MINUTES
ENOCH CITY PLANNING COMMISSION
April 9, 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
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 Chairman Correa

- **a. Pledge of Allegiance** led by Chairman Correa
- **b. Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Poulson
- **c**. **Inspirational thought -** None
- **d. Approval of agenda for April 9, 2024 - Commissioner Finlay made a motion to approve the agenda. Chairman Correa seconded and all voted in favor.**
- **e. Approval of minutes for March 26, 2024 - Commissioner Poulson made a motion to approve the minutes. Commission Finlay seconded and all voted in favor.**
- **f. Conflict of Interest Declaration -** None stated

2. PUBLIC COMMENTS - There were no public comments.

3. CONSIDER SIGN ORDINANCE AMENDMENTS

City Manager Dotson showed the current Enoch City sign ordinance on the screen. He noted that it is out of date. He used the Cedar City sign ordinance as an example. The International Code Council has also created sign regulations. It is more extensive with more definitions and has examples of different types of signs so people can see a picture of it. We need to make it easier for the public to understand and for the city to enforce. The best way is to put all information in one place. He asked to work with the Planning Commission to create a uniform code regarding signs. Any land use portion change must go through the Planning Commission. Everything should go into section 9.600. Commissioner Finlay wondered if people are supposed to get a permit to put a sign up in their yard. City Manager Dotson said we could make the ordinances more or less restrictive. This is up for discussion because about a year and a half ago, City Manager Dotson was approached by a developer who wanted to install a monument sign. The city ordinance didn't allow it in the zone. The developer replied that he could install it anywhere else, including Cedar City. City Manager Dotson asked for direction on how they would like to proceed. He offered to send examples and information in email form. Chairman Correa said he thinks back to the city's dark sky ordinance. If it doesn't impose on any residential areas then it shouldn't be a problem. He also mentioned billboard signs. He used the land that was being annexed on the north end of Enoch as an example and wanted to restrict them. City Manager Dotson said it's mostly regulated by State code. We could put more space between them and will look up what we can do. Commissioner Losee said he liked the national code. Simplicity

is key and if it's laid out, people can't question it. He like the idea of cutting and pasting from other cities. Commissioner Poulson said he agreed. He also liked the idea of speaking with someone who is in the sign business. Commissioner Losee said he could meet with staff and go over it. Commissioner Finlay also said she could meet separately as well. Commissioner Poulson asked if signs on SR-130 were regulated by Enoch. City Manager Dotson said signs that are off of the highway in Enoch are regulated by the city. There was discussion regarding commercial signs along Highway 91 and SR-130. The Planning Commission agreed to work on the ordinance.

4. ENOCH CITY GENERAL PLAN TRAINING

The conversation started with Parks and Recreation.

Chairman Correa asked what the parks impact fee was set at. City Manager Dotson said it was $1,135.00. He explained the Parks Impact Fee Analysis. A developer is coming that has proposed five soccer fields. Commissioner Poulson asked if the developer would deed it to the city to maintain. City Manager Dotson said yes. The word "encourage" is challenging. Iron Mountain Park is at about $150,000, and the dirt, sod, and rock were all donated. There is an idea that developers should build a park and deed it to the city. That is an idea. We are always in conversations with partners, Cedar City and Iron County to add trails, parks, etc. It's a matter of finding funding and putting it in plans. We haven't created design criteria. We encourage donations for parks. It's more politically acceptable for people to want parks and to put them in place. Commissioner Finlay asked what the Insurance guidelines were. City Manager Dotson said anytime someone volunteers for the city, they work under the city's insurance. They have to sign a document that says they are working with the city and if they are over 18 and they get hurt, they can't sue the city. Part of the impact fee analysis is for major trails.

Transportation Element

Transportation is critical to our city and there is a science to it. We have had issues getting a contractor to chip-seal our roads. They are all booked up. Hayden said most roads are done off of the year they were installed. Then they look at cracks and if they are minimal, they crack-seal them. Then they look at the oil level in the roads when it starts cracking. When they turn white, they evaluate it. When they do pothole patching, they use a winter mix. In the summer they cut them out and patch them with hot asphalt. Chairman Correa asked if the impact fee on the roads is adequate. City Manager Dotson said it's $2,000 for a single-family dwelling and the City Council approved the fee based on the commercial use. He listed a few, such as fast food, daycare, etc. Those that have a greater impact will pay a higher fee. He explained the calculations of proposed impact fees in the analysis, which were currently being discussed in the City Council. The original impact fee was established in 2005. We couldn't even use it for one street over the next 20 years. This will help with the expansion needed because of growth.

City Manager Dotson continued with the General Plan. An example of a principal arterial is SR-130. There is no bus or railway. It is just not cost-effective. Chairman Correa asked about street closures and block parties. He asked if that was in the General Plan. City Manager Dotson said no that is a police matter.

Housing Element

A portion of this is the element that goes over affordable housing. City Manager Dotson read over the goals and policies within this element. Commissioner Finlay asked about people renting a portion of their homes. City Manager Dotson said he has been on the phone with the attorney and legally they can. The owner has to live in the house. There was a conversation about renting. We encourage maintenance of existing homes so we don't have blight. We have nuisance ordinances for mitigating problems with residential yards.

Section C-5 is affordable housing. City Manager Dotson explained in detail the ways Enoch implements this. He has to submit a report to the State on this every June.

5. COMMISSION/STAFF REPORTS

Hayden White

- They put a water line in from the ice rink up to Highway 91.
- There are ten semis-lode of pipe on Half Mile to extend the storm drain system another 840 feet.
- They will have sprinkler systems on in the parks next week if the weather permits.

City Manager Dotson

- There are no subdivisions on Planning Commission agendas anymore. Hawks Landing is in the final stages of the final plat. It is located in the PUD area by Gateway. There are homes being built in Valley Gate Estates across the street from the city offices. There is a new subdivision called Pinnacle Ridge phases 2-8. It is a cluster subdivision with 134 units. There are nine 8-plexes and two 6-plexes. He thinks they are single-level apartments. There are also 56 single-family dwellings. That is going through the review process right now. It's next to Highway 91. Dairy Glen Phase 2B is getting ready for asphalt. This is on the west side of SR-130. Pioneer Valley West is a bunch of 1-acre lots out by Bulldog Rd. Aspen Acres is in construction. It is located to the west of Driftwood. Mineral Hights is the development to the west of the city office. It's stalled in the review process.
- O'Reilly Auto Parts and Doller General have to do a couple of more things. Foster's sold to Rally Stop. Associated Foods has to work out some issues with UDOT.

Lindsay Hildebrand

- She was at an educational conference last week. She renewed 21 residential and two commercial licenses for the month.

Commissioner Losee

- Getting close to closing Enoch city machine pitch and T-ball.

6. ADJOURN

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

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Lindsay Hildebrand, City Recorder Date