

MINUTES
ENOCH CITY PLANNING COMMISSION
August 13, 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
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Katherine Ross, CC Member
Julie Watson, City Recorder

PUBLIC PRESENT: Robert Platt

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30pm.
 - a. **Pledge of Allegiance** –Led by Commissioner Ley
 - b. **Invocation** –Audience invited to participate. Given by City Manager Dotson
 - c. **Inspirational thought**-Given by Commissioner Hardy
 - c. **Approval of agenda for August 13, 2019-Commissioner Hardy made a motion to approve the agenda. Motion was seconded by Commissioner Meacham and all voted in favor.**
 - d. **Approval of minutes for July 23, 2019-Commissioner Hardy made a motion to approve the minutes. Motion was seconded by Commissioner Meacham and all voted in favor.**
 - e. **Conflict of Interest Declaration**-none stated

2. **DISCUSS/MAKE RECOMMENDATION TO THE CITY COUNCIL ON FINAL PLAT OF IRON MOUNTAIN SUBDIVISION, PHASE 4**

Chairman Tingey asked Bob Platt about Phase 4. He said it is nine lots and has been through all of the engineering reviews and has passed all City requirements. City Manager Dotson read the email from Watson Engineering saying Phase 4 has met all City standards. Commissioner Ley said she is wondering about the water. She is still concerned about that. There was considerable discussion about her concerns which did not apply to this final plat application. All were assured that one acre foot of water is given to the City for each door in any subdivision. City Manager Dotson said the impact fees from new building helps to pay for the development of new water sources. He understands her concerns and the water issues will be discussed in another Planning Commission meeting. Chairman Tingey asked for a motion.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council to approve the final plat of Iron Mountain Subdivision, Phase 4. The motion was seconded by Commissioner Hardy and all voted in favor.

3. **DISCUSS/MAKE RECOMMENDATION TO THE CITY COUNCIL ON CARGO STORAGE CONTAINERS ON NON-CONFORMING LOTS, CHAPTER 10-4, ITEM 5**

Chairman Tingey said we discussed this at the last meeting and we questioned if we really wanted to deal with this because there are so many ramifications to put it all in writing as required by State law. Some Planning Commission Members wanted to leave it as is. There was

the suggestion of maybe allowing it on a side yard if it was half way back on side of the house. He asked for their thoughts. Commissioner Meacham said his neighbor wanted to get a container but had a non-conforming lot and went to another option. In many instances the side lot is the back yard space. The thought was that if you have that situation it would be better to look at a storage container than the junk laying out in the yard. In a situation where they need the storage container it is the best beneficial outcome for an unsightly yard. The drawback is how to write it for all the contingencies and that is daunting. Chairman Tingey asked if it could be written that if the storage container is located half way back on the side of the house and meets side yard requirements would that cover it? The language has to apply to all non-conforming lots and there are too many different circumstances. That rule might be construed as applicable to all lots so that is a problem with existing language. Chairman Tingey said he does not like the looks of the containers on the side of the house and he votes to leave the ordinance as is. That is containers are not allowed on the side of the house. All agreed there are too many contingencies and wanted to leave it as currently written. This does not affect many lots but we can't enumerate it in the ordinance. Commissioner Peterson said there will be no more non-conforming lots being created with our ordinances as they are now written. The existing lots are located in the old parts of Enoch and there are maybe ten lots now, City Manager Dotson said.

Commissioner Peterson made a motion to leave the Zoning Ordinance, Chapter 10-4 as currently written and make no change. The motion was seconded by Commissioner Hardy and all voted in favor.

6. PUBLIC COMMENTS-none

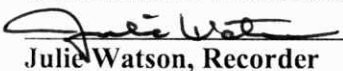
7. COMMISSION/STAFF REPORTS

City Manager Dotson said we will have a more in depth discussion about water when he can really explain what goes on in the background that is not readily apparent to water users. We are doing a lot of negotiating and working for the City to increase our source capacity. Commissioner Ley thanked him for sending someone out to check her water pressure. City Manager Dotson said we can only assume problems are fixed if residents stop calling us. If we don't know we can't help. He explained the issue of air in the water and why that is and how it works. Air in water is a natural occurrence. If Ravine well was working we would be fine and that is coming back online soon. Commissioner Ley maintained we are building too fast to cover the residents we have. There are solutions she was assured, and we will discuss water at length later. We need people to conserve and they are not doing that and they pay for it. We still need more water sources and we are working non-stop on that. City Manager Dotson reported Settlers Square is working on their infrastructure. The two new Iron Mountain Phases will be getting started. The City Council is talking about a dark sky ordinance and light pollution. Also Fosters Market is coming along and will be called Enoch Valley Crossing. They are looking at October for opening. The UDOT transportation meeting is on the 16th to approve the change of scope of the project and the roundabout.

Julie Watson reported the next meeting is on the 27th. Chairman Tingey and City Manager Dotson said they would be absent for that meeting.

Commissioner Hardy talked about bad accidents saying he has seen many in his former line of work. Speed is the culprit in most. He always wondered why SR-130 was 55 mph. City Manager Dotson said the reason is to move people quickly from Point A to Point B.

8. ADJOURN-Motion to adjourn by Commissioner Ley. Motion was seconded by Commissioner Peterson and all voted in favor. The meeting ended at 6:15 pm

 9-24-19
Julie Watson, Recorder Date