

MINUTES
ENOCH CITY PLANNING COMMISSION
February 26, 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: Jeff & Susan Lewis, Joanne Taylor, Nathaniel Pugh and Steve Woolsey

1. **CALL TO ORDER OF REGULAR MEETING-**By Mayor Pro-Tem Hardy at 5:30pm.
 - a. **Pledge of Allegiance** –Led by Council Member Harris
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Ley
 - c. **Inspirational thought**-not assigned
 - c. **Approval of agenda for February 26, 2019-**Commissioner Killian made a motion to approve the agenda. Motion was seconded by Commissioner Ley and all voted in favor.
 - d. **Approval of minutes for February 12, 2019-**Commissioner Ley made a motion to approve the minutes. Motion was seconded by Commissioner Peterson and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **PUBLIC HEARING ON ZONE CHANGE FOR GRIMSHAW DRILLING FROM SINGLE FAMILY RESIDENTIAL (R-1-18) AND MIXED RESIDENTIAL (M-R-2) TO RESEARCH/INDUSTRIAL PARK**

Commissioner Ley made motion to close the regular meeting and go to a public hearing for the zone change for Grimshaw Drilling from R-1-18 and M-R-2 to Research/Industrial Park. The motion was seconded by Commissioner Killian and all voted in favor.

Mayor Pro-Tem Hardy invited public comments.

Susan Lewis said she represents the Grimshaw Family Trust and they came to speak in favor of this zone change.

Mayor Pro-Tem Hardy read letter of support from George Lutterman. See attached.

City Manager Dotson said another property owner, Peter Grimshaw, who owns property to the south called to express concern about his property value and that he thinks the value may go down. It is farmland right now. His concern is if this becomes a junkyard. This sounds like it could be one, in his opinion.

Nathaniel Pugh said he is a silent partner with George Lutterman. He said he is in support of the zone change and thinks this will be good and increase property values.

There were no other comments.

Commissioner Killian made a motion to close the public hearing by and return to the regular meeting. Motion was seconded by Commissioner Peterson and all voted in favor.

3. **DISCUSS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND**

**THE ENOCH CITY ZONING ORDINANCE ZONING MAP BY CHANGING
THE ZONING OF APPROXIMATELY 49.4 ACRES OF PROPERTY OWNED
BY GRIMSHAW DRILLING FROM SINGLE FAMILY RESIDENTIAL (R-1-18)
AND MIXED RESIDENTIAL (M-R-2) TO RESEARCH/INDUSTRIAL PARK
(R/IP)**

Commissioner Ley made a motion to send a favorable recommendation to the City Council on Ordinance No. 2019-03-06, an ordinance amending the General Plan Land Use Map and the Enoch City Zoning Map by changing the zoning of approximately 49.4 acres of property owned by Grimshaw Drilling from Single Family Residential (R-1-18) and Mixed Residential (M-R-2) to Research/Industrial Park (R/IP). The motion was seconded by Commissioner Peterson and all voted in favor.

4. PUBLIC COMMENTS-none

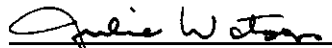
Steve Woolsey said he is glad the zone change could go through. We have more freedoms in this community and try to keep that for our residents. This is a good place for this zone with the fissure and all.

5. COMMISSION/STAFF REPORTS

City Manager Dotson asked if they have any questions. Mayor Pro-Tem Hardy asked about the Legislature and City Manager Dotson gave a recap of the activities being discussed. There is discussion of changing the sales tax base by taxing services which has not been done before. It would reduce the sales tax on other goods. Commissioner Killian asked about affordable housing and transportation tax money. City Manager Dotson recapped SB34. We have guest houses and the R-1-11 zone. There will be 20 or more different tools we can put in the General Plan to create an environment to encourage affordable housing. It is all about planning. He told about the report he will have to do each year. This creates more work but does not force us to rezone for apartments and the like. It is tied to transportation funding. He recapped a few other bills that could impact municipal oversight. We are working on the nuisance ordinance and that will be coming soon.

Council Member Harris reported the City Council passed the minor lot subdivisions and CUP ordinance change from the Planning Commission at the last City Council meeting. We also opened the budget for adjustments.

6. ADJOURN-Motion to adjourn by Commissioner Killian. Motion seconded by Commissioner Peterson and all voted in favor. The meeting ended at 5:55pm.


Julie Watson, Recorder

3-12-19
Date