

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

December 10, 2024, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/85955567843>

Meeting ID: 859 5556 7843

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance Led by City Manager Dotson**
 - b. Invocation (2 min.) –Audience invited to participate – Given by Commission Poulson**
 - c. Inspirational thought – given by Chairman Correa. Commissioner Finlay will have the inspirational thought at the next meeting.**
 - d. Approval of agenda for December 10, 2024 – Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. Approval of minutes for November 26, 2024 – Commissioner Finlay made a motion to approve the agenda. 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 12.200.206 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

Commissioner Poulson made a motion to close the regularly scheduled meeting and open a public hearing. Commissioner Finlay seconded and all voted in favor.

There were no public comments.

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

4. 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 MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson explained the proposed amendments to the ADU ordinance, aimed at addressing issues of compliance with state code and clarifying weak definitions related to accessory dwelling units (ADUs). He confirmed that there were no changes to the proposal since the last meeting.

A citizen presented concerns about building an external ADU on his property. He shared a map showing that utility connections for the ADU would require costly modifications to his driveway due to the location of existing water and sewer lines. City Manager Dotson highlighted the need to avoid situations where properties are effectively split by adding separate utility meters, as this could bypass impact fees meant for main units. He suggested that metered utilities for ADUs could remain on the same bill as the primary residence to prevent property division.

Councilmember Finlay asked whether allowing separate meters in certain situations could lead to abuse or set a problematic precedent. City Manager Dotson emphasized the importance of codifying clear rules in the ordinance to ensure fairness and consistency.

Councilmember Poulson expressed support for the proposal and suggested including language to permit connection fees for ADUs but not impact fees, unless the ADU becomes a separate lot. Councilmember Correa questioned whether such measures would prevent abuse, particularly regarding properties connecting to multiple utility sources.

City Manager Dotson clarified that state code does not allow charging impact fees for ADUs but allows connection fees. He proposed that the ordinance specify that separate utility meters could only be allowed if the setback for the ADU is closer to municipal utilities than the primary dwelling.

Councilmember Lake noted that this was the first case of its kind and did not foresee abuse. He supported the proposal as written. The council discussed options for refining the language, with a recommendation to include provisions on connection fees and clarify that impact fees apply only when a property is split into a separate lot.

The proposed ordinance will be forwarded to the city council and reviewed by the city attorney for finalization.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council. The ordinance must specify that separate utility meters could only be allowed if the setback for the ADU is closer to municipal utilities than the primary dwelling. The City attorney must approve. Commissioner Finlay seconded and all voted in favor.

5. CONSIDER CHANGING THE DATE OF THE 2ND PLANNING COMMISSION MEETING SET FOR DECEMBER 24TH 2024.

There was a discussion regarding different dates.

Chairman Correa made a motion to cancel the meeting on the 24th and hold it at the next regularly meeting.

6. CONSIDER AN AMENDMENT TO CITY ORDINANCE NO. 12.1900.1902 PERMITTED AND CONDITIONAL USES IN A COMMERCIAL ZONE AND SET A PUBLIC HEARING FOR THE NEXT PLANNING COMMISSION MEETING

Brandon Beasley, a Cedar resident, proposed building an RV repair and storage business off Minersville Highway, which would partially include storage facilities. City Manager Dotson explained that storage yards are not currently a permitted use in the C-C (Community Commercial) or N-C (Neighborhood Commercial) zones. Beasley requested a zoning change to permit storage yards in the C-C zone. City Manager Dotson noted the option to set a public hearing on the matter.

Commissioner Finlay expressed curiosity about potential public opinion, given the business's proximity to a church. Commissioner Lake inquired whether the zoning change would be permanent, and City Manager Dotson clarified that storage units are allowed in Community Commercial, but not storage yards. Beasley emphasized the business would include long-term storage and RV repair but would not involve people sleeping in the RVs.

Council Member Ross raised a question about fencing requirements, and City Manager Dotson noted that Community Commercial zoning typically requires a sight-obscuring fence. However, due to the lack of nearby residential properties, this requirement might not apply in this case. City Manager Dotson suggested adding specific conditions for all storage yards to address future concerns. The meeting concluded with a discussion about necessary conditions to regulate such developments.

Commissioner Losee made a motion to set a public hearing for January 14th for the with the addition of a condition of a sight obscuring fence. Commissioner Poulson seconded and all voted in favor.

7. COMMISSION/STAFF REPORTS

Hayden White

- His department have been working on roads at the cemetery.
- They have had quite a few water breaks. South Central was working in an area which is old and brittle. Another break happened when the county was working on a road where a meter was installed about 6 months ago.

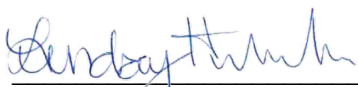
Council Member Ross

- They have been working on the budget in City Council.
- Wreaths Across America will be at noon at the cemetery.
- There will also be an event at the Enoch Wildlife Sanctuary that day as well.

Chairman Correa

- There is a power outage scheduled for tonight.

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



Lindsay Hildebrand, City Recorder

01/14/2025

Date