

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

October 22, 2024, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/88989238592>

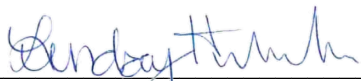
Meeting ID: 889 8923 8592

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought**
 - d. Approval of agenda for October 22, 2024**
 - e. Approval of minutes for October 8, 2024**
 - f. Conflict of Interest Declaration**
- 2. PUBLIC COMMENTS**
- 3. REVIEW THE ENOCH CITY GENERAL PLAN**
- 4. COMMISSION/STAFF REPORTS**
- 5. ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on October 21, 2024.

	10/21/2024
Lindsay Hildebrand, City Recorder	Date

MINUTES
ENOCH CITY PLANNING COMMISSION
October 8, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commission Andy Losee -Excused
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
Mindy Kropf - city staff

Public Present: Derek Riddle and Dean Riddle

1. **CALL TO ORDER OF REGULAR MEETING-By** Chairman Correa
 - a. **Pledge of Allegiance** led by a member of the public in the audience
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Lake
 - c. **Inspirational thought** - given by Commissioner Finlay
 - d. **Approval of agenda for October 8, 2024** Commissioner Finlay made a motion to approve the agenda. Chairman Correa seconded and all voted in favor.
 - e. **Approval of minutes for September 24, 2024** Commissioner Lake made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.
 - f. **Conflict of Interest Declaration** None
2. **PUBLIC COMMENTS** None
3. **PUBLIC HEARING REGARDING 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**

Commissioner Poulson made a motion to close the regularly scheduled Planning Commission meeting and open the public hearing regarding 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-098-0000-0000

Shon Johnson stated that he wanted his boys to use the back of the property for their business FunTime Inflatables. They want to build an Airbnb as well.

Dean Riddle wanted to clarify that this property was behind his on 5460 N. Minersville Highway. He didn't understand the purpose of the zone change. He worried about the traffic on the road. Chairman Correa clarified that Mr. Johnson wants to run a business. City Manager Dotson showed a ketch that was put together to illustrate the layout of the Airbnbs. The zone will need to be changed in order for him to do what he wanted with the property. Mr. Riddle addressed Mr. Johnson regarding traffic. City Manager Dotson clarified that a "motel" is permitted in the community zone change. However, this is simply a proposal and doesn't guarantee that he will

follow through with the business. He explained the zone change process. There will be a public hearing at City Council as well.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission hearing.

4. 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 MAKE A RECOMMENDATION TO THE CITY COUNCIL

Commissioner Lake reiterated that anything in a community commercial zone could go there. Commissioner Finlay stated that she wasn't too concerned about traffic along that dirt road. It wouldn't affect the traffic through the road on the opposite side. Mr. Riddle addressed that. Chairman Correa said he has been up there on the street and he stated that it's a dead end so there won't be through-traffic. City Manager Dotson said an establishment like this one would not require a transportation plan for it because that size of a lot is small.

Commissioner Lake made a motion to send a favorable recommendation to the City Council to change the zone of property owned by Shon A. Johnson from Single-Family residential (R-1-18) to Community Commercial (C-C) Parcel A-0988-0000-0000. Commissioner Poulson seconded and all voted in favor.

5. COMMISSION/STAFF REPORTS

Hayden White, public works director: has been off for 2 weeks, but everything on his guy's list was done. Enoch road is paved. They have been working on the detention basin. Also, Iron Works park almost looks like a new park now.

6. ADJOURN

Commissioner Finlay made a motion to adjourn. Commissioner Poulson seconded the motion. All in Favor.

Meeting adjourned.

Lindsay Hildebrand, City Recorder

Date