

MINUTES
ENOCH CITY PLANNING COMMISSION
October 8, 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: none

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 Commissioner Peterson
 - c. **Inspirational thought**-Given by Commissioner Ley
 - c. **Approval of agenda for October 8, 2019**-Commissioner Hardy made a motion to approve the amended agenda. Motion was seconded by Commissioner Meacham and all voted in favor.
 - d. **Approval of minutes for September 24, 2019**-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Ley and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **DISCUSS AND MAKE RECOMMENDATION TO THE CITY COUNCIL REGARDING FENCE HEIGHT EXCEPTION FOR PHAZE CONCRETE LOCATED AT THE FORMER GRIMSHAW DRILLING YARD**

Chairman Tingey asked City Manager Dotson about this because no one was in attendance from Phaze Concrete. City Manager Dotson said the owners discussed this fencing project with him. Their property is located on 600 East and 5600 N. and was the old Grimshaw Drilling property they purchased recently. He noted they work all over the country doing the concrete work on big box stores. Along the residential side of 600 East they asked if they could put in a cement block stacked fence across the west side of the property for two reasons. This is an industrial area bordering a residential area and also they have the concrete blocks they want to build the fence out of. They don't make a lot of noise but the residential area could be impacted. They want to do the fence eight (8) feet high because the blocks are two (2) feet tall stacked. He was not sure how long the fence would be but their property line is approximately 1300 feet. They are trying to use materials they have and also to block noise. Right now our code, as written, does not allow eight (8) foot high fences but requires six (6) foot high fences. The Planning Commission can recommend allowing the eight (8) foot high fence if it does not impair the intent of the ordinance. There was more brief discussion about the type of business operation they are conducting at the site. It was noted the neighbors are in favor of the wall as this provides privacy for them. This request can be recommended by the Planning Commission to the City Council for their final approval. The Planning Commission would be authorizing an eight foot fence and could include conditions such as it would be installed along 600 East within the property line of Phaze Concrete. Chairman Tingey asked if there is any reason not to approve this. Commissioner Peterson thought it was actually nice of them to offer this extra buffer. The

road is a buffer now but the fence would add to that. A Phaze Concrete represent came into the meeting and this time and said the fence is meant to block the view of their storage containers. Chairman Tingey asked for a motion.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council to allow the fence height exception for an eight (8) foot fence for Phaze Concrete along their property line on 600 East. The motion was seconded by Commissioner Hardy and all voted in favor.

3. DISCUSS CHANGE TO SUBDIVISION ORDINANCE CHAPTER 3, SECTION 3.2 REGARDING STREETLIGHTS IN THE CONTEXT OF DARK SKY STANDARDS AND SET A PUBLIC HEARING FOR OCTOBER 22, 2019

Council Member Ross said this was talked about in City Council meeting and they are considering some options. This was sent to the Planning Commission to start with subdivisions for streetlights and then perhaps extending into residential uses. She noted Mayor Chesnut is very involved in the dark sky concept. This would start with street lights in new subdivisions. City Manager Dotson said he has been researching this heavily and reaching out to those who have done this in other cities. He gave details of various conversations and referred the Planning Commission to the Dark Sky Association model ordinance available online. The idea is certain light colors, lumens and the type of shielding creates a better environment than exists now with light blaring into the sky everywhere. There is a whole litany of requirements for the dark sky type of lighting. There are three places we can regulate this if we so choose; when subdivisions are built, when new homes are built and commercial uses. This could extend to existing residents if the City Council goes there. Subdivisions in the Subdivision Ordinance could be simple. They are required to have street lights and because the City Council can't waive that requirement we are taking that clause out and we are adding the dark sky provision as shown in the packet. There was considerable discussion about dark sky compliant lighting in many different circumstances. City Manager Dotson showed pictures and pointed out the differences that dark sky lighting can make while still providing for safety. It was noted the City is getting quotes on retrofitting lighting at City properties. This would involve resident education and at this time it is not known the extent to which the City Council will choose to go. Tonight we are talking about this change for subdivisions in the Subdivision Ordinance. Commissioner Ley noted education will be a big factor for residents. The City Council is talking about us being the example and subdivision street lights are easy to require because the cost is the same.

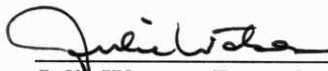
City Manager Dotson said if we were to put this in the Zoning Ordinance for residential buildings, the builders would have to use dark sky compliant lighting on new homes for outside lights. The dark sky component has to be measurable. Commercial uses and signs will come into this later. Chairman Tingey said this, as written, does not mean anything. He would like to make it more exact in citing the requirements. He noted he is not saying he is for or against. The pictures show a lot. He said he would like more information. We need more detail of what we would be requiring. City Manager Dotson said it comes down to type of light, color and shielding. Commissioner Hardy said he would like more information before a public hearing is set and held. City Manager Dotson said we create ordinances based on what is comfortable for Enoch for our identity. There is an enforcement factor to consider also. With subdivisions we want the dark sky compliant street lights and he will add details for the next meeting. City Manager Dotson said we would also put this in the engineering standards for subdivisions. New lights can go on poles we already have and will be at a lower cost to operate. Council Member Ross said the Visitor's Center in Cedar City has dark sky compliant lighting in their exterior and on the flag pole if the Planning Commission wants to see what that could look like. Chairman Tingey said he would be glad to work with City Manager Dotson on this and bring something with more detail to the next meeting.

4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

City Manager Dotson reported Settlers Square is moving along and are ready to pour curb and gutter. Fosters Market poured curb and gutter today. The siding and canopy for the gas pumps is going in. Iron Mountain Subdivision is coming along. The trail is done on Midvalley Road and striping will be painted for pedestrians with double lines. Signs will be put up and barriers to keep ATV's out will also be put in. The City will reinstall the mail boxes on Midvalley. Chip sealing is going on in Garden Park and other streets in this area. 600 East will get asphalt tomorrow. He updated the Planning Commission on wells and details of several existing wells saying we will be testing some wells for considering purchase. The Water Board will help prioritize those. By next summer we hope to have two to four wells up and running in our system to take pressure off the culinary system. We will also leverage our money with grants. There was more discussion of rates and costs of running the system. There was also discussion of the Groundwater Management Plan and its effect on the City. City Manager Dotson said he wants the Planning Commission to understand we are doing things and it is expensive and time consuming while keeping the City running.

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


Julie Watson, Recorder

11-12-19
Date