MINUTES
ENOCH CITY PLANNING COMMISSION
September 10, 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 - Excused
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 Lake
- **c. Inspirational thought -** None
- **d. Approval of agenda for September 10, 2024 – Commissioner Lake made a motion to the agenda. Commissioner Poulson seconded and all voted in favor.**
- **e. Approval of minutes for August 13, 2024 – Commissioner Poulson made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.**
- **f. Conflict of Interest Declaration –** None

2. PUBLIC COMMENTS – There were none.

3. TRAINING - City Manager Dotson

City Manager Dotson noted that he and Mayor Chesnut had presented training at the Utah Leagues of Cities and Towns in Salt Lake last week. He also presented this in a class that he teaches at SUU. He shared this training with the Planning Commissioners. It was about 30 minutes long and was done using PowerPoint.

4. COMMISSION/STAFF REPORTS

Council Member Ross

- She noted that the recommendation from the Planning Commission regarding the amendments to the PUD was followed and it passed. They did change parking spots and road requirements.
- She is working on a sidewalk ordinance with possibly having a 50/50 replacement program. This is for people with heavily damaged sidewalks.
- They are still talking about storm drain impact fees in the City Council. The fee for storm drainage was $20,000 for a new home to cover all projects to help prevent flooding of new homes. City Manager Dotson said there are 102 million dollars in projects.

City Manager Dotson

- He met with Council Member Tingey, Council Member Harris, and engineers regarding the impact fee analysis. They talked about potential change and only did one project, which is about 21 million dollars. It would impact the most people. The impact fee would be $3,000 for every ¼ acre of ground developed. The user fee would increase to 16 dollars a month from 2 dollars.

Chairman Correa

- He noted that the flag out front needed to be replaced or fixed.

Commissioner Finlay

- There was originally going to be a pool at the sports complex. City Manager Dotson said there was a gentleman who wanted to build a recreation center for obese children, with a pool, gymnasium, dorms, etc. He bought the property from the city and it was to the south of the church and water tank. If he got investors he was supposed to get permission from the city and do it within a specific time frame. The city at that time decided to sue him. The city lost and he lost because he filed for bankruptcy. The investors ended up getting the property.
- There have been a few comments about how to get people to know what's going on in Enoch. Why don't we use that more to put out information? City Manager Dotson said the information in the newsletter is administratively important. For example: where to pay their water bill. He also noted that there is a problem with space. We pay a company to print the bills and newsletter and it costs more.
- Public comments: Most of the time when it's open for comments, most people don't know what the details are so they don't know that they want to comment until they hear what's being said. She wondered if that could be changed. Council Member Ross said comments used to be at the end of the meeting. However, decisions have already been made. The mayor is usually good about letting the audience comment or ask questions. City Manager Dotson said it's up to the public to get their information and be involved. There was a conversation about representation.
- She felt that the General Plan was more of a hodge podge. She wondered if they needed to revisit it. She understood that we need more businesses for a higher tax base. City Manager Dotson said this is a great question. It comes back to individual and community rights. We encourage zoning. We create CRA (Community Reinvestment agencies). You design a themed Thorofare. There are requirements for what things have to look like. It's now against the law in the state of Utah to do that now.

Commissioner Poulson

- As an observation, in City Council, he has seen people at the Council table leave during the meeting and go into the back room with someone from the audience, usually a developer. Then they come back. He thought that doesn't look good or honest. Is there a rule against that? City Manager Dotson said typically that is the city attorney. He expresses where the city's position is on certain legal issues. Its usually because he couldn't get ahold of that person before the meeting. There is nothing shady going on.

5. ADJOURN – Commissioner Lake made a motion to adjourn. Commissioner Lake seconded and all voted in favor.

Lindsay Hildebrand 9/25/2024

Lindsay Hildebrand, City Recorder Date