ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
November 26, 2024, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
https://us02web.zoom.us/j/83458938932
Meeting ID: 834 5893 8932

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 November 26, 2024**
   e. **Approval of minutes for November 12, 2024**
   f. **Conflict of Interest Declaration**

2. **PUBLIC COMMENTS**

3. **CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.200.206 DEFINITIONS, 12.300.321, SINGLE-FAMILY AND TWO-FAMILY DWELLING STANDARDS, 12.1300.1302 PERMITTED USES, 12.1400.1402 PERMITTED USES, 12.1700.1702 PERMITTED USES, AND 12.1900.1903 CONDITIONS FOR COMMERCIAL ZONES AND SET A PUBLIC HEARING FOR DECEMBER 10, 2024**

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 November 21, 2024.

Lindsay Hildebrand 11/21/2024

Lindsay Hildebrand, City Recorder **Date**

MINUTES
ENOCH CITY PLANNING COMMISSION
October 22, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa - Excused
Commission Andy Losee
Commissioner Elliot Lake - Zoom
Commissioner Delaine Finlay
Commissioner Bryce Poulson - Excused

STAFF PRESENT:
City Manager Dotson
Lindsay Hildebrand
Hayden White, Pub. Works Dir.
Council Member Katherine Ross-Excused

Public Present:

1. CALL TO ORDER OF REGULAR MEETING-By

- **a. Pledge of Allegiance –** Led by Hayden White
- **b. Invocation (2 min.) –Audience invited to participate. –** Given by Chairman Pro-Tem Losee
- **c**. **Inspirational thought –** Given by Commissioner Finlay
- **d. Approval of agenda for October 22, 2024 – Commissioner Finlay made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.**
- **e. Approval of minutes for October 8, 2024 – Commissioner Lake made a motion to approve the minutes. Commissioner Finlay seconded and all voted in favor.**
- **f. Conflict of Interest Declaration –** None stated

2. PUBLIC COMMENTS

There were no public comments.

3. REVIEW THE ENOCH CITY GENERAL PLAN

There were some concerns regarding the city's compliance with the General Plan. It was noted that the General Plan's structure was not fully defined until the state-imposed guidelines, leading the Planning Commission and City Council to categorize it into six elements. City Manager Dotson emphasized the requirement to update the General Plan every six years, explaining that updates could be necessary for various reasons. When he asked about potential development constraints, Chairman Pro-Tem Losee identified "space" as a primary issue, briefly discussing other constraints.

Commissioner Finlay expressed frustration that constraints and plans outlined in the General Plan are often overlooked during zoning decisions. She emphasized the need for a future-oriented approach, and City Manager Dotson clarified that this was the Planning Commission's role. Dotson pointed out relevant sections in the Land Use Element and noted pages that address Land Use Goals and Policies. Finlay mentioned the absence of a community center, to which City Manager Dotson responded that the concept was addressed on page 10. However, the city's role is to promote, not construct, a city center.

The discussion continued on implementing a "City Center" and whether the process or the General Plan itself should be modified. Commissioner Finlay suggested creating a community

billboard, while City Manager Dotson reminded attendees of the city's website as a resource. Commissioner Lake raised questions on whether zoning rejections could be based on the General Plan. City Manager Dotson clarified that the General Plan does not dictate zoning but instead provides a framework that the City Council can reference, though it currently lacks holding zones.

A conversation followed about lot size regulations, zone changes by the City Council, and policy compliance, with City Manager Dotson explaining that city regulations depend on public land-use preferences. Population growth projections and their implications for school capacity were also discussed. Commissioner Finlay inquired about the "belt route," identified by Dotson as 6700 N, and asked about multi-family housing height regulations, which City Manager Dotson confirmed are addressed in the zoning ordinance. The meeting concluded with discussions on recreational programs, trails, and volunteer involvement as outlined on page 13.

4. COMMISSION/STAFF REPORTS

Hayden White

- They have been getting ready for winter.
- Completed drainage on the park at Iron Works Park.
- They are opening the Landfill for the next three days.

City Manager Dotson

- There is a sheep parade on Saturday at 10am.

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

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Lindsay Hildebrand, City Recorder Date

12.200 ZONING ORDINANCE
12.200.206 DEFINITIONS

~~(95) Guest House. A dwelling not to exceed 800 square feet and subject to the setbacks of an accessory building on a single-family dwelling lot. Utilities are not to be metered separately from primary residence. Must meet building codes, including a permanent foundation.~~

(2) Accessory Dwelling Unit, External (EADU) means a single dwelling unit not to exceed 800 square feet of livable space and subject to the setbacks of an accessory building on a lot or parcel. Utilities are not to be metered separately from primary residence. Must meet building codes, including a permanent foundation.

(3) Accessory Dwelling Unit, Internal (IADU). Means a single dwelling unit created:

(i) within a primary dwelling;
(ii) within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
(iii) for the purpose of offering a long-term rental of 30 consecutive days or longer; and
(v) is prohibited as a rental if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence.

12.300.321 SINGLE FAMILY AND TWO-FAMILY DWELLING STANDARDS

G. The width of each primary dwelling shall be at least twenty feet at the narrowest point of its first story. The width shall be considered the lesser of the two primary dimensions. Exception to this width requirement is for ~~guest houses (accessory dwelling units)~~ an External Accessory Dwelling Unit.

12.1300 RURAL RESIDENTIAL DISTRICT (R-R-5, R-R-2, R-R-1)
12.1300.1302 PERMITTED USES

O. Single-family dwelling with a portion as an ~~rental~~ Internal Accessory Dwelling Unit (IADU).

P. Single-family dwelling with an ~~guest house~~ External Accessory Dwelling Unit (EADU).

12.1400 SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-18)
12.1400.1402 PERMITTED USES
L. Single-family dwelling with a portion as an ~~rental~~ Internal Accessory Dwelling Unit (IADU).

M. Single-family dwelling with an ~~guest house~~ External Accessory Dwelling Unit (EADU).

12.1700 MIXED RESIDENTIAL (MXR-18)
12.1700.1702 PERMITTED USES

L. Single-family dwelling with a portion as an ~~rental~~ Internal Accessory Dwelling Unit (IADU).

M. Single-family dwelling with an ~~guest house~~ External Accessory Dwelling Unit (EADU).

12.1900.1903 CONDITIONS FOR COMMERCIAL ZONES

Items that require conditions:	N-C	C-C	R-C	R/IP
15. Dwelling Unit Only one dwelling unit per commercial building is allowed. ~~The~~ An Internal Accessory ~~d~~Dwelling ~~u~~Unit ~~may~~ must be a part of the structure of the commercial building and must comply with building code. If the accessory dwelling unit is separate from the commercial building, it is under the same regulations of a "~~guest house~~ External Accessory Dwelling Unit" in a residential zone.	C	C	C	C