

MINUTES
ENOCH CITY PLANNING COMMISSION
January 8, 2019 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy
Commissioner Greg Peterson
Commissioner Josh Killian
Commissioner Debra Ley
Commissioner Bob Tingey-absent

STAFF PRESENT:

Rob Dotson, City Mgr.
David Harris, Council Member
Julie Watson, City Recorder

PUBLIC PRESENT: Brent Carter, Mike Platt

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Pro Tem Hardy at 5:30 pm. He noted Chairman Tingey was absent.
 - a. **Pledge of Allegiance** -Led by Commissioner Ley
 - b. **Invocation** -Audience invited to participate. Given by Chairman Pro Tem Hardy
 - c. **Inspirational thought**-Given by Commissioner Peterson
 - c. **Approval of agenda for January 8, 2019**-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.
 - d. **Approval of minutes for December 11, 2018**-Commissioner Peterson made motion to approve the minutes. Motion was seconded by Commissioner Ley and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL REGARDING THE CONSTRUCTION DRAWINGS FOR FOX HOLLOW SUBDIVISION**

Chairman Pro Tem Hardy asked City Manager Dotson to tell them about this. City Manager Dotson said this is a challenge with our Subdivision Ordinance. Currently, as written, this has to come to the Planning Commission and the City Council for approval. These engineering construction drawings are complex and lay people are not expected to understand them. Our City Engineer and other staff members concerned have been through this and found a few things that needed to be changed which was done. This meets all of our engineering standards. Commissioner Ley asked about the exits from the subdivision where they will come out onto one road and if the road can handle the traffic. Yes, City Manager Dotson said. If over 80 lots, there two exits required. This is not the case here and is not an issue at this time. There was brief discussion of the 500 foot deep cul-de-sacs. Mike Platt said people can't go fast in a cul-de-sac. Council Member Harris said he lives in a cul-de-sac and it is not an issue with traffic. They have complied with everything required in their construction drawings. City Manager Dotson said we will be working on our Subdivision Ordinance later this year to make changes to change these issues with redundancy on things that are administrative and don't need to come to the public bodies for review and approval.

Commissioner Killian made a motion to send a favorable recommendation to the City Council to approve the construction drawings for the Fox Hollow Subdivision, Phase 1. The motion was seconded by Commissioner Peterson and all voted in favor.

3. DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL REGARDING ORDINANCE NO. 2019-02-06 FOR THE ZONE CHANGE FOR THE ROLLO FAMILY LIMITED PARTNERSHIP PROPERTY FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 AND SET A PUBLIC HEARING FOR JANUARY 22, 2019

Chairman Pro Tem Hardy asked City Manager Dotson about this item and how many homes would be going in. City Manager Dotson said it depends on how they do the streets and the infrastructure. They can mix it up on the lot size but the R-1-11 is the minimum size. The owners of this property have complied with the request for documentation to have this on the agenda. When they subdivide they have to have enough access points on the south end to build a road there that connects to the road to the north and build to connect to Southern Homestead Blvd. on the west. They will connect to the existing roads as shown in our General Plan. City Manager Dotson said they will have to detain the drainage they will create. Also we will ask them for an easement to Southern Homestead Blvd. where we have a drainage easement now that goes to our underground drainage. We are preparing for that and they will give an easement. Chairman Pro Tem Hardy asked how the farmers get in there now. City Manager Dotson pointed out the dirt road they use. They also have access from Southern Homestead Blvd. to the farm. Half Mile Road dead ends but will be continued on through. They don't have to hook to all of the roads that run up against it now but will connect to at least two places. They have to build according to the General Plan Land Use map. There will be multiple entrance/exits for this subdivision. Joe Burgess owns a little strip of land where the roads end and that will have to be acquired by the developer.

