

MINUTES
ENOCH CITY PLANNING COMMISSION
March 24, 2020 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Paul Hardy
Commissioner Greg Peterson-absent
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: Brent Carter and Tilton Johnson

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:30 pm.
 - a. **Pledge of Allegiance** –Led by Commissioner Ley
 - b. **Invocation** –Audience invited to participate. Given by Commissioner Hardy
 - c. **Inspirational thought**-Not given
 - c. **Approval of agenda for March 24, 2020**-Commissioner Hardy made a motion to approve the agenda with one change to add setting a public hearing for 4-14-20 on item #5. The motion was seconded by Commissioner Meacham and all voted in favor.
 - d. **Approval of minutes for March 10, 2020**-Commissioner Ley made a motion to approve the minutes. Motion was seconded by Commissioner Meacham and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **DISCUSS AND SET A PUBLIC HEARING ON ENOCH ZONING ORDINANCE, CHAPTER 13 & 14, SINGLE FAMILY RESIDENTIAL R-1-18 AND R-1-11, SECTION 13-5 AND SECTION 14-5**

Chairman Tingey asked City Manager Dotson about this. City Manager Dotson said the side yard set-back is 20 feet and we can't find it in the ordinance although we know it used to be there. Somehow it has been deleted. It is in the other residential zones so we are adding it back in to R-1-18 and R-1-11. This is nothing new but only a clerical correction.

Commissioner Meacham made a motion to set a public hearing for 4-14-20. The motion was seconded by Commissioner Hardy and all voted in favor.

3. **DISCUSS AND MAKE A RECOMMENDATION ON VACATING SUNSET PLACE IN VILLAGE GREEN SUBDIVISION FOR VELOCITY HOMES**

Chairman Tingey asked City Manager Dotson about this. City Manager Dotson noted the property owners are listed on the plat map and are all in favor of vacating this cul-de-sac. They have signed the application indicating that. Because they are in favor there is no requirement to hold a public hearing. The Cheeks own two lots, 12 and 13 and Velocity Homes owns the other large parcel which is the subject of the next item for a minor subdivision. The City has no issues with vacating the street. There was discussion of the utility easement that runs through there and which does not affect this application. There was some discussion of access to lots but noted lots 12 and 13 are owned by the same person and access is not a big issue but should be noted. Chairman Tingey asked if anyone had a reason why we should not make a favorable recommendation to the City Council and asked for a motion. It was noted the 15 foot easement

requirement would be grandfathered and required because the easement is so old and the utilities have been in place for a long time. City Manager Dotson said easements will comply with the Subdivision Ordinance and match existing. The owner of lots 12 and 13 will provide an easement to their land locked lot #13. City Manager Dotson noted we may be able to just abandon that easement all together through the subdivision process because it all fronts on the road.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the abandonment of Sunset Place. The motion was seconded by Commissioner Hardy and all voted in favor.

4. DISCUSS CANYON PARK MINOR SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Brent Carter of New Horizon Engineering representing the owner came up and said after Sunset Place is vacated Velocity Homes, who owns the rest of the property from center line, want to do a minor subdivision of four (4) parcels as shown on the plat map. One is a flag lot and the others front on Heather Hue Road. The whole thing is 2.55 acres Brent said. Chairman Tingey clarified this application is just creating a minor subdivision and they don't need to worry about access to lot #13 owned by a different owner. Brent said it will have to be a condition that there would be access lot #13. Chairman Tingey asked if there is enough information to make a recommendation tonight with conditions and easements not shown correctly. City Manager Dotson said this is tentative based on access regarding lot 13. Other than that it fits. The flag lot meets requirements. The other lots front on Heather Hue Road. The only issue is an easement to lot 13. The owners of lots 12 and 13, the Checks, have to deal with that issue, not the applicant for this minor subdivision. Brent said they could make it a condition of the road vacation and not the minor subdivision. City Manager Dotson said the City Council can cover the issues. The Planning Commission can still make a recommendation in the context that the City Council could require the discussion with the owner of lots 12 and 13 regarding access. The other part of this minor subdivision for Velocity Homes has nothing to do with that. They owners of lots 12 and 13 could provide an easement or go through the process to make the two lots one large lot.

