

MINUTES
ENOCH CITY PLANNING COMMISSION
November 12, 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: Steve Woolsey and Leonard Correa

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 PM.
 - 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 November 12, 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 October 8, 2019**-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Hardy and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated. Commissioner Hardy wanted it on the record that Jim Clark is his personal friend but this would not affect any decisions.

2. **DISCUSS/MAKE RECOMMENDATION TO CITY COUNCIL ON MINOR LOT SUBDIVISION FOR EIGHT C'S, LLC**-Steve Woolsey

Chairman Tingey asked Steve Woolsey to tell the Planning Commission about this minor lot subdivision. Steve said he is the surveyor for the Clark's. He noted they did a minor lot subdivision to create a lot for their daughter's home and now they are dividing the remainder of the property to create three other parcels. This land is on the south side of Midvalley Road. The remainder of the land is one big piece now and they want each parcel to be a little over a half acre. There will be four parcels shown on the plat map. The cul-de-sac already exists and is a private access and public utility easement that is already granted. This is not a public road. Jim Clark conveyed a portion of 600 East to the City. The parcels front the dedicated street on the dedicated part. The interior is private except for the easement. There was discussion of the utilities other than sewer and water. It was noted that power, gas, internet, etc. are always outside of the road way. Steve said he created the public utility easement and gave more details of that. He pointed out the line that is conveyed. He referenced the document number on the plat explaining we are all set for all of the utilities. Commissioner Meacham asked if Enoch accepts the easement of ten feet. Yes, City Manager Dotson said. Ten feet is fine although we usually get 15 feet. Typically utility companies can get it all into a ten foot easement. Steve said he was unaware of the 15 foot preference for utility easements and in the future he will do 15 foot easements. He asked for questions from the Planning Commission. City Manager Dotson said it is pretty standard and there are no issues with Enoch. Commissioner Meacham asked why not

dedicate the cul-de-sac right now? Steve said Jim Clark said he wants that to be a private road for now. Chairman Tingey said, seeing no issues, he asked for a motion.

Commissioner Peterson made a motion to send a favorable recommendation to the City Council for approval of the minor lot subdivision for Eight C's, LLC. The motion was seconded by Commissioner Ley and all voted in favor.

3. DISCUSS SUBDIVISION ORDINANCE, CHAPTER 3, SECTION 3.2, REGARDING DARK SKY LIGHTING REQUIREMENTS FOR NEW SUBDIVISIONS

Chairman Tingey asked City Manager Dotson to talk about this. Chairman Tingey said they all got a copy of the model ordinance in the packet; about 44 pages. City Manager Dotson said he wrote a simplification because Chairman Tingey wanted to make it a more clear definition regarding compliance with dark sky regulations. City Manager Dotson said we can go one of two directions. You can simplify and define exactly what is to be done or go to the extreme and designate everything and be complicated. He gave more details of what could be covered if they wanted it to take it that far. The simple way is in the packet material. Page one in the packet material would go into the General Plan and is the "Purpose and Intent" page. Regarding the Zoning Ordinance, he took those ideas and put them into Chapter 2 which he read through. This is a basic outline of what could be in there and it could be more or less. Fixtures shall be shielded so light is confined to the property. This is easy to conform to and to enforce. This would be a building inspection type thing for new construction. He detailed what would be looked for with shielding and checking lumens. This can be done at building permit time and the builder/owner knows up front what is required. Chairman Tingey said he wants it simple. He does not want the City to get in a situation where we have to keep adding things to clarify.

If we are only talking about the Subdivision Ordinance and streetlights for new subdivisions, we should define the lumens and the shielding requirements for streetlights in new subdivisions. That is the first step, Council Member Ross said. City Manager Dotson said it comes down to the amount of light and how it is shielded as related to dark sky standards. He noted Rocky Mountain Power is already moving in this direction for their future streetlights seeing this is the trend for the future.

There was more discussion of the sample ordinance and how detailed it is. Commissioner Ley said she is not sure she wants it all regulated. Commissioner Peterson agreed it is too heavy handed in some respects. City Manager Dotson said the City Council wants the Planning Commission to get a plan for dark sky and how to do it or they will do it if we are going to regulate dark sky. They assigned streetlights in new subdivisions as a starting place. The residential requirements are another thing. The City Council would not make this retroactive for old construction but only new construction City Manager Dotson said. It does not cost more for dark sky type lighting although the selection of fixture types is limited right now. That will expand as time goes on and this is more accepted. Commissioner Ley said she is aggravated with this. She does not like being told what to do by the government. More regulation is what hits our freedoms as citizens. Commissioner Peterson asked how we would even control this. It was noted the Planning Commission said they supported the City being an example by changing our outdoor lighting. City Manager Dotson said we already have language in the commercial zones regarding light shielding on the property so light and glare does not go out to the neighbor's property.

