MINUTES
ENOCH CITY PLANNING COMMISSION
July 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:
City Manager Dotson
Lindsay Hildebrand
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

Public Present: Tyler Melling and Steve Nelson

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 -** Given by City Manager Dotson
- **d. Approval of agenda for July 23, 2024 - Commissioner Finlay made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.**
- **e. Approval of minutes for July 9, 2024 - Commissioner Poulson made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.**
- **f. Conflict of Interest Declaration -** None stated

2. PUBLIC COMMENTS

There were no public comments.

3. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT DEVELOPMENT (PUD)

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for amendments to Enoch City Ordinance 12-200 Planned Unit Development (PUD)

Tyler Melling stated that among cities with over 30,000 residents, they were the second or third least densely populated. He highlighted that the city had more linear feet of sewer and water lines with fewer taxpayers. Melling noted that the proposed ordinance could have saved significant issues if it had been implemented 20 years ago, as it provides a better layout for development. He emphasized that while land use plans are beneficial, this ordinance would allow developers to create efficient layouts by dedicating open space and increasing the number of taxpayers per linear foot. He expressed regret that Cedar City had not adopted this ordinance 20 years earlier.
Steve Nelson from Goodboro proposed the ordinance, and there had been no modifications since the last meeting he attended.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Correa seconded and all voted in favor.

4. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT DEVELOPMENT (PUD) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Correa expressed his concern about living in a dignified manner and noted that the developer had achieved this goal. Commissioner Lake inquired if the proposal was already in place with amendments. City Manager Dotson explained that part of the proposal aimed to comply with the subdivision ordinance process, while another part was to meet state code requirements. He reviewed some of the amendments. Commissioner Lake also asked about increasing density. Mr. Nelson praised the planner who drafted the Master Plan PUD, stating that he was impressed by the existing ordinance framework in Enoch, which he considered superior to others across the country. He mentioned that some changes were necessary to enhance walkability, creativity, and overall community beauty. He clarified that the proposal would not change Enoch's density but would act as an overlay, maintaining the same density across 150 acres while allowing for more walkable and aesthetically pleasing developments with smaller lots and fewer streets. Commissioner Finlay appreciated that the proposal would enable the construction of smaller, less expensive homes as well as more traditional homes, noting that larger lots typically deter developers from building homes with smaller garages.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council for the amendments to Enoch City Ordinance 12-200 Planned Unit Development (PUD). Commissioner Poulson seconded and all voted in favor.

5. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY SIGN ORDINANCES

Commissioner Poulson made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for amendments to Enoch City Sign Ordinances. Commissioner Lake seconded and all voted in favor.

There were no public comments.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Correa seconded and all voted in favor.

6. CONSIDER AMENDMENTS TO ENOCH CITY SIGN ORDINANCES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Finlay provided extensive input regarding signs and their dimensions. City Manager Dotson noted that on Page 17, Exempt Signs, item #8 had been moved from prohibited signs to exempt. On Page 18, Commissioner Finlay raised concerns about requiring permits for any sign, including For Sale signs or Eggs for Sale signs. Finlay mentioned that while monument or development signs requiring footings already need building permits, other signs do not need to come into the office for a permit. Dotson suggested that if issues arise from this policy, they can revisit it. He stated that the rest of the amendments pertain to size and that he had contacted YESCO, who reviewed and agreed with their specific sign size proposals. Additionally, Mindy from the office reviewed other ordinances for size standards. Page 19 clarified that the measurement of height starts from the ground. Chapter 9 is not part of the land use section, but all sign regulations are being removed from Chapter 12, which pertains to land use**.**

Commissioner Lake made a motion to send a favorable recommendation to the City Council for the amendments to Enoch City sign ordinances. Commissioner Finlay seconded and all voted in favor.

7. PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY

Commissioner Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for amendments to Enoch City Ordinance 12.1100.1107 Recreational Vehicles/Travel Trailers - Temporary. Commissioner Losee seconded and all voted in favor.

There was no public comment.

Commissioner Losee made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Poulson seconded and all voted in favor.

8. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson stated that clarification was needed on how to enforce the ordinance allowing temporary permits for travel trailers used as dwellings. He presented two versions for consideration. Currently, the ordinance permits an RV dwelling unit for two years, with some interpreting this as allowing annual renewals indefinitely, which contradicts the temporary nature of the permit. In Version One, Dotson included provisions for renting trailer spaces. People are creating trailer spaces with amenities and renting them out. Application procedures remain the same. Version Two excluded rental spaces, limiting permits to one additional year only after the first year. Dotson noted that this decision involves a political discussion by the City Council. Commissioner Poulson pointed out that neighboring cities do not allow this practice at all. Commissioner Lake questioned the safety difference between this and an accessory dwelling unit (ADU). Chairman Correa noted the original intent was to help people in need, but some have taken advantage. Dotson mentioned a section allowing RV use while building a home. Commissioner Finlay suggested that the ordinance allowed for guest homes, while Dotson clarified that temporary RV use is separate from guest homes. Council Member Ross highlighted complaints about improper hookups and stressed the temporary nature of the permit. Finlay opposed rental RVs, while Lake saw potential in renting to family members. Poulson emphasized safety concerns with running sewer lines and supported prohibiting rentals. Correa proposed a three-year limit for getting back on one's feet, with Poulson favoring a specific version of the ordinance.

Discussion continued on permit requirements, inspection processes, and enforcement challenges. Correa and others preferred Version Two with a maximum of two years. Finlay suggested limiting permits to two one-year terms within a five-year period. The council discussed the profitability issue and the need for clear enforcement guidelines.

Steve Nelson and Dotson agreed that stricter enforcement was necessary, and a consensus emerged around Version Two with a defined timeline.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council for Version two and to add two-year period max within a five-year period. Commissioner Losee seconded and all voted in favor.

9. COMMISSION/STAFF REPORTS

Council Member Ross:

- The City Council is discussing the Stormwater Master Plan and Impact Fee Facilities Plan.

Chairman Correa:

- He mentioned the previous conversation regarding the removal of grass at the cemetery. City Manager Dotson said yea that it was discussed that the grass around the perimeter may be removed. Xeriscaping would be replacing it. The new section hasn't been built yet. Council Member Ross explained that she has family buried in a cemetery in Glenwood, Utah and they don't have grass. They have rocks and individual curbs around the graves. Chairman Correa asked what the issue was with keeping grass. City Manager Dotson said the issue was water. Chairman Correa has family buried in California and prefers grass in the cemetery.

Commissioner Losee:

- He reported that the Children's Justice Center will have a grand opening on the 16th of August at 10:30 am. The home will also be in the Festival of Homes in September.

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

8/14/2024

Lindsay Hildebrand, City Recorder **Date**