

MINUTES
ENOCH CITY PLANNING COMMISSION
November 26, 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
Lynn Nielson, Bldg. Inspector

PUBLIC PRESENT: none

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 PM.
 - a. **Pledge of Allegiance** –Led by Julie Watson
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Peterson
 - c. **Inspirational thought**-Given by Commissioner Meacham
 - d. **Approval of agenda for November 26, 2019**-Commissioner Hardy made a motion to approve the agenda. Motion was seconded by Commissioner Meacham and all voted in favor.
 - e. **Approval of minutes for November 12, 2019**-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Hardy and all voted in favor.
 - f. **Conflict of Interest Declaration**-none stated
2. **DISCUSS CHANGES TO THE ENOCH SUBDIVISION ORDINANCE, CHAPTER 3, SECTION 3.2 AND SET A PUBLIC HEARING FOR DECEMBER 10, 2019**

Chairman Tingey asked City Manager Dotson to lead off. City Manager Dotson said from past discussions he used the portion of the improvements from what we talked about earlier and added more detail. Basically we have the Enoch standard engineering specifications and we can change the details. They do not have dark sky standards now. We referred to those detailed drawings and added what is in the new text. He read the changes. Existing street lights would be changed out as funds become available and new subdivisions would install streetlights to the new standards. What makes light less intrusive to the night sky is shielding, lumens and color of the light. We can define shielding. There are different types. The Planning Commission wanted that definition added in. There was discussion about the colors of the light poles and the clause that says "colors that blend with the surrounding terrain". After discussion the Planning Commission wanted to take out colors that blend with surrounding scenery and leave black or brown. Chairman Tingey added he thought it was enough to say "shall be painted". That is the important part and we should stop at that. He asked if there is any reason not to go with black or brown. Commissioner Hardy thought he preferred to leave it at that "blend with surrounding colors" and the others agreed it would not hurt to leave it that way in the final draft.

Chairman Tingey said he liked going from 500 feet to 250 feet apart on placing streetlights. Commissioner Ley asked if we need to have more lights. After discussion all agreed that lights only on corners are not enough for safety. Chairman Tingey said 250 feet apart sounds reasonable if shielded. It was noted that new subdivisions would do this now if the ordinance is passed. The City would upgrade and add to the streetlights later as funds become available. There

was a discussion that Rocky Mountain Power owns the streetlights and they do the maintenance. We pay for the electricity. We could own the lights but that would require a large expenditure to get a lift truck and other equipment to maintain them. There was no further discussion so Chairman Tingey asked for motion.

Commissioner Peterson made motion to set a public hearing for December 10, 2019 on the Subdivision Ordinance changes as discussed. Motion was seconded by Commissioner Meacham and all voted in favor.

3. DISCUSS CHANGES TO THE ENOCH ZONING ORDINANCE, CHAPTER 2, SECTION 2-21-OUTDOOR LIGHTING AND SET A PUBLIC HEARING FOR DECEMBER 10, 2019

Chairman Tingey asked City Manager Dotson how we regulate the dark sky lighting in existing land uses. City Manager Dotson said there are two ways to do that. The Zoning Ordinance regulates land use so that is the best way to do it. He referred to the packet material saying he used some language from other cities. Commissioner Peterson said in reading the comments from the City Council, the conversation needs to be “how” not “if” these changes are made. Lighting requirements in the Zoning Ordinance is covered as a land use. Our Building Inspector, Lynn Nielson is here because he looks at our ordinance on set-backs, side yard footage and those things. This is the Code he looks at to make sure building permits meet City requirements. City Manager Dotson said he added item 2-22 “Outdoor Lighting” and he read the language proposed. Sub-headings covered were Light Trespass Standard, Lamp and Shielding, Total Outdoor Light Output Standards-Non Residential and Multi-family Uses and Total Outdoor Light Output Standards, Single Family Residential Uses. There was discussion of shielding being required and that the language about partially or fully shielded does not make sense and they can discuss how to do that. The point is to keep light from trespassing off of the property and onto others.

