MINUTES
ENOCH CITY PLANNING COMMISSION
June 11, 2019 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Commissioner Paul Hardy
Commissioner Greg Peterson
Commissioner Andrew Meacham
Commissioner Debra Ley-absent
Commissioner Bob Tingey

STAFF PRESENT:
Rob Dotson, City Manager
Katherine Ross, CC Member-absent
Julie Watson, City Recorder

PUBLIC PRESENT: none

1. **CALL TO ORDER OF REGULAR MEETING-**By Chairman Tingey at 5:30 pm. He excused Commissioner Ley and Council Member Ross.
   - **a. Pledge of Allegiance** –Led by Commissioner Hardy
   - b. **Invocation** –Audience invited to participate. Given by Commissioner Meacham
   - **c. Inspirational thought-**Given by City Manager Dotson
   - **c. Approval of agenda for June 11, 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 May 28, 2019-Commissioner Peterson made motion to approve the minutes. Motion was seconded by Commissioner Hardy and all voted in favor**
   - e. **Conflict of Interest Declaration-**none stated

2. **REVIEW PROPOSED CHANGES TO THE ENOCH CITY SUBDIVISION ORDINANCE-FIRST DRAFT-No Action Required**

Chairman Tingey asked City Manager Dotson to give them background information where needed. City Manager Dotson said State Code changed which requires every land use requirement is written into the code. It can't be subjective. You can't pull conditions out of the air due to circumstances. Also in our Code some things are not acceptable in State Code and engineering standards. It is more streamlined but some things still need more refining. There are still too many steps for some things that don't need to be included. Changes were discussed as follows:

- Chapter 1 Section 1.1, Purpose, took out one paragraph.
- Took out specific chapters of State Code because that changes often.
- Reworded the definitions to make them more understandable.
- Removed some redundant wording that is covered in other parts of the ordinance.
- Section 1.6 and 1.7 were new added language. Chairman Tingey said 1.6 "prohibited acts" are being restated here from Section 1.2. Maybe we will talk about that more later, Chairman Tingey said.
- Section 1.7 "Enabling Clause is very important and City Manager Dotson went through it to tell why this is in the code.

- Chapter 2, Minor Lot Subdivision, took out references to "zoning administrator" noting he, as City Manager, will be doing this.
- The design review will not come to the Planning Commission or City Council.
- Minor Lot Subdivisions only have a Preliminary Plat and it is not recorded. If they meet all the requirements the governing bodies should not have to approve it so it is redundant to have that step take up time. There was more discussion and City Manager Dotson left it in there for the Planning Commission and City Council to decide on it. Historically cities leave this to the professionals. Ultimately the final plat will come for review. It was noted they would be informed of preliminary plats that are in process but would not have to review or approve them. This is in the Section on minor lot subdivision of 4 lots or less. In this case the preliminary plat is the final plat. In other cities this is done administratively.
- Language at the top of page 10 was added.
- Talked about metes and bounds subdividing and noted farmers do that a lot. They still have a process but it is not the full blown process. If they are putting in infrastructure then that is different and has to go through the whole process.
- Remove Step 7 (1) because at final plat developers give the water rights.
- 2.2 Minor lot in #4 it says in subdivision of less than 5 lots. Say it the same way both times, "less than five lots."
- In major subdivisions the construction drawings are already set in Code with the details. The Planning Commission sees the final plat. We take the word of staff and engineers that it meets all requirements. Also our Attorney, the Public Works Director, City Engineer and City Manager are all involved. Chairman Tingey noted the reviewing by the Planning Commission and City Council does not serve any purpose but to delay time for the developer.
- Commissioner Peterson asked about the 30 day signing of the final plat being an issue. City Manager Dotson said this was to protect landowners from delays.
- Commissioner Hardy said Step 4 should be taken out completely. Staff sees it but not the Planning Commission. All agreed that was good.
- Planning Commission sees the final plat and they all agreed that was good.
- Two years of no action after a final plat approval requires that the plans be updated to meet current code.
- Final plat guarantees improvements will be done and they are bonded with a 1% inspection fee for engineers to verify the work.
- Other minor wording and numbering changes were made for uniformity.
- Chapter 3 has lots of additions. 3.2 improvements to "Engineering Standards" is a technical term. He added some things and made a few changes that fit with what is required.

