ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
September 24, 2024, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
https://us02web.zoom.us/j/89069536682
Meeting ID: 890 6953 6682

Members Present:
Chairman Leonard Correa
Commissioner Elliott Lake
Commissioner Delaine Finlay
Commissioner Bryce Poulson

Staff Present:
City Manager Rob Dotson
Staff member Mindy Kropf
Public Works Director Hayden White

Public Present: Shon A. Johnson and wife/partner and Barry Johnson

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** led by Commissioner Poulson
   - **c**. **Inspirational thought** given by City Manager Dotson
   - **d.** **Approval of agenda for September 24, 2024 -** Commissioner Poulson made a motion to approve the agenda for September 24th, 2024. Chairman Correa seconded the motion and all voted in favor.
   - **e.** **Approval of minutes for September 10, 2024 -** Commissioner Finlay made a motion to approve the minutes for the meeting on September 10, 2024. Commissioner Poulson seconded the motion and all voted in favor.
   - **f.** **Conflict of Interest Declaration -** No conflicts of interest

2. **PUBLIC COMMENTS**
   There were no public comments.

3. **CONSIDER A ZONE CHANGE REQUEST FOR PROPERTY OWNED BY SHON A. JOHNSON FROM SINGLE-FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C) PARCEL A-0988-0000-0000 AND SET A PUBLIC HEARING FOR OCTOBER 8, 2024**

Shon Johnson stated that he made the request. He wanted to bring in six expandable container homes to use as Airbnb's and create a park area for Funtime events, as his sons own Funtime Inflatables. The property is across from the Industrial zone. Across the dirt road is another commercial property. Chairman Correa asked how big the property was. Mr. Johnson said it is .82 acres. He said the units are expandable container units and not permanent. He planned on replacing them every 10-15 years. Commissioner Finlay asked if there were residences on each side and behind. Mr. Johnson said there was and he had spoken to the neighbors about his plans. Those neighbors didn't have a problem with it as long as there was no noise after 10 pm. Commissioner Finlay asked about sewer and water. Mr. Johnson hasn't talked to the engineer yet, but he's looking into septic, or looking to have the sewage pumped and removed. His home on the property is on septic. He said there is a trailer there that will be removed. The shed is a shop that will be rented to Funtime Inflatables. His residence will be built "under the mountain" there. City Manager Dotson explained the sewer system at that location. It's not connected to the active

sewer line yet. All landowners there use septic for now. He also explained that the animal shelter uses septic without a problem. Commissioner Lake asked if sewer is required for Community Commercial. City Manager Dotson said it isn't, but that it really depends on which type of commercial. If it were something a septic couldn't take, then they'd have to have sewer.

Commissioner Poulson made a motion to set a public hearing for October 8, 2024 to consider a zone change for property owned by Shon A Johnson from Single-Family Residential (R-1-18) to Community Commercial (C-C). Commissioner Finlay seconded and all voted in Favor.

4. COMMISSION/STAFF REPORTS

Hayden White:

- They have been working on Enoch Road, which should be paved on Friday. They built the road up 4 feet.
- There have been a lot of service orders for leaks from people who do not believe they used as much water as shown.
- It's hunting season and he will be gone for the next week and a half.

Council member Ross:

- She noted that at the last council meeting, they discussed sidewalks and the CIB grant for the police department, taking apart the old animal shelter, and the stormwater analysis.

City Manager Dotson:

- He asked the Planning Commission what should be on future agendas. Commissioner Finlay requested a usable general plan. She said the current one doesn't seem to be used. City Manager Dotson agreed that some portions could be amended. Chairman Correa asked when the last time the zone map on the wall was updated. It was in 2023. City Manager Dotson advised that the one online is updated and asked if they would like to discuss zoning at an upcoming meeting. He explained that the developers come in with the zoning they would like when they annex or build a development.

Commissioner Lake:

- He asked about zoning incentives to draw in commercial. City Manager Dotson advised that all of our zoning ordinances are in chapter 12 of our online codes and discussed the different commercial zones.

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

Lindsay Hildebrand 10/9/2024

Lindsay Hildebrand, City Recorder Date