

MINUTES
ENOCH CITY PLANNING COMMISSION
January 14, 2020 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 5:30 PM.
 - a. **Pledge of Allegiance** –Led by Commissioner Hardy
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Meacham
 - c. **Inspirational thought**-Given by Commissioner Peterson
 - c. **Approval of agenda for January 14, 2020**-Commissioner Hardy made a motion to approve the agenda. Motion was seconded by Commissioner Ley and all voted in favor.
 - d. **Approval of minutes for December 10, 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 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON CHRISTENSEN MINOR SUBDIVISION LOCATED ON DRIFTWOOD LANE**

Chairman Tingey asked City Manager Dotson about this application. City Manager Dotson said Adam Christensen purchased this property from the previous owner who had denied access for a portion of the road when the Three Peaks Subdivision was built. After Mr. Christensen purchased the property we worked out an agreement to purchase that part of the road. Part of the agreement was that when he subdivided his land we would pay for the survey work to have this done. It is two parcels. There will be nothing on parcel 1 and he may sell parcel 2 to the owner to the south. This meets all requirements and the road will be the length of the two lots. It has been half a street until now and it will be a full roadway width. We will get more easements later on the north side. There was brief discussion of the preparation process for the road. Our City crew did that work in about a week. Costs for paving are unknown at this time. Chairman Tingey asked for questions. There was no discussion. Chairman Tingey asked for a motion.

Commissioner Ley made motion to send a favorable recommendation to the City Council to approve the Christensen Minor Subdivision. The motion was seconded by Commissioner Peterson and all voted in favor.

3. **DISCUSS AND SET A PUBLIC HEARING FOR 1-28-20 ON SUBDIVISION ORDINANCE CHAPTER 8, STANDARDS REGARDING WIDTH OF EASEMENTS**

Chairman Tingey asked City Manager Dotson if we are ready for a public hearing. City Manager Dotson said this came up at the last meeting and it was noted ten foot easements are most common but we did 15 feet because of larger lots. In the distant past, putting utilities in took

a lot more space. Commissioner Hardy asked what is a “special guying” easement. City Manager Dotson explained it is the wire, called a “guy wire” that supports power poles. There has to be an easement for that wire to attach to the ground support. City Manager Dotson noted the other change is in item B. where it says “if required by the Planning Commission”. As we know, they can't require special things not written in the code. This corrects that wording. He noted the ten foot easements are easements within the inside of the subdivision. The perimeter easements around the outside of the subdivision shall not be less than 15 feet. Inside the development, ten foot easements will be allowed. He noted we are complying with what is normally done everywhere. Ten foot easements are standard Commissioner Meacham confirmed.

Commissioner Hardy made a motion to set a public hearing for January 28, 2019 on the Subdivision Ordinance, Chapter 8, regarding easements. The motion was seconded by Commissioner Meacham and all voted in favor.

4. DISCUSS CHANGES TO THE ENOCH CITY GENERAL PLAN REGARDING MODERATE INCOME HOUSING

City Manager Dotson said included in the packet is what we have now in the General Plan and also the new “suggestions” from the State Legislature that tells what we are supposed to have in the General Plan. He reviewed the moderate income housing element. Our General Plan does not meet the new Codes and he is required to produce a plan which was due last month to the State. This is an update to one done in 2014. The State calls every two weeks to see where we are with getting this done. Currently what we have does not comply with State Code so we have to make some changes.

Chairman Tingey asked what does “encourage opportunities” mean. City Manager Dotson said the General Plan is not the law or code. It is a plan. When we use The Zoning Ordinance, the Code of Revised Ordinances or the Subdivision Ordinance to implement something, then it becomes the law. Commissioner Ley asked about using “partnering” that is referred to in several of the items suggested. It was noted we work with other entities now on things and we could do more of that. City Manager Dotson said the items in the packet give us a discussion foundation to look at other things we could do to encourage moderate income housing. It was noted we have already made the change of allowing for the smaller lots in the R-1-11 zone and allowing for guest homes but more is required of all cities. After a plan is decided upon, a public hearing will be held and then a recommendation will be sent to the City Council.

