

MINUTES
ENOCH CITY PLANNING COMMISSION
January 28, 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-absent
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 Julie Watson
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Meacham
 - c. **Inspirational thought**-Given by Council Member Ross
 - c. **Approval of agenda for January 28, 2020**-Commissioner Hardy made a motion to approve the agenda. Motion was seconded by Commissioner Peterson and all voted in favor.
 - d. **Approval of minutes for January 14, 2020**-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

2. **PUBLIC HEARING ON CHANGE TO SUBDIVISION ORDINANCE, CHAPTER 8, STANDARDS REGARDING WIDTH OF EASEMENTS**
Commissioner Hardy made a motion to close the regular meeting and go into a public hearing on the Subdivision Ordinance, Chapter 8 regarding easement width. Motion was seconded by Commissioner Peterson and all voted in favor.
No public was present.

Commissioner Peterson made a motion to close the public hearing and return to the regular meeting. Motion was seconded by Commissioner Hardy and all voted in favor.

3. **DISCUSS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL ON SUBDIVISION ORDINANCE, CHAPTER 8, STANDARDS REGARDING WIDTH OF EASEMENTS**

It was noted this is standard procedure in most places and there are no issues.
Commissioner Peterson made a motion to send a favorable recommendation to the City Council on the change to the Subdivision Ordinance as written. Motion was seconded by Commissioner Meacham and all voted in favor.

4. **DISCUSS MODERATE INCOME HOUSING ELEMENT OF GENERAL PLAN AND SET A PUBLIC HEARING**

Chairman Tingey said City Manager Dotson added in what was discussed last time. City Manager Dotson clarified that we need to adapt our General Plan and as he looked at different ways of reporting this, he noticed many things written in the General Plan are strategically in the Code already. In item C-5.2 it talks about fees and increased costs. On the list we had a

negative on D and a negative on M and he read them. Those in themselves, fit C-5.2 even though we don't use them. We can justifiably say that works for two strategies but it is not listed in the General Plan right now.

City Manager Dotson said he is torn between how to report that or if it is better to keep the General Plan more general. That could be something the City Council does in the Zoning Ordinance or somewhere else. He added we could "encourage opportunities" by using land use techniques such as zoning and list specifically what zones we are talking about. Or we could leave it as is and report the zoning changes as things we have done or may do in the future. We can say we have allowed accessory dwellings to fit the criteria, so then we are being more specific.

To "encourage development of strategic partnerships" could fit items P through U. We are saying we will maintain a relationship with an affordable housing government agency. We could rewrite that and not say "encourage" but actually do that. That way when he reports he can say we are doing that. C-5.4 and C-5.5 did not change. Those actually can fit any of the other things. Our General Plan already does this but it is vague as General Plans are meant to be. The report to the State was due December 1, 2019. These could be changes that would fit and the City Council may go with that. If we change C-1.5 and C-5.3 then when he reports to the State he can say this pertains to that and this is what we are doing. It gets us closer to what they are requiring. General Plans are vague in nature but the State Legislature wants it less general so it forces us to actually do something to assist the problems of moderate income housing in SL County. This action like many others is the result of Wasatch Front issues that we do not have here.

Commissioner Peterson said he thinks it sounds great and prefers keeping changes to a minimum to meet the criteria. Chairman Tingey said he likes the way City Manager Dotson has rewritten this and agrees. We are not providing services that cost a lot of money like a swimming pool. All agreed they liked this as written. Chairman Tingey asked if there was more discussion. Commissioner Meacham said in item M it says "consider" the impact fees. It suggests we could reduce or waive those fees and we don't want to do that. It is a political question. If we do that we can't pay for things we need to keep the City systems running so fees stay lower and existing residents don't have to pay more. Chairman Tingey said we should leave item M as "consider". City Manager Dotson said this meets requirements and less is more. All agreed. There was brief discussion of a few other points and Chairman Tingey asked for a motion.

Commissioner Peterson made a motion to set a public hearing for February 11, 2020 to consider changes to the General Plan regarding moderate income housing. The motion was seconded by Commissioner Meacham and all voted in favor. NOTICE PH.

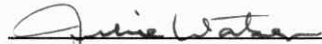
5. PUBLIC COMMENTS-none

6. COMMISSION/STAFF REPORTS

City Manager Dotson reported the Fosters Market Grand Opening will be on Thursday, February 6th at 10:00 am. He invited everyone to come to support them. They are a great addition to Enoch City. They are catering our City Council orientation on the 30th and have great food service. Settlers Square had the final walk through today by the engineers. We are waiting for the last documents from the engineers and then we have five building permits ready to approve in this 42 lot subdivision. Iron Mountain is coming along a bit slower with work to do. On 4200 North from SR-130 to Iron Mountain, we put in the sewer line and are finishing the water line to connect later when needed. Creamers and Dotson's completed their annexation and we are working on one or two others coming in. We received three of the seven properties for the 66 foot roadway. That is in conjunction with the SR-130 upgrade. He told about the committee to design the center portion

of the roundabout and figure out what will be in there. There will be sidewalks, curb and gutter to cross there. He gave more details of how UDOT and the City will have to build that. UDOT gives the final approval and then they will start right away. It will be 15MPH through the roundabout. There was not enough money to widen Minersville Hwy. but the project will solve issues with that intersection, add some auxiliary lanes and re-do the off ramp for about four million dollars. Council Member Ross noted the City Council will reappoint four Planning Commission members on February 5th in their regular meeting.

7. ADJOURN-Motion to adjourn by Commissioner Hardy. Motion was seconded by Commissioner Meacham and all voted in favor. The meeting ended at 6:03 pm.

 2-11-20
Julie Watson, Recorder Date