pitch and being able to register online.

7. **ADJOURN**

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



7/23/2024

Lindsay Hildebrand, City Recorder

Date