There was more brief discussion of strategies and ways to implement plans. We are required to implement three or more additional strategies by State Code. Then we take our action plan and put that into our moderate income housing element in the General Plan. City Manager Dotson said we are required to report on that each year. He read some of the strategies and suggested we go through each item and rate it “plus or minus” for do-ability and effectiveness. He noted working with the Cedar City Housing Authority and Pauite Housing counts and we will continue and/or enhance those relationships. It was noted at times there have been requests for impact fees to be waived and it has never the policy of the City Council to approve that. There are costs and they have to be paid. It is not fair to put those costs on existing residents who have paid their fees. We also need to consider general fund revenue when fees are waived. That has an impact. It was decided we would go through each item and talk about what it means and get input on available resources for budget and for manpower. Some things could add to costs for people. City Manager Dotson said this can be hard to measure and it also must also be maintained as we consider things to implement. It was noted, this information is found under (iii) in upper case letters. The items selected as “pluses” and deemed reasonable and worthy of more study were as follows:

- A. rezone for density
- C. rehab of existing uninhabitable housing
- E. allow for accessory dwelling units

- F. allow for higher density in mixed use zones, commercial centers
- G. encourage development near transit corridors
- J. implement zoning incentives for low/moderate income units
- O. implement mortgage assistance programs for employees/contractors
- P. partner w/entity that applies for state/federal funds/tax incentives for lower income housing
- Q. partner w/entity that applies for Utah Housing Corp. funds
- R. partner w/affordable housing programs and Workforce Services
- S. partner w/entity administered under Title 11, Ch. 13, Interlocal Cooperation Act.
- T. partner w/entity that applies to public housing authority to preserve/create moderate income housing.
- U. partner w/entity that applies for programs administered by metro planning organization or other.
- V. utilize a moderate income housing set aside from Community Reinvestment/Redevelopment Agency
- W. any other program or strategy for those w/incomes under 80% of the area median income.

Chairman Tingey said this is our first discussion and he asked each Planning Commission member to give these “plus” items some thought and research for the next meeting. City Manager Dotson said he would also ask some of his counterparts in cities of our size what is working for them and do other research on the “plus” items. There was brief discussion that growth is not going to stop and it is our job to have foresight to accommodate issues such as this while still keeping the rural feel of Enoch that we all live here for. The discussion will resume in the next meeting with more facts at hand.

5. PUBLIC COMMENTS-none

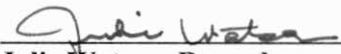
6. COMMISSION/STAFF REPORTS

Council Member Ross reported the City Council passed the dark sky ordinances and sent their thanks to the Planning Commission for the hard work to condense that subject. She thanked them all for agreeing to serve another term on the Planning Commission saying they will be reappointed in City Council meeting on 2-5-20.

City Manager Dotson reported tomorrow night at 6:00 pm in City Council meeting the Open and Public Meetings training will be held for all boards. He invited the Planning Commission members to attend. Our City Attorney wants to give the presentation for all of the boards in one meeting. This is required every year. He reported the State Legislature awarded one million dollars to transportation planning and we partnered with Cedar City to apply for the funding. There were 16 applications from this region and we went in with Cedar City and received the grant. It is for \$100,000 to do a Master Transportation Plan for our area. He gave more details of what it would encompass. We also received a \$425,000 grant from NRCS for the environmental assessment for storm drainage on the other side of I-15. This assessment study is to see if we need to do an EIS (Environmental Impact Study). Fosters Grand Opening will be Feb. 6th with no time set yet. The store became bigger than they started out to be. They contracted with Associated Foods and are carrying much more in the way of groceries and fresh foods; bakery, fresh meat, veggies and a deli. They are tracking to receive their Certificate of Occupancy Thursday night with a possible soft opening on Friday. Hours will be 6:00 am to 10:00 pm seven days a week. Gas pumps are available 24 hours. They are starting on phase two of the development and talking with a fitness center, doctors, a restaurant etc. SR-130 is coming along. There will be an Open

House here on February 19th within a City Council meeting. The project will be starting this summer. Settlers Square is having their final walk through with our City Engineer and then they can start building homes. Iron Mountain, Phases 3 and 4 are almost ready too.
Commissioner Ley said she would miss the meeting on the 28th.

7. ADJOURN-Motion to adjourn by Commissioner Peterson. Motion was seconded by Commissioner Meacham and all voted in favor. The meeting ended at 7:10 pm.

 1-28-20

Julie Watson, Recorder Date