

MINUTES
ENOCH CITY PLANNING COMMISSION
April 9, 2019 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

Rob Dotson, City Mgr.
Katherine Ross, Council Member
Julie Watson, City Recorder

PUBLIC PRESENT: Andrew Meacham

City Manager Dotson introduced Andrew who will be replacing Josh Killian on the Planning Commission. Andrew is an engineer for Dominion Energy and he knows the local area very well.

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30pm
 - a. **Pledge of Allegiance** –Led by Council Member Ross
 - b. **Invocation** –Audience invited to participate. Given by Andrew Meacham
 - c. **Inspirational thought**-Given by Commissioner Hardy
 - c. **Approval of agenda for April 9, 2019**-Commissioner Hardy made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.
 - d. **Approval of minutes for March 26, 2019**-Commissioner Peterson made a motion to approve the minutes. The motion was seconded by Commissioner Hardy and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **SET A PUBLIC HEARING FOR ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 FOR ENTRADA HOMES AS DISCUSSED AT LAST MEETING**

Commissioner Hardy made a motion to set a public hearing for April 23, 2019 for a zone change for property owned by Entrada Homes from Single Family Residential R-1-18 to Single Family Residential R-1-11. The motion was seconded by Commissioner Peterson and all voted in favor.

3. **DISCUSS AMENDING ZONING ORDINANCE IN REGARD TO STORAGE CONTAINERS**

Chairman Tingey asked City Manager Dotson to give them some background. City Manager Dotson said there are challenges with this because we have no regulations. Cargo storage containers can go anywhere. They are a good storage solution but need to be put in certain designated places because they are popping up all over and are becoming an unsightly nuisance. Commissioner Peterson said this ordinance is well written. City Manager Dotson said our City Attorney wrote this originally for Parowan and we are borrowing it. He said the nuisance ordinance is being revamped now and this will be part of that as a simple supplementary regulation going in the nuisance ordinance.

City Manager Dotson read the text of the ordinance. He went through the ordinance point by point noting that it is regulated in all zones except Research/Industrial Park where it is the ideal thing to use for storage for those types of businesses and is necessary to that zone. The main points for regulation are:

- Limit of one cargo container per property.
- Can't be stacked or exceed 41 foot in length. One and five acre lots are allowed to have the larger containers.
- Must be behind the primary dwelling with the same set-backs as the dwelling. Ten(10) feet in back and ten (10) feet on the sides. It can't be on the side of the house.
- Free of graffiti and painted to match home or earth tone color and in good condition.
- Not for human habitation or for business.
- For storage only and no hazardous materials may be stored. Things may not be stacked on top of containers.
- This is for all residential zones after the application is approved and a permit is given.
- There will be an inspection when container is placed.
- Containers will not be permitted in any R-1-11 zones due to the smaller lot size.
- Renters must get a signed permission from the property owner to install a storage container.
- If violations are observed, they are guilty of an infraction and can be cited by the PD. If necessary a judge will determine if a fine is valid or not.

Chairman Tingey said we are also talking about temporary storage containers for construction purposes which will be allowed to be conveniently placed but removed within a certain time period. There was discussion of having flexibility with that so people could get extensions when needed. Also this refers to the Historic District which we currently don't have. After discussion it was decided to keep a place for that district in case we need it in the future. There was discussion of temporary use for storage for disaster clean up and the time frames which could vary widely depending on the circumstances. The ordinance says an extension can't exceed 20 days and that may not be enough depending on what they are doing. It was suggested the timeframe could be case-by-case depending on what the need is.

In commercial zones this is listed as a conditional use. We don't have that on our CUP list now so maybe we don't want it conditional in commercial zones if it is to be a permanent addition. It was noted only one container would be allowed per commercial lot. Chairman Tingey asked about a charge for this permit. City Manager Dotson said we will not have a charge for this permit. We will do a lot of PR with this change. One of the main enforcement aids will be to educate those who sell and place the containers of what the law is in Enoch. They will be the first line of defense in communicating with residents wanting to buy containers. Application procedures were discussed and we will get a process for appeals.

There was more discussion of issues that currently exist in the City and if and how we could enforce some obvious infractions. Commissioner Peterson said this is a good start and they all agreed. There was discussion that existing containers could not be regulated but if someone wanted to move a container they would have to comply with the new ordinance. In discussion the Planning Commission decided to take out the conditional use requirement in commercial zones and the time element. City Manager Dotson said he would make the changes to the ordinance then post it in preparation for the public hearing. Commissioner Ley said "3 (a)" covers the time problem. There was more discussion of various issues that could come up with people moving in and out or renovations after a disaster. It was decided this covers most situations and can be

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flexible and reasonable when needed. City Manager Dotson said it is about being proactive to help residents. We will work with them on this for the time. Having this be “subject to conditions” is arbitrary however and we try to avoid that type of language.

4. SET A PUBLIC HEARING FOR APRIL 23, 2019 ON ORDINANCE NO. 2019-05-01 AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE, CHAPTER 10, SECTION 10-4, STORAGE CONTAINERS

Commissioner Peterson made a motion to set a public hearing on Ordinance No. 2019-05-01, an ordinance amending the Enoch City Zoning Ordinance, Chapter 10, Section 10-4 regarding regulation of storage containers with changes as discussed. Motion was seconded by Commissioner Ley and all voted in favor.

5. PUBLIC COMMENTS-none

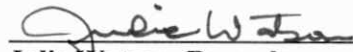
6. COMMISSION/STAFF REPORTS

City Manager Dotson said he has started revising the Subdivision Ordinance. Our process is cumbersome, outdated and not in line with Utah Code. He gave examples of redundancies. Our engineering standards are being revised too. He gave an update on Foster’s Market and what they are planning.

Commissioner Ley noted there is an infestation of goat heads (puncture burrs) and asked if the City could spray. City Manager Dotson said he would check on that with Earl Gibson.

Commissioner Hardy asked City Manager Dotson what to do about speeding motorcycles. He said one individual has been cited but keeps violating and nothing is done. City Manager Dotson said to call non-emergency dispatch when it is happening.

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

 4-23-19
Julie Watson, Recorder Date