- The flood systems criteria are the same and is from the "Engineering Standards". Chairman Tingey asked about detention ponds. City Manager Dotson said cities are moving to retention ponds to hold water on the property and gave more details.
- Sewage disposal, water supply and fire hydrants are all improvements required in subdivisions.
- Chairman Tingey talked about #6 installing overhead utilizes if they currently exist. We are moving to all underground utilities where we can. Do we want the option to be overhead if overhead currently exists? City Manager Dotson gave an example. If a portion that has overhead lines exists then they can use that for the rest of subdivision. If it is a big main high tension power line that goes through then they could put the rest of the lines underground. Chairman Tingey said we would want it all underground. The City Council could give input on that part. That may be the intent to go underground with the expansion of lines and we need to clarify that.
- Survey monuments are very important. This is for developers and in the new master detail drawing it requires corner markers to be cemented in. Survey corners are what this is talking about.
- Signs #10 are standard.
- Street lighting Could be LED or 5000 lumens which meets the "dark sky" criteria.
- Chapters 4, 5, 6 and 7 are the same.
- Add "internet/cable" to the other utility sign offs.
- Chapter 8 changed 3E on road width and curb, gutter and sidewalks last year. The rest is the same.
- There was brief discussion of surface water on page 11. We will not require water at preliminary plat. Once given we can't dispose of water rights by State law. Water should only be given at final plat.
- Any numbering and references to dates items were amended in the past will adjusted as necessary.

City Manager Dotson said he is concerned that the Planning Commission does not see a preliminary plat but the City Council would see it. The City Council may want the Planning Commission to see the preliminary plat and at their request that could be done. City Manager Dotson suggested going back to the "purpose" and revisit that. Step 9 is City Council approval of the preliminary plat. They have to approve it anyway. People get mad because they have no choice but to approve when requirements are met. Chairman Tingey asked if it is appropriate for City Manager Dotson to ask the City Council if they want the Planning Commission to see the preliminary plats. Then we would know to leave it in there. City Manager Dotson asked for more input. City Manager Dotson will rework the wording and bring this back for review at the next meeting.

3. PUBLIC COMMENTS-none

4. COMMISSION/STAFF REPORTS

City Manager Dotson reported Settlers Square and Iron Mountain are still in the process of getting all of their bonding and other requirements in place. Part of Settlers Square is a City project to add the underground drainage of Phase 2 of the NRCS project. We are paying for that by borrowing from the Refuse Fund and paying ourselves back. There will be a budget and inter-fund loan public hearing on June 19th. The Animal Shelter is almost done now. There are other conversations going on about commercial businesses interested in coming to Enoch. Foster's Market is moving along. They have to put a detention pond back where the sewer line went through to Midvalley Road. It may not be an access road. UDOT gave access to SR-130 and that was a long process. He told about the meeting of County residents regarding 4200 North. Our attorney determined Enoch does own the road and he gave history of that saying it is a City road that was dedicated when Garden Park was created in 1975 and then it annexed into Enoch. That is potentially an access to other subdivisions and will eventually go through to Hwy. 91. It is on our General Plan road map. We need to acquire more property to make it a 66 foot wide road. He reported he will be meeting with the Fire Marshal to develop a community Wildland Protection Plan (CWPP) based on the risk for wildfire. It will involve property owners, BLM, utilities, SITLA and others. We have yearly participation to mitigate hazards. We have written a letter regarding the over-abundance of weeds we have this year due to all the rain. We will be sending that with the newsletter and giving it to people as they come into the office and hoping people will take the initiative to mitigate their weeds and help their neighbors.

5. ADJOURN-Motion to adjourn by Commissioner Hardy. Motion was seconded by Commissioner Meacham and all voted in favor. The meeting ended at 6:48pm.

Julie Watson 6-25-19

Julie Watson, Recorder **Date**