Chairman Tingey clarified what is covered in this application would be to send a recommendation to the City Council for the minor subdivision. There is no issue in this application for lots 12 and 13 owned by the Checks. The road vacation will cover the other issue and require the easement to lot 13. Chairman Tingey asked if there was anything else. Commissioner Meacham asked if the parcels are required to have side lot easements around them. Yes, City Manager Dotson said. Every lot has to have 7.5 foot easement. Brent confirmed and outside easement which will need to be added to the plat has to be 15 feet around the perimeter with 7.5 foot easements in the interior. He said he would add that. City Manager Dotson noted the easement for the power line supersedes all else. Rocky Mountain Power has conditions for building that will limit some things for buildings on the property. The property owner will have to deal with that. Brent said he would make the changes and get the minor subdivision plat to Watson Engineering for their review.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council on the Canyon Park Minor Subdivision with the provision of the addition of easement lines around the perimeters of the lots. The motion was seconded by Commissioner Hardy and all voted in favor.

5. DISCUSS ZONE CHANGE FOR ENOCH CITY, TOO UNIQUE PROPERTIES, LLC AND ADAM B. PUGH PROPERTIES FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO RESEARCH/INDUSTRIAL PARK (R/IP) AND SET A PUBLIC HEARING FOR APRIL 14, 2020

Chairman Tingey asked City Manager Dotson about this. City Manager Dotson said this request is from George Lutterman and Nathaniel Pugh, owners of Too Unique Properties, LLC. One lot is owned by Nathaniel Pugh's brother Adam B. Pugh and is also included. He said he added the Enoch property where the animal shelter and dog park are located. Everything shown in red on the map is included. This area is still partially residential and they are requesting the change to Research/Industrial Park which fits with our General Plan and is a good fit for this property. Commissioner Hardy asked what is planned. City Manager Dotson it will be light industrial but there is nothing definitive in the plans at this time. There are no homes involved in this area. Phase 3A of Parkview Subdivision is just west of the fissure and was purchased from Iron County by George Lutterman. He noted we have worked with George and Nathaniel for two or three years now on making this happen. We have talked about vacating Phase 3A completely and making the Parkview Subdivision go away as that is the only part that got through final plat. The first step is to change the zoning so they can do what they want to with light industrial businesses. They will potentially divide it into smaller areas. Chairman Tingey asked if there was any other discussion adding this fits with the City's plans for that area. He added we will need to set the public hearing in the motion to start the process.

Commissioner Meacham made a motion to set a public hearing on the zone change from Single Family Residential R-1-18 to Research/Industrial Park (R/IP) for April 14, 2020. The motion was seconded by Commissioner Ley and all voted in favor.

6. PUBLIC COMMENTS-none

7. COMMISSION/STAFF REPORTS

City Manager Dotson reported he has been in meetings continually regarding COVID 19 procedures for meetings and other requirements for everything in this crisis. There is lots of talk out there. We are not panicking. It is business as usual except if residents come inside the office they go through to the PD side where we have a glass wall and place to slip payments or whatever through. We are handling most everything online or on the phone. Larger communities are closing their office and working from home. We are promoting the Southwest Utah Health Department social media sites as the official channel for information. We have challenges with the new executive order and Federal legislation. We have to provide staff with two weeks of sick leave if they want to go home or 12 weeks if they have kids to care for. So far, no one in our office has wanted to do that. That can impact retirement accrual and is causing issues with how to handle it. The Governor, Lt. Governor, Senator Mitt Romney and the ULCT are all working on the issues. Contingencies are in place to work from home if needed here. He reported we hired a new utility clerk to replace Aly who is retiring May 29th. Her name is Carrie Horton. Many of you will know her from Smith's where she has worked the front end for many years. She is Susan Carter's sister.

8. ADJOURN-Motion to adjourn by Commissioner Hardy. Motion was seconded by Commissioner Ley and all voted in favor. The meeting ended at 6:25 pm.

 4-14-20
Julie Watson, Recorder Date