Commissioner Ley noted holiday lighting should be in item (4) and not in item (3) so that will be changed. Chairman Tingey said he read about Ivins City where they exempted flagpoles and lighting them. Flag protocol requires flags left out at night are to be lighted. Commissioner Peterson said he would like to see it added in general requirements that there be one porch light allowed at the main entry but properly shielded. Chairman Tingey agreed that would be a decent exception. There was more discussion about home lighting. Commissioner Ley brought up grandfathering asking if it is only for new construction or required of all residents. City Manager Dotson said grandfathering means you don’t have to change to the new code. That is standard. Existing lighting is fine but through education we hope residents may choose to change. He added Lynn is here tonight in case the City Council passes some form of this because it would be included in the building permit forms and processes.

Chairman Tingey said he is not sure he understands item (3) where it talks about 100,000 lumens per net acre. What does that mean? City Manager Dotson explained basically 100,000 lumens per net acre and the other similar language about lumens per acre is that is what is allowed to keep the light on the larger properties. As the discussion went on the Planning Commission wanted to add an item (5) for exceptions which would include holiday lighting, low voltage landscape lighting as in 18 inches tall pathway lights and flagpole lighting. Commissioner Ley say seasonal should not name holidays like references to Thanksgiving, etc. They also wanted to add an exception for the main entry light. It was noted the main entry light is covered already and is allowed as long as it is properly shielded so we would not add the exception for front door lights. All agreed on that point. There was brief discussion of sports facilities, construction lighting and other outdoor stadium type uses. Ball fields could be added as an exception so the lights are turned off after the evening event. Ballfields would put out far more light than is defined in the lumens per acre so that would go under exceptions in the new item (5).

Chairman Tingey said this does not apply right now but will come in the future as the intention is to add nighttime lighting at the Rec Complex. It was noted the LDS Church ballfield on 3600 North is lighted. With no more discussion, Chairman Tingey asked for a motion.

Commissioner Hardy made motion to set a public hearing for December 10, 2019 with the changes and additions as discussed. The motion was seconded by Commissioner Peterson and all voted in favor.

4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

Lynn Nielson said it would be simple to enforce outdoor lighting on new homes within the building permit process should any requirements be changed in the ordinances. He reported building has been steady however we saw a peak in 2017 and a slight decline since then in the number of new homes. Fosters Market will be installing the canopy for the pumps soon. They hope to open in January. There is some talk about other businesses coming into that commercial subdivision. The new subdivision, Settlers Square is starting to talk about pulling building permits.

City Manager Dotson reported Settlers Square is almost completed and our City Engineer has been onsite checking on them for correctness. South Central added their fiber optics in the area. On 4200 North, three property owners are annexing into Enoch. At the completion of annexation one owner intends to divide his lot with the minor subdivision process in Enoch which is not possible in County ordinances. Public works is going through the process of upgrading wells and cleaning and making existing wells better. We are also looking at purchasing wells by end of June. Two of the well upgrades have added almost double the water coming out. He gave more details of what has been done to improve the output which will supply more water than we could pump last summer. We are looking at applying for a grant to build the tank by the Anderson well which will cost about \$108,000. In City Council meeting there was a comment from Council Member Lee about the zoning of the commercial lots on Midvalley Road by where the new dentist office is located. She thinks it should be NC instead of CC. The Planning Commission may be asked to look at that at some time in the future. He reported they met with UDOT on the SR-130 roundabout and auxiliary lanes. It is very technical and costs are high so there have been some cut backs in the plans.

Julie Watson noted the second meeting in December falls on Christmas Eve so that meeting will be canceled.

6. ADJOURN-Motion to adjourn by Commissioner Hardy. Motion seconded by Commissioner Meacham and all voted in favor. The meeting ended at 6:25 PM.

Julie Watson 12-10-19
Julie Watson, Recorder Date