Commissioner Ley asked are we supposed to have a plan that we want to keep certain areas a certain size. It seems anyone can come in and get zone changes and do this and we have to say yes. City Manager Dotson said this is a legislative function for the City Council to decide. City Manager Dotson added a caveat saying in our General Plan, which is the foundation of our community, it says there are different areas for density. The City Council and Planning Commission have not designated these density areas. We have left it up to property owners to decide. We can decide the zones but have not designated a general area for density. Everything in white on the map is residential. We have no regulations on farm land but it is kept in agricultural use with vested rights. We made most of it residential. If a landowner choses to change the zone they can request that. Commissioner Ley asked if that is something to look at in defining the City. Yes, City Manager Dotson said, that would be a good thing to look at. Transportation corridors can dictate density. No one wants big homes by transportation corridors Council Member Harris said. Commissioner Ley said every time someone wants a zone change they get it. City Manager Dotson noted we have said no at times but you have to have a good reason to deny it. Commissioner Ley asked if we have to be directed by the City Council to look at this. City Manager Dotson said no. The Planning Commission could work on this and make a recommendation. You are not creating zones. You would create areas where certain types of zones would work well. He explained the tier system the County uses. Council Member Harris said we have done that a bit by zoning major roads as commercial however that is not the same idea with residential areas. Council Member Harris said we have not had density options in the past with only having the R-1-18 zone. We have had pressure to make smaller lots and we have done that. Council Member Ley said she wants to see other options. City Manager Dotson said in the General Plan high density is apartments. Low density is two or more residential units per acre. High density is seven homes or more per acre. Council Member Harris said we can say no to zone changes if it is not appropriate for that zone in a certain area but we try to let landowners do what they want with their land. By definition we are meeting the law. City Manager Dotson said it would be good to look at it.

Commissioner Killian made a motion to set the public hearing for the zone change from R-1-18 to R-1-11 for January 22, 2019 on Ordinance No. 2019-02-06. The motion was seconded by Commissioner Peterson and all voted in favor.

**4. REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL
ON PLAT AMENDMENT FOR BRENT CARTER**

Chairman Pro Tem Hardy said we are correcting this because a block wall was built on someone else's property and this action is to move a lot line so a block wall does not have to be moved. Brent Carter explained he made this into six lots and did the plat amendment a few years ago. Somehow the three corners got set wrong and one owner built a block wall accordingly. Long story short we need this plat amendment to make the lot line fit the wall line. Lot 16A is shifting by 1.8 feet to correct the error. He added he is just trying to make this right for the property owners since other lots are being sold now.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council to approve the plat amendment for Brent Carter. The motion was seconded by Commissioner Killian and all voted in favor.

5. OPEN AND PUBLIC MEETINGS TRAINING

City Manager Dotson said this is just like last year's training. He started by pointing out an illegal meeting that was noted in the SLC newspaper with the Inland Port Authority Board chaired by Governor Herbert. The Board was not impaneled which means they were not sworn in and not allowed by law to make any changes. It was not a legal meeting. The point is we have to be cautious in holding public meetings. City Manager Dotson went through the points of the law adding we are empowered by the State. The bottom line is, don't cheat. Use integrity in all things and conduct all public business in public meetings. Refer to Utah State Code Section 52-5-102 through 52-4-305.

6. PUBLIC COMMENTS-none

7. COMMISSION/STAFF REPORTS

City Manager Dotson reported on the belt route interchange. Two things are happening. They went to an Iron County Planning Commission meeting last week. They were looking at the study which is not complete. Horrocks Engineers gave a recommendation that the Enoch interchange be chosen. The belt route will go to 6400 instead of 6000 N which Enoch wanted. The County Planning Commission reviewed it and did not make a recommendation to the County Commission yet. He gave more details of the proposed route. He said he knows that conversation made a difference because they did not vote. UDOT called to ask us to go to a meeting with them and the County to discuss an interchange. He gave more details about the widening of Minersville Hwy. and the cost. UDOT hired another firm to do a traffic analysis for this area with sophisticated software. We are expecting the site plan for the gas station.

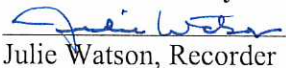
Council Member Harris said we appointed a Water Board member and open meetings training.

Julie Watson reported she would do the noticing for the zone change public hearing.

Commissioner Ley reported a street light out by the 7th day Adventist Church.

Chairman Pro Tem Hardy asked if we can get a light at Midvalley Road and Minersville Hwy. City Manager Dotson it is not our decision. It is UDOT and their studies to not deem it necessary.

8. ADJOURN- Motion to adjourn by Commissioner Peterson. Motion seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:54 pm.

 1-22-19
Julie Watson, Recorder Date