

MINUTES
ENOCH CITY PLANNING COMMISSION
June 25, 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-absent
Katherine Ross, CC Member
Julie Watson, City Recorder

PUBLIC PRESENT: Steve Woolsey

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm. He excused City Manager Dotson and Commissioner Ley who were out of town.
 - a. **Pledge of Allegiance** –Led by Commissioner Hardy
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Hardy
 - c. **Inspirational thought**-Given by Commissioner Meacham
 - c. **Approval of agenda for June 25, 2019-Commissioner Peterson made a motion to approve the agenda. Motion was seconded by Commissioner Hardy and all voted in favor.**
 - d. **Approval of minutes for June 11, 2019-Commissioner Meacham 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. **DISCUSS MINOR LOT SUBDIVISION FOR GRIMSHAW DRILLING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Chairman Tingey invited Steve Woolsey to tell them about the minor lot subdivision. Steve said he was here representing Aaron Alton the owner of Grimshaw Drilling. They have 40 acres north of here where the steel building is located. This land is just east of that. It is zoned Research/Industrial Park (R/IP) and these are four large parcels of approximately nine acres each. Commissioner Hardy asked if Steve knew the intended use. Steve said it may be warehouses and storage yards but he does not know for sure. Steve pointed out the crosshatched area on the plat saying for now it will be a private road into the parcels but includes a utility easement for future needs. Steve said he prepared it so possibly in the future if they wish to dedicate the road to the City it can be done easily with a 20 foot public utility easement to go in the roadway on either side for other utilities. This is a 66 foot road. That is a master planned road per Enoch City. Aaron's portion is 33 feet. He talked to Aaron and they intend to keep it private for now but allow for future growth to be easily conveyed when growth occurs and circumstances come about for that need. Steve said he talked to City Manager Dotson about it and he was in agreement. They will grade the road to Enoch City standards. Commissioner Meacham asked about the fissure nearby. Steve said it is far enough away that it is not an issue. He thinks the plan may be for metal buildings along the road with storage space on the side of the fissure rather than buildings closer to it.

Commissioner Tingey said this looks straight forward and he asked for a motion to send a recommendation to the City Council. **Commissioner Hardy made a motion to send a favorable**

recommendation to the City Council on the minor lot subdivision for Grimshaw Drilling. The motion was seconded by Commissioner Meacham and all voted in favor.

3. DISCUSS REVISIONS TO ENOCH CITY SUBDIVISION ORDINANCE AND SET A PUBLIC HEARING FOR JULY 9, 2019

Chairman Tingey referred to page 20 for Julie's catches on revisions. Under Item 3, #8 in the second line we need to add "unless it" after the word "subdivisions". Page 21 in #11 regarding street lights add "unless" before "waived by the City Council. Page 28 change two references to "City of Enoch" to Enoch City. In the last paragraph on page 28 we should change three references to "construction drawings" to be "civil plans" instead. He asked if anyone found anything else.

Commissioner Meacham on page 8 in #3, second line down where it talks about road base and utilities "on a lot" should read as "to a lot". Chairman Tingey thought that may be right as it is. Commissioner Peterson said he can see it both ways so we should clarify that with City Manager Dotson.

There was a discussion of subdivision improvements on page 24 item f. and Commissioner Meacham asked if there is a mandate or determination for what is done because it just refers to water, sewer and power mains. What about the other utilities like gas, phone, etc. Julie thought that was covered in engineering standards. The Planning Commission wanted clarification on that. Commissioner Meacham had another clarification on page 30 regarding flag lot standards item 3. It says no building or construction can be in the 25 foot staff and he wondered about utility easements in the staff for home construction on a flag lot. There was a discussion of easements and he questioned how they would get an easement in there. He wanted to clarify that a utility easement is not considered construction. He noted one other change on page 30, item 5 in the second line down it says shall be the same "of" greater and should be "or" greater.

Chairman Tingey said lets have an agenda item to discuss the above changes and clarifications after City Manager Dotson looks at it before we have the public hearing. We can also talk about it after the public hearing before making a recommendation to the City Council.

Chairman Tingey asked for a motion to set a public hearing. **Commissioner Peterson made motion to set a public hearing for July 9, 2019 with the changes and clarifications as discussed. The motion was seconded by Commissioner Hardy and all voted in favor.**

4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

Julie went over the July meeting dates. There were no other comments.

6. ADJOURN-Motion to adjourn by Commissioner Peterson. Motion was seconded by Commissioner Meacham and all voted in favor. The meeting ended at 6:00 pm.

 7-9-19
Julie Watson, Recorder Date