There was more discussion of the pros and cons and how far to take this concept. The question was posed, is this the Planning Commission's job to decide. Or is it the City Council's job. How are we going to make this work? City Manager Dotson said the City Council expects the Planning Commission to plan how to do this and then they decide if it should or should not be done or to what extent to do this. Chairman Tingey said we need to believe if this is worth doing or not. There was more discussion of legislative and administrative functions. City Manager

Dotson said you, the Planning Commission, are making up the rules on how to do this and that is administrative. The City Council decision will be legislative and more political in nature. It was discussed that this needs to be doable, enforceable and not heavy handed or a hardship to residents. Chairman Tingey said we have to make a judgment on the model ordinance and he thinks the model ordinance is pure silliness. He wrote a condensation of things from that ordinance he thinks are important which is in the packet. Council Member Ross noted the Planning Commission could send something forward with an unfavorable recommendation if that is what they think.

Commissioner Peterson said he has no issue with dark sky streetlights in new subdivisions. City Manager Dotson wrote a draft of some suggestions for the Zoning Ordinance. That is about zoning and building new subdivisions, etc. Commissioner Hardy said if we want it done right we should recommend what we think for future planning purposes. The City Council Members are regular residents that want the right solution too. Commissioner Peterson said if it is as simple as new subdivisions and streetlights then it is doable. If we get into residential acreage and the lumens measuring per acre, then it is a different story. Commissioner Hardy said for now let's work on new subdivisions and streetlights and nothing else. Leave the rest for later.

Chairman Tingey said lighting for safety is an issue too. If the new style is safe and sufficient light so streets are safe then there is no issue. City Manager Dotson said he is confident that is true. City Manager Dotson told about a meeting he had regarding this. Most cities are starting with street lighting first. He added we are doing an inventory and getting a cost to do this in Enoch. On Main Street in Cedar City they have done this. Also the Visitor's Center is all dark sky lighting. They have no glare and that is the goal. Talking about resident's homes, the City Council wants to know how to educate people building new homes and how to make this work with shielding, lumens, etc. How is it best to put this into Code to enforce and educate people for new homes and new subdivisions. Chairman Tingey said the Subdivision Ordinance on streetlights is what we need to look at to begin with. We will write up the requirements for the lighting in the Subdivision Ordinance with specifics for the next agenda. We will discuss and set a public hearing and then make a recommendation to the City Council as a start. We will continue discussing the Zoning Ordinance and other aspects of implementing dark sky criteria.

4. PUBLIC COMMENTS

Leonard Correa said he supports the dark sky concept. He told about moving from Ivins where they have this in place and you don't know what you are missing until you leave. They were on smaller lots and so closer together and you could enjoy the night sky. He suggested instead of struggling with this, you don't have to reinvent the wheel. Look at what other cities have done and go look at some who have done this. In Iron Mountain Subdivision where they moved, he did not realize how bright their lights are that they bought for their new house. They are going to change their lighting now that they see the difference. For a start, streetlights in new subdivisions, is a good place to begin. Regulating lumens on homes would be helpful. He encouraged the Planning Commission to keep working on it. Perhaps there could be incentives to homeowners to change their lighting. Council Member Ross asked Leonard if they felt safe with Ivins lighting and he said yes, it was great. Chairman Tingey thanked him for coming.

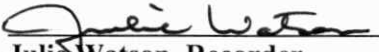
5. COMMISSION/STAFF REPORTS

Council Member Ross reported on Dec. 14th the "Wreaths Across America" ceremony will take place at the Enoch Cemetery at noon to lay wreaths on veterans graves. The Mayor and Larry Brough will speak. She asked the Planning Commission to add that to their calendars.

City Manager Dotson reported the Christmas party will be on Dec. 18th at Enoch Elementary after City Council meeting. He told about the road right-of-way negotiations on 4200 North that will result in some annexations. The road belongs to Enoch's on the north side and County on the

south side. We are negotiating to obtain the rest of the road right-of-way to make a 66 foot road. Part of negotiation is to waive some fees for things. The Settlers Square roads are done. Iron Mountain is almost done and fiber optic is going in from South Central.

6. ADJOURN-Motion to adjourn by Commissioner Peterson. Motion seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:45 pm.

 11-26-19
Julie Watson, Recorder Date